



**Government of West Bengal**  
**Office of the District Land & Land Reforms**  
**Officer**  
**জলপাইগুড়ি**



**Certificate of Conversion**

Memo : 419/LMS-II/DL & LRO/JAL/2025

Date : 11/07/2025

To

নাম: ওম প্রকাশ আগরওয়াল

পিতা/স্বামীর নাম: রাধাকিশান

ঠিকানা: নিজ

P.S.: রাজগঞ্জ

District: জলপাইগুড়ি

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

Ref: His/Her application dated: 24/06/2025

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 , 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/2025/0701/1509)

| Mouza With<br>JL No. & PS           | Khatian<br>No.(LR) | LR Plot No.<br>Noted in the<br>Deed | New Plot No.<br>(after creation<br>of Bata if any) | Share | Area<br>( in<br>Acres) | Classification<br>as per ROR | Classification for<br>which permission<br>accorded |
|-------------------------------------|--------------------|-------------------------------------|----------------------------------------------------|-------|------------------------|------------------------------|----------------------------------------------------|
| ডাবগ্রাম সিট<br>নং-4, 2,<br>রাজগঞ্জ | 731                | 423                                 |                                                    | 5000  | 0.1300                 | গুদাম                        | কমার্শিয়াল বাস্তু                                 |

**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.

- c) 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).

- d) 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.

- e) 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  
Addl. District Magistrate &  
District Land & Land Reforms Officer  
&  
Jalpaiguri

District Land & Land Reforms Officer

Memo No: 419/LEH/LMS-D/DL & LRO/JAL

Dated: 11/07/2025.

- (i) The BL&LRO, রাজগঞ্জ for information and taking necessary action.  
(ii) The RI, of the ডাবগ্রাম - 1 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  
Addl. District Magistrate &  
District Land & Land Reforms Officer  
Jalpaiguri