

Government of West Bengal

Office of the District Land & Land Reforms

Officer

উত্তর ২৪ পরগণা

Certificate of Conversion



Memo : L- 13011(11)/110/2025/DL & LRO/2271/2025

Date : 22/04/2025
24/04/2025

To

✓ নাম: নিতু ডেভেলোপারস প্রাইভেট লিমিটেড

পিতা/স্বামীর নাম: পক্ষে ডাইরেক্টর

ঠিকানা: নিজ

P.S.: রাজারহাট

District: উত্তর ২৪ পরগণা

Sub: Order allowing Change, conversion or alteration of mode of use of land.

Ref: His/Her application dated: 05/11/2024

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for change, conversion or alteration of mode of use of land from one class to another as noted in the schedule-I below with effect from 22/04/2025, subject to the terms and condition as noted in schedule-II.

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2024/1507/4084)

Mouza With JL No. & PS	Khatian No.(LR)	LR Plot No. Noted in the Deed	New Plot No. (after creation of Bata if any)	Share	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
বিক্ষুপুৰ, ৪৪, ৰাজাৰহাট	12777	4021		6666	0.2100	শালি	বহতল আবাসন
বিক্ষুপুৰ, ৪৪, ৰাজাৰহাট	12777	4056		9000	0.0700	শালি	বহতল আবাসন
বিক্ষুপুৰ, ৪৪, ৰাজাৰহাট	12777	4060		3333	0.0400	শালি	বহতল আবাসন
বিক্ষুপুৰ, ৪৪, ৰাজাৰহাট	12777	4090		6790	0.1300	শালি	বহতল আবাসন
বিক্ষুপুৰ, ৪৪, ৰাজাৰহাট	12777	4093		7872	0.3700	শালি	বহতল আবাসন
বিক্ষুপুৰ, ৪৪, ৰাজাৰহাট	12777	4098		370	0.0000	শালি	বহতল আবাসন
বিক্ষুপুৰ, ৪৪, ৰাজাৰহাট	12777	4099		370	0.0100	শালি	বহতল আবাসন
বিক্ষুপুৰ, ৪৪, ৰাজাৰহাট	12777	4109		10000	0.1500	শালি	বহতল আবাসন
বিক্ষুপুৰ, ৪৪, ৰাজাৰহাট	12777	4110		626	0.0300	শালি	বহতল আবাসন
বিক্ষুপুৰ, ৪৪, ৰাজাৰহাট	12777	4116		8316	0.7400	শালি	বহতল আবাসন
বিক্ষুপুৰ, ৪৪, ৰাজাৰহাট	12777	4119		4104	0.0600	শালি	বহতল আবাসন
বিক্ষুপুৰ, ৪৪, ৰাজাৰহাট	12777	4124		9999	0.0700	শালি	বহতল আবাসন

Schedule – II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955 and any of the provisions of sub section(3) of section 6 of the West Bengal Estate Acquisition Act 1953.(West Bengal Act I of 1954)
- This permission for conversion is also without prejudice to any provision of the Urban Land (Ceiling and Regulation) Act, 1976 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion is also without prejudice to any provision of the East Kolkata Wetlands (Conservation and Management) Act, 2006 (West Bengal ACT VII of 2006) where the land is situated within the areas of East Kolkata Wetlands as defined in the East Kolkata Wetlands (Conservation and Management) Act, 2006 (West Bengal ACT VII of 2006).
- Where the object of change or conversion is to use the land for a purpose for which approval or license from an 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 or conversion as sought for is made.
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Where the application relates to permission for change, Conversion or alteration of any land having water body, the order allowing change, conversion or alteration is 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 of the order granting change, conversion as sought for is made.

- f) This permission of conversion will stand revoked if the land is found already acquired under any proceedings of Land Acquisition Act or any other Act.
- g) This permission for conversion is subject to the approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006 wherever applicable.
- h) This permission for conversion will stand revoked if there is any violation of the provision of prevailing laws enforcing prevention of environmental pollution affecting public health in general of the locality at any point of time.
- i) This permission of conversion will also stand revoked if the land is used for other than the purpose for which permission is given.
- j) The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.
- k) This conversion certificate is issued in accordance with the notification bearing no. 4296-LR/1A-05/07 GE(M) dated 17.09.2009 of the Commissioner General, Land and Land Reforms Deptt and Addl Chief Secretary to the Govt of West Bengal, published on 24.09.2009 in the Kolkata Gazette, Extraordinary.

Collector u/s 4C of the WBLR Act, 1955
&

District Land & Land Reforms Officer

Memo

No: L-13011(11)/110/2025/DL&LRO/2271/1(i-iii)/2025

Dated: 22/04/2025
24/04/2025

- (i) The BL&LRO, রাজারহাট for information and taking necessary action.
- (ii) The RI, of the রাজারহাট বিষ্ণুপুর-II for information and taking necessary action.
- (iii) Office copy of the certificate to be kept with the relevant case Record

District Land & Land Reforms Officer