

Government of West Bengal
Office of Sub-divisional Land & Land Reforms Officer,
Katwa : Dist.-Purba Burdwan

Memo. No.Conv./ 538 /L.M./SDLR/Katwa/2017

Dated Katwa the 30 /5/2017

To
Jawala Tea Ltd
On behalf of
Director 1) Sri Tarun Kr. Agarwal
2) Sri Pradip Kr. Agarwal
Both son of Late Joawala Prasad Agarwal
Flat 11C, 19A Sarat Bose Road,
Kolkatta-700020

Sub:- Your application dated 17.10.2016 praying for change of character of land from one class to another.

In terms of the provisions laid down in Section 4C of the W.B.L.R. Act ,1955 as amended up to date read with provisions of Rule 5A of W.B.L.R. Rules, 1965(amended) permission is hereby accorded to you for conversion of land from one class to another class as noted in the Schedule-I below in favour of Joala Tea Ltd with effect from subject to the terms and conditions as noted in Schedule-II.

SCHEDULE-I

(Schedule of land for which conversion is allowed vide case no. 10/2016)

Mouza with J.L.No. & P.S.	Kh. No.(L.R.)	Plot no.(L.R.)	Area (in Acre)	Present classification on as per	Classification to which land may be converted
Atuhatchak, 19 Katwa	720	242	0.79 acres	Sali	Abason (For Residential complex)

SCHEDULE-II

(Terms and conditions for conversion)

- a) The permission for change, conversion or alteration is without prejudice to any of the provisions of Chapter-IIB of the WBLR Act.
- b) The permission for change, Conversion or alteration is without prejudice to the provisions of Sub-Section (3) of Section 6 of the West Bengal Estate 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 and Regulation) Act 1976(33 of 1976), the permission for change ,conversion or alteration is without prejudice to the provision of the said Act.
- d) That where the land is situated within the jurisdiction of a Development Authority constituted under the West Bengal Town & Country(Planning and Development) Acty,1979 (West Bengal Act, XIII of 1979), the permission for change, conversion or alteration is without prejudice of the provisions of the said Act;
- e) That where the object of change or conversion is to use the land for a purpose for which approval or permission or licence from an appropriate authority is necessary, the permission for change, conversion or alteration in subject to obtaining such approval or permission or licence from such authority as soon as the permission for change or conversion as sought for is made;
- f) That where the application relates to permission for change, conversion or alteration of any land having water body, the order directing change, conversion alteration is subject to creation of compensatory water body of equal or larger size of such water body within a period of 90(ninety)days from the date of issue of the permission granting change , conversion or alteration as sought for is made;
- g) This permission for conversion will stand revoked if there is any violation of any of the provisions of prevailing laws enforcing prevention of environmental pollution effecting public health in general of the locality at any point of time.
- h) This permission for conversion will also be stand revoked if the land is used other than the purpose for which permission is given.


Collector U/S 4C of the W.B.L.R. Act
&

Sub-divisional Land & Land Reforms Officer
Katwa : Dist.- Purba Burdwan

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Copy forwarded to:-

- 1) The A.D.M. & District Land & Land Reforms Officer, Purba Burdwan- for his kind information & taking necessary action.
- 2) The Sub-divisional Officer ,Katwa for his kind information.
- 3) The Block Land & Land Reforms Officer, Katwa-I – for information and taking necessary action. B.S. concerned be asked to realised rent accordingly.


Sub-divisional Land & Land Reforms Officer
Katwa : Dist.- Purba Burdwan