



**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. : 126/ CONV/DOM/18/ 2894 /LR

Date: 27/09/18

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 "Industrial" is hereby allowed with effect from the date of this order in favour of M/s EXCEL TEA MACHINERY PVT. LTD. of VILL & P.O. BANKRA, P.S. DOMJUR, DISTRICT - HOWRAH. The land revenue as determined is to be paid by the applicant as noted hereunder:-

Name of the Block : DOMJUR

Name of the Mouza : BANKRA; J.L. No. 55; L.R. KH - 1748

LR Plot	Total area (dec.)	Khatia n area (dec.)	Share	Existing Classification	Classification Allowed	Prayed Area (dec)
600	55	28	5000	BASTU	COMMERCIAL COMPLEX	28
620	06	06	10000	DANGA	COMMERCIAL COMPLEX	06
621	15	15	10000	DANGA	COMMERCIAL COMPLEX	15
622	04	04	10000	DANGA	COMMERCIAL COMPLEX	04
623	07	07	10000	DANGA	COMMERCIAL COMPLEX	07
624	29	29	10000	DANGA	COMMERCIAL COMPLEX	29
625	15	09	6000	DANGA	COMMERCIAL COMPLEX	09
626	24	18	7680	DANGA	COMMERCIAL COMPLEX	18
TOTAL						116


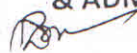
*Land Revenue payable after conversion: As prescribed from time to time.*

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 permission is without prejudice to the provisions of Sub-Section 3 of Section 6 of West Bengal Estates Acquisition Act 1953 (West Bengal Act 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 provision 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 any license(s), NOCs and permission as required under Law for the construction of "COMMERCIAL COMPLEX" on the said plots of land.

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.
9. 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.

  
 26/09/2018  
 Collector,  
 U/s 4C of WBLR Act, 1955  
 & ADM & DL&LRO, Howrah  


Memo No. 126/ CONV/DOM/18/ 2894 /LR /1(7)/LR

Date: 27/09/18

Copy forwarded to:-

1. M/s EXCEL TEA MACHINERY PVT. LTD. of VILL & P.O. BANKRA, P.S. DOMJUR, DISTRICT - HOWRAH., for information.
2. The Block Land & Land Reforms Officer, DOMJUR Howrah for information and taking necessary action with reference to his case no. CN/2018/0501/206
3. The Sub-Divisional Land & Land Reforms Officer, HOWRAH for information and necessary action.
4. The Sub-Divisional Officer, HOWRAH and Competent Authority under Urban Land (Ceiling and Regulation) Act, 1976 for information and necessary action. \*
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.

  
 26/09/2018  
 District Land & Land Reforms Officer,  
 Howrah