



Government of West Bengal
Office of Additional District Magistrate & District Land & Land Reforms Officer
South 24 Parganas.
New Treasury Building (8th & 9th Floor). Alipore
Kolkata-700 027.

Meme No. 51A(C)/MISC-40/ 2648 /P/25



Dated – 16/04/2025

To
MR. SHRIBASH PAUL
S/o Surendra Nath Paul
E-86, Madurdaha, Hossainpur,
Kolkata-700107

Sub: Your application dated 29.01.2025 praying for changing of character of land from "Beel" to "Bastu".

After careful consideration of the Applicant's Deed No.7920 of 1992 registered at D.R. Alipore, South 24 Parganas; supporting documents annexed with the application; and field inspection report including favourable comment of B.L & L.R.O. transmitted vide Memo No.17/674/BLLRO/S24-Pgs/KOL/2024 Dated 17.02.2025, it is unveiled that L.R. Plot No.423 appertaining to L.R. Khatian No.405 of Mouza-Madurdaha, J.L No.12, P.S-Anandapur, has naturally changed from "Beel" to "Bastu" before the cardinal date, i.e. 24.03.1986, the date of publication in the Official Gazette of the W.B.L.R (Amendment) Act, 1981.

In order to note down such change in R-O-R, regularization of change of land use from one class to another as noted in the Schedule I below is hereby granted in terms of the provisions laid down in Rule 166 (II) of W.B.L & L.R Manual and BL & LRO concerned is directed to correct the R-O-R u/s 51A (4) of WBLR Act 1955 immediately.

SCHEDULE-I

Schedule of lands specially mentioned for which regularization is allowed vide Case No.Misc-40/2025 of the office of the D.L & L.R.O. South 24 Parganas.

Block Mouza with J.L. No & P.S	Khatian No.		Plot No		Classification as per R.O.R	Total area of the plot in acre	Respective Area in acre	Classification of land to which Regularization is being allowed.
	R.S	L.R	R.S	L.R				
Block-Kolkata Mouza-Madurdaha, J.L.No-12 P.S-Anandapur	405	423	Beel	15.79	0.0821	Bastu

SCHEDULE-II

Terms and conditions for Regularization

- a) That the order directing **regularization** is without prejudice to any of the provisions of Chapter- IIB of the W.B.LR Act.
- b) That the order directing **regularization** is without prejudice to the provision of sub-section (3) of section 6 of the West Bengal Estates 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 & Regulation) Act., 1976 (33 of 1976), the order directing Conversion is without prejudice to the provisions of the said act.
- d) That where the land is situated within the jurisdiction of a Development authority constituted under the West Bengal Town and Country (Planning and Development), Act, 1979 (West Ben. Act XIII of 1979), the order directing **regularization** is without prejudice to the provisions of the said act.
- e) That where the land is situated within the area of East Kolkata wetlands as defined in the East Kolkata Wetlands (Conservation and Management) Act, 2006 (West Ben. Act VII of 2006), the order directing regularization is without prejudice to the provisions of the said Act
- f) That where the object **regularization** 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 alternation is subject to obtaining such approval or permission or license from such authority as soon as the order granting Conversion as sought for is made
- g) The land Revenue shall be determined as per sec. 23 of the WB.LR Act, 1955 as amended up to date and
- h) **Regularization** allowed However necessary no-objection / approval from the concerned authorities must be obtained as required for such project
- i) That the **regularization** is made without prejudice to the requirement or obtaining permission/ NOC from NHAI/PWD in connection with access road and crossing of Nayanjuli respectively.
- j) That the **regularization** of conversion is without prejudice to obtaining NOC of the Fire Department.
- k) **The regularization of conversion of scheduled land is being accorded subject to fulfillment of aforesaid terms and conditions and other relevant provisions in this regards failing which the permission for regularization of the scheduled land stands suo-motu cancelled.**



Empowered Officer U/R 166(II) of W.BL & LR Manual 1991

And

Additional District Magistrate

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District Land & Land Reforms Officer

South 24 Parganas, Alipore

A.D.M.

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D.L.&L.R.O'S Office

South 24-Parganas, Alipore

N.T.B., Kolkata-700 027

Memo No. 51A (C)/MISC-40/ 2648 / 1(2) /P/25/

Dated: 16/04/2025

Copy forwarded to:

1. The S.D.L & L.R.O Alipore Sadar, South 24 Parganas for information and necessary action.
2. The Block Land & Land Reforms Officer, Kolkata, South 24 Pgs for information & taking necessary action to correct R-O-R u/s 51A (4) of WBLR Act, 1955, immediately



Additional District Magistrate

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District Land & Land Reforms Officer

South 24 Parganas, Alipore

A.D.M.

&

D.L.&L.R.O'S Office

South 24-Parganas, Alipore

N.T.B., Kolkata-700 027