



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: 57 (C) / 345 / 4093

Dated: 30.08.2017.

To
Excella Realtors Pvt. Ltd.
2 No. Dharmadas Row,
Rashbehari Avenue
Kolkata - 700026



Sub: Your application dated 19.12.16 praying for changing of character of land from
Sali to Housing Complex (Bahutal Abason).

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 permission 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 345 / 2016 of the office of the D.L & L.R.O, South 24 Parganas.

Mouza with J.L. No & P.S	Khatian No		Plot No		Classification as per R.O.R	Total area of the plot in acres	Area allowed to convert in acres	Classification of land to which conversion is allowed
	R.S	L.R	R.S	L.R				
Mandpur J.L.NO - 33 P.S - Bishnupur		1277	1072	Sali	2.22	1.46	Housing Complex (Bahutal Abason)

SCHEDULE - I I

Terms and conditions for conversion

- a) That the order directing change, conversion or alternation is without prejudice to any of the provisions of Chapter - IIB of the W.B.L.R Act.
- b) That the order directing change, conversion or alternation 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 change, conversion or alternation 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 change, conversion or alternation 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 change, conversion or alternation is without prejudice to the provisions of the said Act.
- f) That where the object change of conversion 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 changing or conversion as sought for is made.
- g) That where the application relates to permission for change, conversion or alternation of any land having water body, the order directing change, conversion or alternation is subject to creation of compensatory water body or equal or large size of such water body within a period of 90 days from the date of issue of the order granting change, conversion or alternation as sought for is made.
- h) The land Revenue shall be determined as per sec. 23 of the W.B.L.R Act, 1955 as amended up to date and
- i) Conversion is allowed However necessary no-objection / approval from the concerned authorities must be obtained as required for such project.

20/8/17
Collector U/s 4C of the W.B.L.R Act, 1956
District Land & Land Reforms Officer
South 24 Parganas, Alipore
Dated: 30.08.2017.

Memo No. 57 (C)/345 /4093/1(3) /P/17/

Copy forwarded to:

- 1. The S.O.L.R.O, Alipore Sadar, South 24 Parganas for information and necessary action.
- 2. The Block Land & Land Reforms Officer, Bishnupur - II, South 24 Parganas.
- 3. The Revenue InspectorG.P, South 24 Parganas for information.

20/8/17
District Land & Land Reforms Officer
South 24 Parganas, Alipore.
South 24 Parganas Alipore