



Government of West Bengal
Office of Additional District Magistrate & District Land & Land Reforms Officer
South 24 Parganas.
New Treasury Building (8th & 9th Floor), Alipore
Kolkata – 700 027.

Memo No. 51A (C) / 25 / 2311 / P/23 /

Dated: 06, 04, 2023

To
Ashim Ghosh,
Vill Langalberia,
P.O Dakshin Gobindapur,
P.S Sonarpur
Kol-700145



Sub : Your application dated 17.12.2022 praying for changing of character of land from Beel Machchas to Bastu.

In terms of the provisions laid down in Section 4C of the WBLR Act, 1955 as amended upto date read with provisions of rule 5A of W.B.L.R Rules, 1965 & Rule 166(II) of WBL&LR Manuals 1991, regularization is hereby accorded to you for conversion of land from one class to another as noted in the schedule – I below with effect from this date subject to the terms and conditions as noted in schedule – II.

SCHEDULE – I

Schedule of lands specially demarcated in the site plan for which conversion is allowed vide case no 25 / 2023 of the office of the D.L & L.R.O, South 24 Parganas.

Mouza with J.L. No & P.S	Khatian No		Plot No		Classificati on as per R.O.R	Total area of the plot in acre	Applied area acre	Classification of land to which Regularization is allowed
	R.S	LR	R.S	LR				
Hayabad J.L.NO – 25 P.S – Purba Jadavpur ↙	2554	191	Beel Machchas	40.02	0.0273	Bastu

SCHEDULE - II

Terms and conditions for conversion

- a) That the order directing regularization is without prejudice to any of the provisions of Chapter - III of the W.B.L.R Act.
- b) That the order directing regularization is without prejudice to the provision of sub-section (3) of section 6 of the West Bengal Estates Acquisition Act, 1953 (West Bengal Act. I of 1954).
- c) That where the land is situated within any urban agglomeration within the meaning of the urban land (Ceiling & Regulation) Act., 1976 (33 of 1976), the order directing regularization is without prejudice to the provisions of the said act.
- d) That where the land is situated within 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 regularization is without prejudice to the provisions of the said act.
- e) That where the land is situated within the area 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 regularization is without prejudice to the provisions of the said Act.
- f) That where the object regularization is to use the land for a purpose for which approval Or permission or license from an appropriate authority is necessary, the order directing change conversion or alternation is subject to obtaining such approval or permission or license from such authority as soon as the order granting regularization as sought for is made.
- g) The land Revenue shall be determined as per sec. 23 of the W.B.L.R Act, 1955 as amended up to date and
- h) regularization allowed However necessary no-objection / approval from the concerned authorities must be obtained as required for such project.
- i) That the regularisation of conversion is without prejudice to the requirement or obtaining permission / NOC from NHAI/PWD in connection with access road and crossing of *Nayanjuli* respectively.
- j) That the regularisation of conversion is without prejudice to obtaining NOC of the Fire Department.
- k) The regularisation of conversion of scheduled land are being accorded subject to fulfillment of aforesaid terms and conditions and other relevant provisions in this regards failing which the permission for regularization of the scheduled land stands *suo-motu cancelled*.

Collector U/s 4C of the W.B.L.R Act, 1955
And
District Land & Land Reforms Officer
South 24 Parganas, Alipore
D.L.&L.R.O'S Office
South 24-Parganas, Alipore
N.T.B., Kolkata-700 027

Memo No. 51A(C)/ 25 / 2311/1(3) /P/23/

Dated: 06.04.2023.

Copy forwarded to :

1. The S.D.L & L.R.O. Alipore Sadar , South 24 Parganas for information and necessary action.
2. The Block Land & Land Reforms Officer Kolkata, South 24 Parganas, requested to update in ROR.
3. The Revenue InspectorG.P, South 24 Parganas for information.

District Land & Land Reforms Officer
South 24 Parganas, Alipore
&
D.L.&L.R.O'S Office
South 24 Parganas, Alipore