



GOVERNMENT OF WEST BENGAL
OFFICE OF THE DISTRICT LAND AND LAND REFORMS OFFICER
& ADDITIONAL DISTRICT MAGISTRATE, HOWRAH
12, Nityadhan Mukherjee Road, Howrah-711101



O R D E R

Memo No. : 20/CONV/PANCH/22/ 1140 /LR

Date: 20/04/22

In exercise of the power conferred by Sec 4C(2) of West Bengal Land Reforms Act, 1955 as amended by the West Bengal Land Reforms (Amended) Act, 1981 change of classification of land as per schedule below for the purpose of "DOKAN" is hereby allowed with effect from the date of this order in favour of M/s NISHAT INFRASTRUCTURE PVT. LTD. of 59, BON BEHARI BOSE ROAD, P.O. & P.S. HOWRAH-711 101 as noted hereunder:-

Name of the Block : PANCHLA

Name of the Mouza : BIKIHAKOLA; J.L. No.18; L.R. KH - 5234

LR Plot	Total area (dec.)	Khatian area (dec.)	Share	Existing Classification	Classification Allowed	Allowed Area (dec)
2708	59	59	10000	Bastu	DOKAN	59
					TOTAL	59

The land revenue as determined is to be paid by the applicant.

Land Revenue payable after conversion: As prescribed from time to time.

This permission is granted subject to the following terms and conditions:-

1. That the permission is without prejudice to any of the provisions of Chapter IIB of WBLR Act, 1955.
2. That the permission is without prejudice to the provisions of Sub-Section 3 of Section 6 of West Bengal Estates Acquisition Act 1953 (West Bengal Act I of 1954).
3. That 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 permission is without prejudice to any provisions of the said Act.
4. That where the land is situated within the jurisdiction of a Development Authority constituted under the West Bengal Town & country (Planning and Development Act), 1979 (West Bengal XIII of 1979) the permission is without prejudice to the provision of the said Act.
5. That the permission is without prejudice to absolve any license(s), / permission/approval/Clearance/N.O.C.from the authorities or under other statutes as applicable, as per provisions laid down in Rule 5A of West Bengal Land Reforms Rules 1965, under sub-section(2) of Section 4 C of West Bengal Land Reforms Act 1955 for the construction of the said **DOKAN** on the subject land in conformity with the Sketch Map as submitted by him enclosing with the petition, as soon as the order granting for change of character, conversion or alteration in the mode of use of the suit land sought for is obtained.
6. That the permission is without prejudice to the requirement or obtaining permission / NOC from NHAI/PWD in connection with access road and crossing of *Nayanjuli* respectively.
7. That the permission is without prejudice to obtaining NOC of the Fire Department.
8. That where the object of change of conversion is to use the land for a purpose for which approval or permission license from the Appropriate Authority is necessary, the order directing change, conversion or alteration is subject to obtaining such approval or permission or license from such Authority as soon as the order granting change of conversion as sought for is made.

The permission for conversion of scheduled land is being accorded subject to fulfillment of aforesaid terms and conditions and other relevant provisions in this regards within stipulated time period failing which the permission for conversion of the scheduled land stands *suo-motu cancelled*.

Hence formal order be issued and be communicated to all concerned accordingly.



Alphonsi
Collector,

U/s 4C of WBLR Act, 1955
& ADM & DL&LRO, Howrah

Date: 20/04/22

Memo No.20/CONV/PANCH/22/ 1140 /LR/1(7)/LR

Copy forwarded to:-

1. M/s NISHAT INFRASTRUCTURE PVT. LTD. of 59, BON BEHARI BOSE ROAD, P.O. & P.S. HOWRAH-711 101, for information.
2. The Sub-Divisional Officer, HOWRAH and Competent Authority under Urban Land (Ceiling and Regulation) Act, 1976 for information and necessary action.
3. The Sub-Divisional Land & Land Reforms Officer, HOWRAH for information and necessary action.
4. The Block Land & Land Reforms Officer, PANCHLA, Howrah for information and taking necessary action with reference to his case no. CN/196/21
5. The Additional Executive Officer, Howrah Zilla Parishad, Howrah – for information and necessary action.
6. Officer In Charge, Unique Clearance Centre for information.
7. C.A. to District Magistrate, Howrah for kind information.



Alphonsi

District Land & Land Reforms Officer,
Howrah.