

**Government of West Bengal**  
**Office of the Block Land & Land Reforms Officer**  
**Faridpur-Durgapur.**

Memo No: 01/Conv/ 10

/B.L. & L.R.O/F-D/2017

Dated: 05/01/2017

To,  
ABHEENANDAN REAL INFRA VENTURES LLP,  
Partner- Pravin Kumar Sirshia,  
S/O. Mohan Lal Sirshia  
48/2/L. Dr. Suresh Sarkar Road,  
P.O. Benia Pukur,  
Kolkata-700 014.



**Sub: - Your application dtd 28.12.2016 praying for change of character of land from one class to another.**

In terms of the provisions laid down in Sec.4C of the W.B.L.R.Act 1955 as amended upto 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 as noted in the Schedule-I below with effect from 05.01.2017 subject to the terms and conditions as noted in Schedule-II

**SCHEDULE I**

(Schedule of land for which conversion is allowed Vide Case No-163MP/16 of B.L. & L.R.O, Faridpur-Durgapur)

Mouza With J.L.No.	Khatian No(s). (L.R.)	Plot No(s). (L.R.)	Area (In Acres)	Present Classification as per R.O.R.	Classification to which land may be converted.
Sankarpur, J.L. No. 109	2214	379	0.05 (From Western side)	Banga	Bastu (Commercial Housing Complex)

**SCHEDULE II**

**(Terms and Conditions for Conversion)**

- (a) The permission for change, Conversion or alteration is without prejudice to any of the provision of Chapter IIB of the W.B.L.R.Act.
- (b) The permission for change, Conversion or alteration is without prejudice to the provision 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 are 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 lands are situated within the jurisdiction of a Development Authority constituted under the West Bengal Town & country (Planning and Development) Act, 1979 (West Bengal Act XII 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 license from an appropriate authority is necessary, the permission for change, conversion or alteration is subject to obtaining such approval or permission or license from such authority as soon as the permission for change or conversion is sought for is made.
- (f) That where the applications 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 large size of such water body within a period of 90 (Ninty) 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 revoke if there is any violation of any of the provision of prevailing laws enforcing prevention of environmental pollution effecting public health in general of the locality at any point of time.
- (h) That the applicants' building design & site plan shall comply to the guidelines of NBC (National Building Code) and West Bengal Municipal Building Rules regarding safe distance from H.T. electrical lines on having the Final NOC for development from ADDA.
- (i) 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, 1955

**Block Land & Land Reforms Officer**  
**Faridpur-Durgapur.**

*PmG*  
*1/5/17*  
**Block Land & Land Reforms Officer**

**Government of West Bengal**  
**Office of the Block Land & Land Reforms Officer**  
Faridpur- Durgapur,

Memo No: 01/Conv/1231 /B.L & L.R.O/F-D/2016

Dated: - 23/12/2016

To,  
**ABHEENANDAN REAL INFRA VENTURES LLP,**  
 Partner- Pravin Kumar Sirohia,  
 S/O Mohan Lal Sirohia  
 48/2/1, Dr. Suresh Sarkar Road,  
 P.O.- Benia Pukur,  
 Kolkata-700 014.



**Sub:** - Your application dtd 23.11.2016 praying for change of character of land from one class to another.

In terms of the provisions laid down in Sec.4C of the W.B.L.R.Act 1955 as amended upto 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 as noted in the **Schedule-I** below with effect from 23.12.2016 subject to the terms and conditions as noted in Schedule-II

**SCHEDULE I**

(Schedule of land for which conversion is allowed Vide Case No-157(P)/16 of B.L & L.R.O, Faridpur(Durgapur))

Mouza With J.L.No.	Khatian No(s). (L.R.)	Plot No(s). (L.R.)	Area (In Acres)	Present Classification as per R.O.R.	Classification to which land may be converted.
Sankarpur J.L. No. 109	2214	388	0.08 [ out of 0.10 acres from Western Side]	Banga	Bastu ( Commercial Housing Complex )

**SCHEDULE II**

**(Terms and Conditions for Conversion)**

- The permission for change, Conversion or alteration is without prejudice to any of the provision of Chapter IIB of the W.B.L.R.Act.
- The permission for change, Conversion or alteration is without prejudice to the provision of Sub-Section (3) of Section 6 of the West Bengal Estate Acquisition Act, 1953 (West Bengal) Act. 1 of 1954.
- 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.
- That where the lands are situated within the jurisdiction of a Development Authority constituted under the West Bengal Town & country (Planning and Development) Act, 1979 (West Bengal Act XII of 1979), the permission for change, conversion or alteration is without prejudice to the provisions of the said Act.
- That where the object of change or conversion is to use the land for a purpose for which approval or permission or license from an appropriate authority is necessary, the permission for change, conversion or alteration is subject to obtaining such approval or permission or license from such authority as soon as the permission for change or conversion as sought for is made.
- That where the applications relates to permission for change, conversion or alteration of any land having water body, the order directing change, conversion or alteration is subject to creation of compensatory water body of equal or large size of such water body within a period of 90 (Ninty) days from the date of issue of the permission granting change, conversion or alteration as sought for is made.
- This permission for conversion will stand revoke if there is any violation of any of the provision of prevailing laws enforcing prevention of environmental pollution effecting public health in general of the locality at any point of time.
- That the applicants' building design & site plan shall comply to the guidelines of NBC (National Building Code) and West Bengal Municipal Building Rules regarding safe distance from H.T. electrical lines on having the Final NOC for development from ADDA.
- 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, 1955

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