



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

Memo No. 51A (C) / 1022 /

262

/P/22 /

Dated: 06.01.2023

To  
The Director,  
Gamma Homes Pvt . Ltd  
73A Ganesh Chandra Avenue,  
Kol-700013



Sub : Your application dated 29.08.2022 praying for changing of character of land from Beel to Bahutol Abasan.

In terms of the provisions laid down in Section 4C of the WBLR Act, 1955 as amended upto date read with provisions of rule 5A of W.B.L.R Rules, 1965 & Rule 166(II) of WBL&LR Manuals 1991, regularization with permission for conversion is hereby accorded to you for conversion of land from one class to another as noted in the schedule – I below with effect from this date subject to the terms and conditions as noted in schedule – II.

**SCHEDULE – I**

Schedule of lands specially demarcated in the site plan for which conversion is allowed vide case no 1022 / 2022 of the office of the D.L & L.R.O, South 24 Parganas.

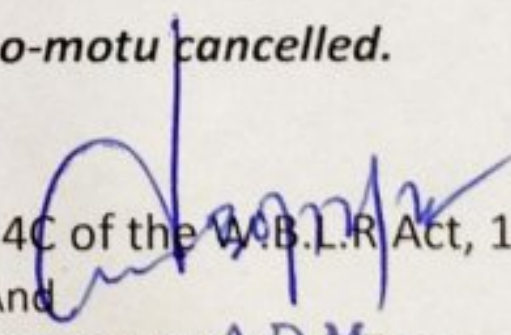
Mouza with J.L. No & P.S	Khatian No		Plot No		Classification as per R.O.R	Total area of the plot in acre	Applied area acre	Classification of land to which Regularization with permission for conversion is allowed
	R.S	L.R	R.S	L.R				
Madurdaha J.L.NO – 12 P.S – Tiljala  ↙		627		455	Beel	39.3200	0.0944	Bahutol Abasan



**SCHEDULE -I**

**Terms and conditions for conversion**

- a) That the order directing regularization is without prejudice to any of the provisions of Chapter – IIB of the W.B.L.R 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 regularization 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 regularization as sought for is made.
- g) The land Revenue shall be determined as per sec. 23 of the W.B.L.R 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 regularisation of conversion is 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 regularisation of conversion is without prejudice to obtaining NOC of the Fire Department.
- k) **The regularisation of conversion of scheduled land are 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.**

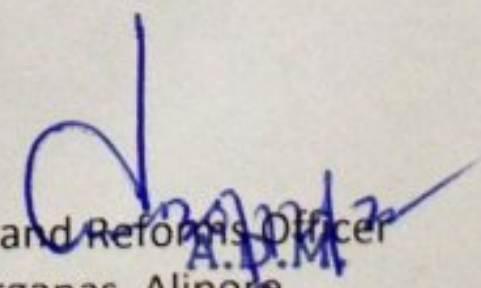
  
Collector U/s 4C of the W.B.L.R Act, 1955  
And  
District Land & Land Reforms Officer  
South 24 Parganas, Alipore  
D.L.&L.R.O'S Office  
South 24-Parganas, Alipore  
N.T.B., Kolkata-700 027

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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 Parganas.
3. The Revenue Inspector .....G.P, South 24 Parganas for information.

  
District Land & Land Reforms Officer  
South 24 Parganas, Alipore  
D.L.&L.R.O'S Office  
South 24-Parganas, Alipore  
N.T.B., Kolkata-700 027