Memo no.-1871/1 ERS/KMC-1859/1 Kolkata, the 26th July/18

Form A
A Certificate of Mutation
(See Rule 83)

To MADHUR ENCLAVE PVT. LTD., 19/1, Lansdown Terrace, Kol-19
(Name and address of the applicant) Kol- 700 026

Reference : KMC- 2018/18

He/She is informed that his/her name has been mutated in respect of the land described in the Schedule below :

The Schedule

1. District ..... South 24-Parganas
2. Police Station ..... Bishnupur
3. Mouza ..... Nityanandapur
4. J. L. No 28
5. Khatian No ..... 78 - 93
6. Plot No. ..... 825 - 827
7. Area ..... 3.07 Acre
8. Class of land ..... Bastu

Sd/- 26.7.18

Sri Kishan Nandi
Sri Kishan Nandi
Bishnupur Municipality
Bishnupur

Prescribed Authority u/s 50 of the West Bengal Land Reforms Act, 1955

RESIDENTIAL BUILDING

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Government of West Bengal
Office of the Sub-Divisional Land & Land Reforms Office
Sadar, Alipore, South 24 Parganas
New Treasury Building, 4th Floor
Kolkata – 700 027

Memo No. 6751(42 /2)/LA(LR) Sadar Alipore *Dated : 13/09/2018*

To
M/s. : Madhur Enclave Pvt. Ltd.,
Address : 19/1, Lansdown Terrace.
Kolkata : 700 026.

Sub: Conversion Case No @ S.S.L. No. 29/18

Ref: My application dated 14/04/2015 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 upto date read with provisions of Rule 5A of W.B.L.R Rules, 1965 (amended) permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule(s) below with effect from this date subject to the terms and conditions as noted thereunder.

SCHEDULE

Schedule of lands specially demarcated in the site plan for which conversion is allowed:

Mouza with J.L.No. & P.S.	Khatian No.	Plot No.	Total area of land in acres	Area allowed to be converted in acres	Classification as per R.O.R.	Classification of land to which conversion is allowed
	R.S	L.R	R.S	L.R		
Nityanandapur J.L. No.28 P.S. Patchhuary str	113	-	205	-	3.07 -3.195	Bastu	Bahuld Abasan

MADHUR ENCLAVE PVT. LTD.
Director/Authorised Signatory

Page 1 of 2

a) that the order directing change, conversion or alteration is without prejudice to any of the provisions of sub-section (2) of the said Act;
b) that the order directing change, conversion or alteration is without prejudice to the provisions of sub-section (3) of section 6 of the West Bengal Estates Acquisition Act, 1953 (West Bengal Act. XX1954)
c) that the petitioner(s) will have no rights over the said land if in future the land (s) was in the Government Acquisition Vesting List prepared under the said Act and/or he/she/it be divided from the said land as irrigation and river canal by which a provision of cleavage for the use and occupation of the said land.
d) that the said land is not situated within any urban agglomeration within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976 (33 of 1976) the order directing change, conversion or alteration is without prejudice to the provisions of the said Act.
e) that the said land is situated within the jurisdiction of a Development Authority constituted under the West Bengal Town and Country (Planning and Development) Act, 1979 (West Bengal Act. XXXV of 1979) the order directing change, conversion or alteration is without prejudice to the provisions of the said Act.
f) that whereas the said land is situated within the area of East Kolkata Wetlands as defined in the East Kolkata Wetlands (Conservation and Management) Act, 2006 (West Bengal Act VII of 2006) the order directing change, conversion or alteration is without prejudice to the provisions of the said Act.
g) that the land for which change, conversion or alteration 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 alteration shall not be given effect to unless such approval or permission or license from such authority or area as the order granting changing or conversion as sought for is made.
h) that in the event of such conversion or 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 larger size of such water body in the vicinity of the land converted in the case of total of the order granting change, conversion or alteration as sought for is made.
i) the Land Revenue shall be determined as per Sch. 23 of the W.B.L.R. Act, 1955 as amended up to date; and
j) Conversion is allowed, However necessary no-objection/approval from the concerned authorities is required to be obtained by the applicant.
k) This permission for conversion will be revoked if there is any violation of any of the provisions of prevailing law in force on prevention of environmental pollution affecting the environment in the area in which the land is situated at the time.
l) The permission for conversion will also be revoked if the land is used for the purpose other than for which permission is given.

Sd/- 26.9.18

Collector U/S 4C of the W.B.L.R. Act,1965
&
Sub-Divisional Land & Land Reforms Officer
Sadar, Alipore, South 24 Parganas

Memo No. 6751(42/2)/LA(LR) Sadar Alipore *Dated : 13/09/2018*

Copy forwarded for :-
1) The Additional District Magistrate & District Land & Land Reforms Officer, South 24 Parganas for information and necessary action.
2) The Block/Municipal Officer, Sadar, Alipore, South 24 Parganas for information and necessary action.
3) The B.L. & L.R.O., Bishnupur, South 24 Parganas for information and taking necessary action as per 4C of the W.B.L.R. Act, 1965 and vide memo no.1363/SSL dated 26.7.18 of the Prescribed Authority u/s 50 of the W.B.L.R. Act, 1955 and vide memo no.1363/SSL dated 26.7.18 of the Prescribed Authority u/s 50 of the West Bengal Land Reforms Act, 1955 vide Jurisdiction list no. 1013/BN/VP/2005 dated 27.12.2005 of A.D.M. & J.L.R.O., South 24 Parganas. A copy of site plan is enclosed.

Collector U/S 4C of the W.B.L.R. Act, 1955.
&
Sub-Divisional Land & Land Reforms Officer
Sadar, Alipore, South 24 Parganas

Page 2 of 2

RESIDENTIAL BUILDING

PARTY'S COPY

Before starting any Construction the site must conform with the plans sanctioned and all theconditions as proposed in the plan should be fulfilled.
The validity of the written permission to execute the work is subject to the above conditions.

A suitable pump has to be provided i.e. pumping unfiltered water for the distribution to the flushing cisterns and urinals in the building incase unfiltered water from street main is not available.

Non Commencement of Erection/ Re-Erection within Five year will Require Fresh Application for Sanction

PE- NO- 2019/120/B2
THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2019/120/B2
Dated 27.2.2020 Borough No. 20
Ex. Engineer / Asst. Engineer
Bor. No. Bor. No.
BUILDING DEPARTMENT

RESIDENTIAL BUILDING

Necessary steps should be taken for the safety of the lives of the adjoining public and private properties during construction.

All Building Materials to necessary & construction should conform's to standered specified in the National Building Code of India.

The building materials that will be stacked on Road/Passage or Foot-path beyond 3-months or after construction of G. Floor, whichever is earlier may be seized forthwith by the K.M.C. at the cost and risk of the owner.

No rain water pipe should be fixed or discharged on Road or Footpath. Drainage plan should be submitted at the Borough Executive Engineer's Office and the sanction obtained before proceeding with the drainage work.

Design of all Structural Members including that of the foundation should conform to Standards specified in the National Building Code of India

THE SANCTION IS VALID UP TO 11-03-2020

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED U/S 496 (1) & (2) OF CMC ACT 1980. IN SUCH MANNER SO THAT ALL WATER COLLECTION & PARTICULARLY LIFT WELLS, VATS, BASEMENT CURING SITES, OPEN RECEPTACLES ETC. MUST BE EMPTIED COMPLETELY TWICE A WEEK.

Plan for Water Supply arrangement including SEMILI G. & O. H. reservoirs should be submitted at the Office of the Ex-Engineer Water Supply and the sanction obtained before proceeding with the work of Water Supply any deviation may lead to disconnection/demolition.

DEVIATION WOULD MEAN DEMOLITION

Building Dept. Br. - XII
The Kolkata Municipal Corporation