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 GOVERNMENT OF WEST BENGAL
 OFFICE OF THE ADDITIONAL DISTRICT MAGISTRATE AND
 DISTRICT LAND & LAND REFORMS OFFICER, HOOGHLY
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No. IX-2/17 (Comm) / 3655/1(4) / S/2015

Date- 02.08.2016

ORDER

In exercise of the power conferred by Sub-Section (2),(3) of Section 4C of the West Bengal Land Reforms Act, 1955 (as amended from time to time) change of classification of land as per schedule described below for the purpose of **Housing Complex** is hereby allowed with effect from the date of this order in favour of **M/S- Happy Niketan Pvt. Ltd.**

The rent as determined is to be paid by the applicant as noted here under.

District- Hooghly		P.S- Serampore		Mouza- Mahesh	J.L. No.- 15
Khatian No	Plot No.	Classification		Area in acres	Rent payable after conversion
L.R.	L.R.	Existing	Changed		
11331	11036	Viti	Housing Complex	0.957	As per existing Government Order
	11109	Viti	Housing Complex	0.348	
	11129	Dokan	Housing Complex	0.006	
	11141	Sali	Housing Complex	0.200	
	11142	Sali	Housing Complex	0.100	
	11143	Sali	Housing Complex	0.016	
	11145	Danga	Housing Complex	0.255	
	11146	Viti	Housing Complex	0.040	
	11147	Sali	Housing Complex	0.020	
	11163	Karkhana	Housing Complex	0.167	
	11168	Karkhana	Housing Complex	0.273	
	11171	Karkhana	Housing Complex	0.042	
	13203	Karkhana	Housing Complex	0.051	


* Land Schedule is given in the additional sheet.(In case of many plots)

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Khatian No	Plot No.	Classification		Area in acres	Rent payable after conversion
		Existing	Changed		
11331	13205	Karkhana	Housing Complex	0.020	As per existing Government Order
	13206	Karkhana	Housing Complex	0.097	
	13207	Karkhana	Housing Complex	4.670	
	13208	Karkhana	Housing Complex	1.330	
	13209	Karkhana	Housing Complex	2.809	
	13210	Karkhana	Housing Complex	0.163	
	13212	Danga	Housing Complex	1.149	
	13217	Danga	Housing Complex	0.012	
	13218	Danga	Housing Complex	0.001	
	13220	Karkhana	Housing Complex	0.662	
	13221	Karkhana	Housing Complex	0.358	
	13222	Karkhana	Housing Complex	0.247	
	13238	Karkhana	Housing Complex	0.367	
	13239	Karkhana	Housing Complex	4.910	
	13351	Karkhana	Housing Complex	1.001	Total area allowed for conversion =20.810 acres
	13352	Karkhana	Housing Complex	0.011	
	13354	Karkhana	Housing Complex	0.528	

- This permission is granted subject to the following terms and conditions:-
- 1) That the permission is issued without prejudice to any of the provisions of Chapter-II B of the WBLR Act 1955.
 - 2) That where the land is situated within an urban agglomeration within the meaning or the Urban Land (Ceiling and Regulation) Act, 1976, the permission is issued without prejudice to any of the provisions of the said Act.
 - 3) That the permission is without prejudice to the West Bengal Town & Country (Planning & Development) Act, 1979 (WB Act XIII of 1976).
 - 4) This permission is issued without prejudice to the provision of sub section-(3) of section 6 of the West Bengal Estates Acquisition Act 1953 (West Bengal Act of 1954).
 - 5) This permission is issued subject to obtaining approval/permission/license from appropriate authority as required for execution of the work on the land in question as soon as the order granting change or conversion, as sought for, is made.
 - 6) This permission is issued subject to creation of compensatory water body of equal or larger size of such water body within a period of 90 days from the date of issue.

- 7) This permission is accorded on the condition that the applicant would pay the price of Minor Minerals if used for the development of the land.
- 8) Remaining land is classified as 'Bastu'.



Collector u/s 4C of WBLR Act &
District Land & Land Reforms Officer, Hooghly

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Copy forwarded for information and taking necessary action :-

- a) The Sub-Divisional Officer, Serampore, Hooghly and Competent Authority under Urban Land (Ceiling and Regulation) Act, 1976.
- b) The Sub-Divisional Land & Land Reforms Officer, Serampore, Hooghly.
- c) The Block Land & Land Reforms Officer, Serampore, Hooghly for correction of the ROR accordingly u/s 4C(4) followed by 50 of WBLR Act (Amended on 2005).
- ✓d) M/S- Happy Niketan Pvt. Ltd., 5, Gorky Terrace, 2nd Floor, Kolkata-700017.


ADM & District Land & Land Reforms
Officer, Hooghly.