

Entry no. 1066.



**GOVERNMENT OF WEST BENGAL**  
**Office of the Sub – Divisional Land & Land Reforms Officer**  
**Baruipur, Fultala, South 24-Parganas**

**ORDER**

**NO**..... **Dated**.....

*In exercise of the power conferred by Section 4C(2) of the West Bengal Land Reforms Act, 1955 and in terms of provisions of Section 4C of the W.B.L.R. Act read with the provisions of Rule 5A of W.B.L.R. Rules, 1965-permission for Conversion from the recorded classification to 'Housing Complex' in respect of the land described below in the Schedule-I is hereby accorded with effect from this date subject to the terms and conditions as mentioned in Schedule-II below.*

**Schedule-I**

Mouza with J.L. No. & P.S.	R.S. Kha-tian No.	R.S. Plot No.	Total Area of the plot (in acres)	Classifica-tion as per R.O.Rs	Share	Area allowed for conversion (in dec.)	Classificati-on to which conversion is allowed	Remarks
Rajpur, 55	60/2	54	0.60	Shali	0.8333	0.10	'Housing Complex'	Land allowed for conversion has been demarcated in the site plan in conversion Case no. 23/SDL-BRP/2018 of this office.
P.S.- Sonarpur	2510	52	0.29	Shali	1.0000	0.29		



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**Schedule-II**

**(Terms and conditions for conversion)**

- (a) The order directing change, conversion or alteration is without prejudice to any of the provision of Chapter-IIB of the W.B.L.R. Act, 1955.
- (b) Where the land is situated within any urban agglomeration within the meaning of the urban land (Ceiling and Regulation) Act, 1976 (Act 33 of 1976) the order directing change conversion or alteration is without prejudice to the provisions of the said act;
- (c) Where the land is situated with the jurisdiction of a Development Authority constituted under the West Bengal Town and Country (Planning and Development) Act, 1979 (West Ben. Act XIII of 1979), the order directing change, conversion or alteration is without prejudice to the said Act;

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- (d) Where the land is situated within the areas of East Kolkata Wetlands as defined In the East Kolkata Wetlands (Conservation and Management) Act, 2006 (West Bengal Act, VII of 2006), the order directing change, conversion or alteration is without prejudice to the provisions of the said Act;
- (e) Where the object of change of conversion is to use the land for a purpose for which approval or permission or licence from an appropriate authority is necessary, the order directing change, conversion or alteration is subject to obtaining such approval or permission or licence from such authority as soon as the order granting change or conversion as sought for is made.
- (f) This permission is without any prejudice to the requirement or obtaining permission/ NOC from NHAI/PWD in connection with access to road and crossing of Nayanjuli respectively.
- (g) This permission is without prejudice to obtaining N.O.C. of the Fire Deptt.
- (h) This permission is without prejudice to the provisions of Sub-Section 3 of Section 6 of the West Bengal Estates Acquisition Act, 1953 (West Bengal Act I of 1954).
- (i) This permission for conversion will also stand revoked if the land is used other than the purpose for which permission is accorded.

Collector,  
U/s. 4C of the W.B.L.R. Act, 1955  
And  
Sub-Divisional Land & Land Reforms Officer  
Baruipur, South 24-Parganas

Memo. No. 21(conv)/1962/1(3)/302-BRP/18 ..... Dated: 20.11.18 .....

Copy forwarded to:-

1. *M/S Ambalika Housing Private Limited, Director-Sachin Paik of Madurdaha, Hossainpur, P.S.-Tiljala, Kolkata-700107 for information.*
2. *The Block Land & Land Reforms Officer, Sonarpur, South 24-Parganas for information and necessary action as per Section 4C of the W.B.L.R Act, 1955 and vide Memo. No. 134/3397-3797/C/2001/Pt dated Alipore, 21/06/2002 of D.L.R & S and Joint L.R.C, W.B. and circular No.90/18788(37)/P/2005 dated 14.12.05 of D.L & L.R.O, South 24-Parganas. A copy of the site plan is enclosed.*
3. *The Revenue Inspector, Sonarpur-1 GP, Sonarpur, South 24-Parganas for information and necessary action.*

  
Collector  
U/s. 4C of the W.B.L.R. Act, 1955  
Sub-Divisional Land & Land Reforms Officer  
Baruipur, South 24-Parganas



**GOVERNMENT OF WEST BENGAL**  
**Office of the Sub - Divisional Land & Land Reforms Officer**  
**Baruipur, Fultala, South 24-Parganas**

**ORDER**

**NO.** ..... **Dated** .....

*In exercise of the power conferred by Section 4C (2) of the West Bengal Land Reforms Act, 1955 and in terms of provisions of Section 4C of the W.B.L.R. Act read with the provisions of Rule 5A of W.B.L.R. Rules, 1965 - permission for Conversion from the recorded classification to 'Commercial Bastu' in respect of the land described below in the Schedule - I is hereby accorded with effect from this date subject to the terms and conditions as mentioned in Schedule - II below.*

**Schedule-I**

Mouza with J.L. No. & P.S.	RS Khattian No.	RS Plot No.	Total Area of the plot (in dec.)	Classification as per R.O.Rs	Share	Area allowed for conversion (in dec.)	Classification to which conversion is allowed	Remarks	
Rajpur									
J.L. No. 55	60/2	57	45	'Danga'	0.6267	28.2	'Commercial Bastu'	Land allowed for conversion has been demarcated in the site plan in conversion Case no. 132/SDL-BRP/2022 of this office	
P.S. Sonarpur		58	49	'Shali'	0.2945	14.43	'Commercial Bastu'		
		2509	56	40	'Danga'	10000	40		'Commercial Bastu'
		2510	53	18	'Danga'	0.5555	10		'Commercial Bastu'
<b>Total area=</b>						92.063 dec.			

**Schedule-II**

(Terms and conditions for conversion)

- (a) The order directing change, conversion or alteration is without prejudice to any of the provision of Chapter-IIB of the W.B.L.R. Act, 1955.
- (b) Where the land is situated within any urban agglomeration within the meaning of the urban land (Ceiling and Regulation) Act, 1976 (Act 33 of 1976) the order directing change conversion or alteration is without prejudice to the provisions of the said act;
- (c) Where the land is situated with the jurisdiction of a Development Authority constituted under the West Bengal Town and Country (Planning and Development) Act, 1979 (West Ben. Act XIII of 1979), the order directing change, conversion or alteration is without prejudice to the said Act;

(Page-2)

- (d) Where the land is situated within the areas of East Kolkata Wetlands as defined In the East Kolkata Wetlands (Conservation and Management) Act, 2006 (West Ben. Act VII of 2006), the order directing change, conversion or alteration is without prejudice to the provisions of the said Act;
- (e) Where the object of change of conversion is to use the land for a purpose for which approval or permission or licence from an appropriate authority is necessary, the order directing change, conversion or alteration is subject to obtaining such approval or permission or licence from such authority as soon as the order granting change or conversion as sought for is made.
- (f) This permission is without any prejudice to the requirement or obtaining permission/ NOC from NHAI/PWD in connection with access to road and crossing of Nayanjuli respectively.
- (g) This permission is without prejudice to obtaining N.O.C. of the Fire Deptt.
- (h) This permission is without prejudice to the provisions of Sub-Section 3 of Section 6 of the West Bengal Estates Acquisition Act, 1953 (West Bengal Act I of 1954).
- (i) This permission for conversion will also stand revoked if the land is used other than the purpose for which permission is accorded.

sd/-  
Collector U/s. 4C of the W.B.L.R. Act, 1955  
And  
Sub-Divisional Land & Land Reforms Officer  
Baruipur, South 24-Parganas

Memo. No. 21(conv)/64/C3/SDL-BRP/23 Dated: 11.01.23

Copy forwarded to:-

1. **Ambalika Housing (P) Ltd.** of 1216 Madurdaha, P.O.-E.K.TP. P.S.-Tiljala, Kolkata-700107 for information.
2. The Block Land & Land Reforms Officer, Sonarpur, South 24-Parganas for information and necessary action as per Section 4C of the W.B.L.R Act, 1955 and vide Memo. No. 134/3397-3797/C/2001/Pt dated Alipore, 21/06/2002 of D.L.R & S and Joint L.R.C, W.B. and circular No.90/18788(37)/P/2005 dated 14.12.05 of D.L & L.R.O, South 24-Parganas. A copy of the site plan is enclosed.
3. The Revenue Inspector, Sonarpur-I G P, South 24-Parganas for information and necessary action.

DM 11.01.23  
Collector U/s. 4C of the W.B.L.R. Act, 1955  
And  
Sub-Divisional Land & Land Reforms Officer  
Baruipur, South 24-Parganas