



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-92 / 1230 / P/24

Dated - 24/02/2025

To
SMT SUPRIYA GHOSH
W/o Uttam Kumar Ghosh,
155/A, Gourbabu Road, Kachrapara,
North 24-Pgs., PIN - 743145



Sub: Your application dated 03/12/2024 praying for changing of character of land from "Pukur" to "Bastu".

After careful consideration of the applicant's Deed No. 1728 of 2022, registered at A.D.S.R. Sonarpur, South 24 Parganas; supporting documents annexed with the application; and field inspection report including favourable comment of BL&LRO transmitted vide Memo No. 491/BLR-SNP/2025, Dated - 31/01/2025, it is unveiled that L.R. Plot No. 1084 appertaining to L. R. Khatian No. 5088 of Mouza - Jagaddal, J.L.No - 71, Dist.- South 24-Parganas, has naturally changed from "Pukur" 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. 51A(C)/Misc-92/2024 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-Sonarpur Mouza-Jagaddal J.L.No - 71 Dist- South 24-Pgs		5088	933	1084	Pukur	0.3500	0.0500	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 WBLR 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.B.L & LR Manual 1991

And

Additional District Magistrate

&

District Land & Land Reforms Officer A.D.M.

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

Memo No. 51A(C)/Misc-92/1230/1(2) 1P/24

Dated: 24/02/2025

Copy forwarded to:

1. The S.D.L & L.R.O., Barulpur, South 24-Parganas for information and necessary action.
2. The Block Land & Land Reforms Officer, Sonarpur, 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

&

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

Government of West Bengal
Office of the Block Land & Land Reforms Officer
সোনারপুর, দক্ষিণ ২৪ পরগণা



To

মুদ্রিতা ঘোষ

পিতা/স্বামীর নাম: উত্তম কুমার ঘোষ

মিঃ

P.S.: সোনারপুর

District: দক্ষিণ ২৪ পরগণা

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 15/03/2024

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 conversion of land from one class to another as noted in the schedule-I below with effect from 05/04/2024 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/2024/1615/3497)

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
ভগদল, ০৭১, সোনারপুর	5088	1085		1249	0.1000	ভূমি	অর্থনৈতিক বস্তু

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.
- This permission of conversion is also without prejudice to any the 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 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.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WB L.R Act

This conversion certificate is being issued in accordance with the notification bearing no. 4296 L.R/1A-05/07 GE(M) dated 17.09.2009 of the Commissioner General Land and Land Reforms Deptt. & Additional Chief Secretary to the Govt. of West Bengal published on 24.09.2009 in the Kolkata Gazette, Extraordinary.

- f) Subject to approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006.

Collector & DC of the WB R & L, 1945
Block Land & Land Reforms Officer
Sanskari, G. P. O.
Block Land & Land Reforms Officer

Dated: 05/04/2014

Memo:

- (i) The RL of the সনাক্ত - 1 for information and taking necessary action.
(ii) Office copy of the certificate to be kept with the relevant case record

Block Land & Land Reforms Officer

জেলা- দক্ষিণ ২৪ পরগণা খতিয়ান নং- ৫০৮৮

[১৬১৫০৭১]



মৌজা- ব্রজবল

জে.এল.নং- ০৭১

থানা- সোনারপুর

(১) রায়স্ব- টাকা

খতিয়ান তৈরির তারিখ - 29/11/2022

(২) জমির পরিমাণ(এ) - ০.১৫০০

(৩) মোট দাগের সংখ্যা- ২

	(৪) অত্রস্বরের দখলকারের বিবরণ	(৫) স্বর	(৬) মন্তব্য
নাম-	সুপ্রিয়া ঘোষ	রায়স্ব	
স্বামী-	উত্তম কুমার ঘোষ		
ঠিকানা-	নিজ		

(৭) অত্রস্বরের নিজ দখলীভ জমি

দাগ নং	জমির প্রেনী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অত্রস্বরের অংশ	দাগের মধ্যে অত্রস্বরের জমির অংশের পরিমাণ	একর	বৈটর
১০৮৪	বাস্ত		০.০৫০০	০.১২৫১	০.০৫০০		
		আগত থং নং - 13,39,406,425,1069,1093,115 3,1766,4507,4508,4509,4725					
১০৮৫	ডাঙ্গা		০.৮২০০	০.১২৪৯	০.১০০০		
		আগত থং নং - 13,39,1069,1093,1153,1175,17 66,4507,4508,4509,4725 2024 সালের 3493 নং কনভারসন কেস মূলে 5088 নং খতিয়ানের 0.10 একরের মধ্যে 0.1 একর 'কমার্শিয়াল বাস্তু' তে প্রেনী পরিবর্তনের অনুমোদন দেওয়া হল					

মোট দাগের সংখ্যা- দুই মাত্র

Certified to be true copy u/s 75 of The Bharatiya Sakshya Adhiniyam 2023

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:15174

Digitally signed by NARESH CHOWKUDAR
Date: 2025.05.07 16:21:26 IST

Page ১ of ১

০৭/০৫/২০২৫ ০৪:১৭ PM



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-92 / 1231 / P/24

Dated - 24/02/2025

To
SMT SHIPRA GHOSH
D/o Late Haripada Ghosh,
1414, Survey Park, P.O. Santoshpur,
Kolkata - 700075



Sub: Your application dated 03/12/2024 praying for changing of character of land from "Pukur" to "Bastu".

After careful consideration of the applicant's Deed No. 1728 of 2022, registered at A.D.S.R. Sonarpur, South 24 Parganas; supporting documents annexed with the application; and field inspection report including favourable comment of BL&LRO transmitted vide Memo No. 491/BLR-SNP/2025, Dated - 31/01/2025, it is unveiled that L.R. Plot No. 1084 appertaining to L. R. Khatian No. 5091 of Mouza - Jagaddal, J.L.No - 71, Dist.- South 24-Parganas, has naturally changed from "Pukur" 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. 51A(C)/Misc-92/2024 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-Sonarpur Mouza-Jagaddal J.L.No - 71 Dist- South 24-Pgs	----	5091	933	1084	Pukur	0.3500	0.0400	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.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 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 VIII 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 WBLR 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.B.L & LR Manual 1991

And

Additional District Magistrate

&

District Land & Land Reforms Officer & A.D.M.

South 24 Parganas, Alipore D.L.R.O's Office

South 24 Parganas, Alipore N.T.B., Kolkata-700 027

Memo No. 51A(C)/Misc-92/ 1231/1(3) / P/24

Dated: 24/02/2025

Copy forwarded to:

1. The S.D.L & L.R.O., Baruipur, South 24-Parganas for information and necessary action.
2. The Block Land & Land Reforms Officer, Sonarpur, 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

&

District Land & Land Reforms Officer

South 24 Parganas, Alipore

A.D.M.

&

D.L.R.O's Office
South 24 Parganas, Alipore
N.T.B., Kolkata-700 027

Government of West Bengal

Office of the Block Land & Land Reforms Officer

সোনারপুর, দক্ষিণ ২৪ পরগণা



To

শ্রী যোগ

Memo No: 41/Consul (751/2018-2019) Dt: 08.04.24

পিতা/স্বামীর নাম: বিদীপ যোগ

বিত্ত

P.S.: সোনারপুর

District: দক্ষিণ ২৪ পরগণা

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 15/03/2024

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 conversion of land from one class to another as noted in the schedule-I below with effect from 05/04/2024 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/2024/1615/3464)

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 LDR	Classification for which permission accorded
উগদল, 071, সোনারপুর	5091	1085		1250	0.1000	ভূমি	কমার্শিয়াল বন্ড

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.
- This permission of conversion is also without prejudice to any the provision of the Urban Land (Ceiling and Regulation) Act, 1975 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.
- 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.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WB L.R. Act.

This conversion certificate is being 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. & Additional Chief Secretary to the Govt. of West Bengal published on 24.09.2009 in the Kolkata Gazette, Extraordinary.

- f) Subject to approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006.

Collector & C of the WB. No. 955
Block Land & Land Reforms Officer
Senaarpur, Senaarpur
Block Land & Land Reforms Officer

Memo:

Dated: 05/04/2024

- (i) The RI, of the Senaarpur-1 for information and taking necessary action.
(ii) Office copy of the certificate to be kept with the relevant case record.

Block Land & Land Reforms Officer

জেলা- দক্ষিণ ২৪ পরগণা খতিয়ান নং- ৫০৯১

[১৬১৫০৭১]



মৌজা- জগদল

জে.এল.নং- ০৭১

থানা- সোনারপুর

(১) রাজস্ব-

টাকা

খতিয়ান তৈরির তারিখ - 29/11/2022

(২) জমির পরিমাণ (এ) - ০.১৪০০

(৩) মোট দাগের সংখ্যা- ২

	(৪) অগ্রস্বরের দখলকারের বিবরণ	(৫) ছব	(৬) মতবা
নাম-	শিপ্রা ঘোষ	রাখত	
হাসী-	দিলীপ ঘোষ		
ঠিকানা-	মিজ		

(৭) অগ্রস্বরের নিজ দখলীয়ে জমি

দাগ নং	জমির প্রেসী	মতবা	দাগের মোট পরিমাণ (এ)	দাগের মধ্যে অগ্রস্বরের অংশ	দাগের মধ্যে অগ্রস্বরের জমির অংশের পরিমাণ	একর	হেক্টর
১০৮৪	বাস্তু	আগত থং নং - 13,39,406,425,1069,1093,115 3,1766,4507,4508,4509,4725	০.৩৫০০	০.১২৫০	০.০৪০০		
১০৮৫	ভাসা	আগত থং নং - 13,39,1069,1093,1153,1175,17 66,4507,4508,4509,4725 2024 সালের 3464 নং কনভারশন কেস মূলে 5091 নং খতিয়ানের 0.10 একরের মধ্যে 0.1 একর 'কমার্সিয়াল বাস্তু' তে প্রেসী পরিবর্তনের অনুমোদন দেওয়া হল	০.৮২০০	০.১২৫০	০.১০০০		
মোট দাগের সংখ্যা- দুই মাত্র							

Certified to be true copy u/s 75 of The Bharatiya Sakshya Adhiniyam 2023

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:15175

Digitally signed by NARESH CHOWKIDAR
Date: 2025.05.07 16:22:10 IST

Page ১ of ১

০৭/০৫/২০২৫ ০৪:১৮ PM



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.

Memo No. 51A(C) / Misc-92 / 1232 / P/24

Dated -24/02/2025

To
M/S RITURA REALTY PVT. LTD.
Director Rajib Ghosh,
42, Shreerampur, P.O. Garia,
Kolkata - 700084



Sub: Your application dated 03/12/2024 praying for changing of character of land from "Pukur" to "Bastu".

After careful consideration of the applicant's Deed No. 1728 of 2022, registered at A.D.S.R. Sonarpur, South 24 Parganas; supporting documents annexed with the application; and field inspection report including favourable comment of BL&LRD transmitted vide Memo No. 491/BLR-SNP/2025, Dated - 31/01/2025, it is unveiled that L.R. Plot No. 1084 appertaining to L. R. Khatian No. 5094 of Mouza - Jagaddal, J.L.No - 71, Dist.- South 24-Parganas, has naturally changed from "Pukur" 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 & LR Manual and BL & LRD concerned is directed to correct the R-O-R vide 51A (4) of WBLR Act 1955 immediately.

SCHEDULE-I

Schedule of lands specially mentioned for which regularization is allowed vide case No. 51A(C)/Misc-92/2024 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-Sonarpur Mouza-Jagaddal J.L.No - 71 Dist- South 24-Pgs		5094	933	1084	Pukur	0.3500	0.0400	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 WBLR 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.B.L & LR Manual 1991

And

Additional District Magistrate

&

A.D.M.

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

Memo No. 51A(C)/Misc-92/1232/1(2) / P/24

Dated: 24/02/2025

Copy forwarded to:

1. The S.D.L & L.R.O., Baruipur, South 24-Parganas for information and necessary action.
2. The Block Land & Land Reforms Officer, Sonarpur, 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

&

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

Government of West Bengal

Office of the Block Land & Land Reforms Officer

সোনারপুর, দক্ষিণ ২৪ পরগণা

To

মেসার্স রিতুরা রিয়েলটি প্রাঃ লিঃ

বিত্তা/স্বামীর নাম: পণ্ডে ডাঃ স্বপন কুমার দাস

মিঃ

P.S.: সোনারপুর

District: দক্ষিণ ২৪ পরগণা

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 15/03/2024

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 conversion of land from one class to another as noted in the schedule-I with effect from 05/04/2024 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/2024/16153467)

Mouza With JL No. & PS	Khatian No.(LR)	LR Plot No. Noted in the Deed	New Plot No. (after creation of Bots if any)	Shore	Area (Acres)	Classification	Classification for which permission accorded
ভদ্রদল, 071, সোনারপুর	5094	1085		1222	0.1000	ভাঙ্গা	কমার্শিয়াল বাণ্ড

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.
- This permission of conversion is also without prejudice to any the 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 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
- This -permission -of conversion will also stand revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WB L R Act.

This conversion certificate is being issued in accordance with the notification bearing no. 4296 LR/1A-05/07 GE(M) dated 17.09.2009 of the Chief Secretary, Government of West Bengal and Land Reforms Deptt. & Additional Chief Secretary to the Govt. of West Bengal published on 24.09.2009 in the Kolkata Gazette, Extraordinary.

- f) Subject to approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006.


Chief Executive Officer
Block Land & Land Reforms Officer
Sonamug, South 24 Parganas
Block Land & Land Reforms Officer

Memo:

Dated: 05/04/2014

- (i) The RL of the সেনারপুর-1 for information and taking necessary action.
(ii) Office copy of the certificate to be kept with the relevant file.

Block Land & Land Reforms Officer

জেলা- দক্ষিণ ২৪ পরগণা খতিয়ান নং- ৫০৯৪

[১৬১৫০৭১]



মৌজা- অগদল জে.এল.নং- ০৭১

খানা- মোনারপুর

(১) রাজস্ব- টাকা খতিয়ান তৈরির তারিখ - 29/11/2022

(২) জমির পরিমাণ(এ)- ০.১৪০০ (৩) মোট দাগের সংখ্যা- ২

	(৪) অত্রস্থলের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	মেসার্স নিকুলা রিয়েলটি প্রাঃ লিঃ পক্ষে ডাঃ স্বপন কুমার ঘোষ	স্বত্ব	
ঠিকানা-	মিত্র		

(৭) অত্রস্থলের নিজ দখলীয় জমি

দাগ নং	জমির প্রেনী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অত্রস্থলের অংশ	দাগের মধ্যে অত্রস্থলের জমির অংশের পরিমাণ
					একর হেক্টর
১০৮৪	বালু	অগতঃ থং নং - 13,39,406,425,1069,1093,115 3,1766,4507,4508,4509,4725	০.৬৫০০	০.১২৪৯	০.০৪০০
১০৮৫	ডাঙ্গা	অগতঃ থং নং - 13,39,1069,1093,1153,1175,17 66,4507,4508,4509,4725 2024 সালের 3467 নং কনভারশন কেস মূলে 5094 নং খতিয়ানের 0.10 একরের মাঝে 0.1 একর 'কমার্শিয়াল বালু' তে প্রেনী পরিবর্তনের অনুমোদন দেওয়া হল	০.৮২০০	০.১২২২	০.১০০০
মোট দাগের সংখ্যা- দুই মাত্র					

Certified to be true copy u/s 75 of The Bharatiya Sakshya Adhiniyam, 2023

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:15177

Digitally signed by NARESH CHOWKIDAR
Date: 2025.05.07 16:22:52 IST

Page ১ of ১

০৭/০৫/২০২৫ ০৪:১৯ PM



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.

Memo No. 51A(C) / Misc-92 / 1233 / P/24

Dated - 24/02/2025

To
SMT SANGHAMITRA GHOSH
W/o Rajib Ghosh,
A/17, Rajnarayan Park, P.O. Boral,
Kolkata - 700154



Sub: Your application dated 03/12/2024 praying for changing of character of land from "Pukur" to "Bastu".

After careful consideration of the applicant's Deed No. 1728 of 2022, registered at A.D.S.R. Sonarpur, South 24 Parganas; supporting documents annexed with the application; and field inspection report including favourable comment of BL&LRO transmitted vide Memo No. 491/BLR-SNP/2025, Dated - 31/01/2025, it is unveiled that L.R. Plot No. 1084 appertaining to L. R. Khatian No. 5089 of Mouza - Jagaddal, J.L.No - 71, Dist.- South 24-Parganas, has naturally changed from "Pukur" 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. 51A(C)/Misc-92/2024 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-Sonarpur Mouza-Jagaddal J.L.No - 71 Dist- South 24-Pgs	----	5089	933	1084	Pukur	0.3500	0.0500	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.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 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 WBLR 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.B.L & LR Manual 1991

And
Additional District Magistrate

& A.D.M.
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

Memo No. 51A(C)/Misc-92/1233/1(2) / P/24

Dated: 24/02/2025

Copy forwarded to:

1. The S.D.L & L.R.O., Baruipur, South 24-Parganas for information and necessary action.
2. The Block Land & Land Reforms Officer, Sonarpur, 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

&
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

Government of West Bengal

Office of the Block Land & Land Reforms Officer

সোনারপুর, দক্ষিণ ২৪ পরগণা



To

সংস্থানিতা যোষ

Memo No: 41/Contd/1779/BLR-SHP/24 Dt. 08.04.24

পিতা/স্বামীৰ নাম: রাজীব যোষ

নিজ

P.S.: সোনারপুর

District: দক্ষিণ ২৪ পরগণা

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 15/03/2024

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 conversion of land from one class to another as noted in the schedule-I below with effect from 05/04/2024 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/2024/1615/495)

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 is accorded
জগদল, 071, সোনারপুর	5089	1085		1249	0.1000	জাঙ্গা	কমিউনাল বাগ

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.
- This permission of conversion is also without prejudice to any the provision of the Urban Land (Ceiling and Regulation) Act, 1975 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.
- 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.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WB.L.R Act.

This conversion certificate is being 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. & Additional Chief Secretary to the Govt. of West Bengal, published on 24.09.2009 in the Kolkata Gazette, Extraordinary.

- f) Subject to approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006.


Collector u/s 4C of the WBLR Act 1955
Block Land & Land Reforms Officer
Sonapur, South 24 Parganas
Block Land & Land Reforms Officer

Memo:

Dated: 05/04/2021

- (i) The RI. of the সেন্সারশ্ব-1 for information and taking necessary action.
(ii) Office copy of the certificate to be kept with the relevant case record.

Block Land & Land reforms Officer

জেলা- দক্ষিণ ২৪ পরগণা খতিয়ান নং- ৫০৮৯

[১৬১৫০৭১]



মৌজা- জগদল

জে.এল.নং- ০৭১

খানা- সোনারপুর

(১) রসদ- টাকা

খতিয়ান তৈরির তারিখ - 29/11/2022

(২) জমির পরিমাণ(এ)- ০.১৫০০

(৩) মোট দাগের সংখ্যা- ২

	(৪) অগ্রস্বরের দখলকারের বিবরণ	(৫) স্বর	(৬) মন্তব্য
নাম-	সংস্কারমিত্রা ঘোষ	রায়ত	
স্বামী-	রাজীব ঘোষ		
ঠিকানা-	নিজ		

(৭) অগ্রস্বরের নিজ দখলীর জমি

দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অগ্রস্বরের অংশ	দাগের মধ্যে অগ্রস্বরের জমির অংশের পরিমাণ	একর	হেক্টর
১০৮৮	বাড়ি		০.৫৫০০	০.১২৫০	০.০৫০০		
		আগত খং নং - 13,39,406,425,1069,1093,115 3,1766,4507,4508,4509,4725					
১০৮৫	ডাঙ্গা		০.৮২০০	০.১২৮৯	০.১০০০		
		আগত খং নং - 13,39,1069,1093,1153,1175,17 66,4507,4508,4509,4725 2024 মালের 3495 নং কলভারসন কেস মূল 5089 নং খতিয়ানের 0.10 একরের মধ্যে 0.1 একর 'কমার্শিয়াল বাস্তু' তে শ্রেণী পরিবর্তনের অনুমোদন দেওয়া হল					
মোট দাগের সংখ্যা- দুই মাত্র							

Certified to be true copy u/s 75 of The Bharatiya Sakshya Adhiniyam, 2023

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20. Copy No.:15173

Digitally signed by NARESH CHOWKIDAR
Date: 2025.05.07 16:21:05 IST

Page ১ of ১

০৭/০৫/২০২৫ ০৪:১৭ PM



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.

Memo No. 51A(C) / Misc-92 / 1234 / P/24

Dated - 24/02/2025

To
SRI DILIP GHOSH
S/o Late Jitendra Ghosh,
1414, Survey Park, P.O. Santoshpur,
Kolkata - 700075



Sub: Your application dated 03/12/2024 praying for changing of character of land from "Pukur" to "Bastu".

After careful consideration of the applicant's Deed No. 1728 of 2022, registered at A.D.S.R. Sonarpur, South 24 Parganas; supporting documents annexed with the application; and field inspection report including favourable comment of BL&LRO transmitted vide Memo No. 491/BLR-SNP/2025, Dated - 31/01/2025, it is unveiled that L.R. Plot No. 1084 appertaining to L. R. Khatian No. 5093 of Mouza - Jagaddal, J.L.No - 71, Dist.- South 24-Parganas, has naturally changed from "Pukur" 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. 51A(C)/Misc-92/2024 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-Sonarpur Mouza-Jagaddal J.L.No - 71 Dist- South 24-Pgs	---	5093	933	1084	Pukur	0.3500	0.0400	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 WBLR 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.B.L & LR Manual 1991

And

Additional District Magistrate

&

District Land & Land Reforms Officer **A.D.M.**

South 24 Parganas, Alipore

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

South 24-Parganas, Alipore

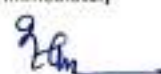
N.T.B., Kolkata-700 027

Dated: 24/02/2025

Memo No. 51A(C)/Misc-92/ 1234/112 / P/24

Copy forwarded to:

1. The S.D.L & L.R.O., Baruipur, South 24-Parganas for information and necessary action.
2. The Block Land & Land Reforms Officer, Sonarpur, 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

&

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

Government of West Bengal

Office of the Block Land & Land Reforms Officer

সোনারপুর, দক্ষিণ ২৪ পরগণা



To

দিলীপ ঘোষ

Memo No: 41/2024/2435, dated 15/05/24 DL 15-05-24

পিতা/স্বামীর নাম: জিতেন্দ্র ঘোষ

নিক

P.S.: সোনারপুর

District: দক্ষিণ ২৪ পরগণা

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 15/03/2024

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 conversion of land from one class to another as noted in the schedule-I below with effect from 14/05/2024 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/2024/1615/3459)

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
জগদল, ০৭১, সোনারপুর	5093	1085		116	0.0100	ভাসা	কমসিয়াল হাউস

Schedule - II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIIB of West Bengal Land Reforms Act, 1955.
- This permission of conversion is also without prejudice to any the 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 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.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

This conversion certificate is being 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. & Additional Chief Secretary to the Govt. of West Bengal, published on 24.09.2009 in-the Kolkata Gazette, Extraordinary.

- f) Subject to approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006.


Collector u/s 4C of the WBLR Act, 1955
Block Land & Land Reforms Officer
Saratpur, South 24 Parganas
Block Land & Land Reforms Officer

Memo:

Dated: 14/05/2024

- (i) The RI, of the সেনারপুর-1 for information and taking necessary action.
(ii) Office copy of the certificate to be kept with the relevant case Record

Block Land & Land Reforms Officer

Government of West Bengal

Office of the Block Land & Land Reforms Officer

সোনারপুর, দক্ষিণ ২৪ পরগণা



To

শ্রীমতী যোষা

Memo No: 41/ (Contd. 175) /BLR-SNP/... Dt. 18.03.24

পিতা/স্বামীর নাম: জিতেন্দ্র যোষা

বিত্ত

P.S.: সোনারপুর

District: দক্ষিণ ২৪ পরগণা

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 15/03/2024

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 conversion of land from one class to another as noted in the schedule-I below with effect from 05/04/2024 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/2024/1613-1459)

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 (Acres)	Classification before BDR	Classification for which permission accorded
জমদল, 071, সোনারপুর	5093	1085		1166	0.1000	জঙ্গল	কৃষিকার্য ব্যয়

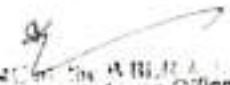
Schedule - II

(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.
- This permission of conversion is also without prejudice to any the provision of the Urban Land (Ceiling and Regulation) Act, 1975 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.
- 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.
- This permission of conversion will also stand revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WB L.R. Act.

This conversion certificate is being 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. & Additional Chief Secretary to the Govt. of West Bengal published on 24.09.2009 in the Kolkata Gazette, Extraordinary.

- f) Subject to approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006.


Collector & Additional Block Land & Land Reforms Officer
Sonarpur, South 24 Parganas
Block Land & Land Reforms Officer

Dated: 05/04/2014

Memo:

- (i) The RI, of the সেনারদূর-1 for information and taking necessary action.
(ii) Office copy of the certificate to be kept with the relevant case file.

Block Land & Land Reforms Officer

জেলা- দক্ষিণ ২৪ পরগণা খতিয়ান নং- ৫০৯৩

[১৬১৫০৭১]



মৌজা- জমদল

জে.এল.নং- ০৭১

খানা- মোনারপুর

(১) রাজস্ব- টাকা

খতিয়ান তৈরির তারিখ - 29/11/2022

(২) জমির পরিমাণ(এ)- ০.১৫০০

(৩) মোট দায়ের সংখ্যা- ২

	(৪) অগ্রস্বরের দলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	দিলীপ ঘোষ	স্বত্ব	
পিতা-	জিতেন্দ্র ঘোষ		
ঠিকানা-	মিজ		

(৭) অগ্রস্বরের নিজ দখলীয় জমি

দায় নং	জমির প্রেনী	মন্তব্য	দায়ের মোট পরিমাণ(এ)	দায়ের মাথা অগ্রস্বরের অংশ	দায়ের মাথা অগ্রস্বরের জমির অংশের পরিমাণ
					একর বেক্টর
১০৮৪	বাস্ত	আগত খং নং - 13,39,406,425,818,1069,1093 ,1153,1766,4507,4508,4509,4 725,4726	০.০৫০০	০.১২৫০	০.০৪০০
১০৮৫	ভাঙ্গা	আগত খং নং - 13,39,818,1069,1093,1153,117 5,1766,4507,4508,4509,4725 ,4726 2024 সালের 3450 নং কনভারশন কেস মূলে 5093 নং খতিয়ানের 0.11 একরের মাথা 0.1 একর 'কমার্শিয়াল বাস্তু' তে প্রেনী পরিবর্তনের অনুমোদন দেওয়া হল 2024 সালের 3459 নং কনভারশন কেস মূলে 5093 নং খতিয়ানের 0.11 একরের মাথা 0.01 একর 'কমার্শিয়াল বাস্তু' তে প্রেনী পরিবর্তনের অনুমোদন দেওয়া হল	০.৮২০০	০.১২৮০	০.১১০০
মোট দায়ের সংখ্যা- দুই মাত্র					

Certified to be true copy w/s 75 of The Bharatiya Sakshya Adhiniyam 2023

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:15179

Digitally signed by NARESH CHOWKIDAR
Date: 2025.05.07 16:23:25 IST

Page 1 of 1

০৭/০৫/২০২৫ ০৪:১৯ PM



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.

Memo No. 51A(C) / Misc-92 / 123.5 / P/24

Dated - 24 / 02 / 2025

To
SMT NILIMA GHOSH
D/o Haridas Ghosh,
B/5, Survey Park, P.O. & P.S. Santoshpur,
Kolkata - 700075



Sub: Your application dated 03/12/2024 praying for changing of character of land from "Pukur" to "Bastu".

After careful consideration of the applicant's Deed No. 1728 of 2022, registered at A.D.S.R. Sonarpur, South 24 Parganas; supporting documents annexed with the application; and field inspection report including favourable comment of BL&LRO transmitted vide Memo No. 491/BLR-SNP/2025, Dated - 31/01/2025, it is unveiled that L.R. Plot No. 1084 appertaining to L. R. Khatian No. 5090 of Mouza - Jagaddal, J.L.No - 71, Dist.- South 24-Parganas, has naturally changed from "Pukur" 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 (III) 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. 51A(C)/Misc-92/2024 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-Sonarpur Mouza-Jagaddal J.L.No - 71 Dist- South 24-Pgs	---	5090	933	1084	Pukur	0.3500	0.0500	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 W.B.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(III) of W.B.L & LR Manual 1991

And
Additional District Magistrate

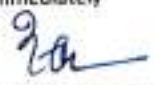
& A.D.M.
District Land & Land Reforms Officer &
South 24 Parganas, Alipore D.L.&L.R.O's Office
N.T.B., Kolkata-700 027

Memo No. 51A(C)/Misc-92/1235/1(2)/P/24

Dated: 24/02/2025

Copy forwarded to:

1. The S.D.L & L.R.O., Barulpur, South 24-Parganas for information and necessary action.
2. The Block Land & Land Reforms Officer, Sonarpur, 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
&
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



Government of West Bengal

Office of the Block Land & Land Reforms Officer

সোনারপুর, দক্ষিণ ২৪ পরগণা

To

নিম্নোক্ত যোগ

Memo No: 41/Conv/1776/JBLR-SNP/24 Dt. 08.04.24

পিতা/স্বামীর নাম: ইকবাল হোসেন

নিউ

P.S.: সোনারপুর

District: দক্ষিণ ২৪ পরগণা

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 15/03/2024

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 conversion of land from one class to another as noted in the schedule-I below with effect from 05/04/2024 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/2024/1615/3474)

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 RDR	Classification for which permission accorded
উদয়ন, ০৭১. সোনারপুর	5090	1085		1248	0.1000	ভাঙ্গা	কৃষিযোগ্য বাগ

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.
- This permission of conversion is also without prejudice to any the 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 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.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

This conversion certificate is being 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. & Additional Chief Secretary to the Govt. of West Bengal published on 24.09.2009 in the Kolkata Gazette, Extraordinary.

- f) Subject to approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006.


Collector u/s JC of the WB.L.R. Act, 1955
&
Block Land & Land Reforms Officer
Sporious Road
Block Land & Land Reforms Officer

Memo:

Dated: 05/04/2024

- (i) The RI, of the সনাক্ত-1 for information and taking necessary action.
(ii) Office copy of the certificate to be kept with the relevant case Record

Block Land & Land Reforms Officer

জেলা- দক্ষিণ ২৪ পরগণা খতিয়ান নং- ৫০৯০

[১৬১৫০৭১]



মৌজা- জগদল

জে.এল.নং- ০৭১

খানা- মোনারপুর

(১) রাজস্ব- টাকা

খতিয়ান জেরির তারিখ - 29/11/2022

(২) জমির পরিমাণ(এ)- ০.১৫০০

(৩) মোট দাগের সংখ্যা- ২

	(৪) অগ্রস্বরের দখলকারের বিবরণ	(৫) স্বর	(৬) মন্তব্য
নাম-	নিশীমা ঘোষ	রায়ত	
পিতা-	হরিদাস ঘোষ		
ঠিকানা-	নিজ		

(৭) অগ্রস্বরের নিজ দখলীয়ে জমি

দাগ নং	জমির প্রেনী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অগ্রস্বরের অংশ	দাগের মধ্যে অগ্রস্বরের জমির অংশের পরিমাণ
					একর হেক্টর
১০৮৪	বাস্ত		০.৫৫০০	০.১২৫১	০.০৫০০
		আগত খং নং - 13,39,406,425,1069,1093,115 3,1766,4507,4508,4509,4725			
১০৮৫	ডাঙ্গা		০.৬২০০	০.১২৪৮	০.১০০০
		আগত খং নং - 13,39,1069,1093,1153,1175,17 66,4507,4508,4509,4725			
		2024 সালের 3474 নং কনভারসন কেস মূলে 5090 নং খতিয়ানের 0.10 একরের মধ্যে 0.1 একর কমার্শিয়াল বাস্তু তে প্রেনী পরিবর্তনের অনুমোদন দেওয়া হল			

মোট দাগের সংখ্যা- দুই মাত্র

Certified to be true copy u/s 75 of The Bharatiya Sakshya Adhiniyam, 2023

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20. Copy No.:15215

Digitally signed by NARESH CHOWKIDAR
Date: 2025.05.07 16:42:19 IST

Page ১ of ১

০৭/০৫/২০২৫ ০৪:৩৮ PM



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.

Memo No. 51A(C)/ Misc-92 / 1237 / P/ 24

Dated - 24/ 02 / 2025

To
SRI RAJAT GHOSH
S/o Sri Rajendra Ghosh,
Narayanpur, Rajarhat,
Gopalpur, Kolkata - 700136



Sub: Your application dated 03/12/2024 praying for changing of character of land from "Pukur" to "Bastu".

After careful consideration of the applicant's Deed No. 1728 of 2022, registered at A.D.S.R. Sonarpur, South 24 Parganas; supporting documents annexed with the application; and field inspection report including favourable comment of BL&LRO transmitted vide Memo No. 491/BLR-SNP/2025, Dated - 31/01/2025, it is unveiled that L.R. Plot No. 1084 appertaining to L. R. Khatian No. 5087 of Mouza - Jagaddal, J.L.No - 71, Dist.- South 24-Parganas, has naturally changed from "Pukur" 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. 51A(C)/Misc-92/2024 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- Sonarpur Mouza- Jagaddal J.L.No - 71 Dist- South 24-Pgs	----	5087	933	1084	Pukur	0.3500	0.0400	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 NHA/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.B.L & LR Manual 1991

And

Additional District Magistrate

&

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

Memo No. 51A(C)/Misc-92/ 1237/1(2) / P/24

Dated: 21/02/2025

Copy forwarded to:

1. The S.D.L & L.R.O., Baruipur, South 24-Parganas for information and necessary action.
2. The Block Land & Land Reforms Officer, Sonarpur, 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

&

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

Government of West Bengal

Office of the Block Land & Land Reforms Officer

সোনারপুর, দক্ষিণ ২৪ পরগণা



To

রক্ত ঘোষ

Memo No: 41/Conv/1777 JBLR-SHP/24 Dt. 08-06-20

পিতা/স্বামীর নাম: রাজেন্দ্র কুমার ঘোষ

নিজ

P.S.: সোনারপুর

District: দক্ষিণ ২৪ পরগণা

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 15/03/2024

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 conversion of land from one class to another as noted in the schedule-I below with effect from 05/04/2024 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/2024/161 S/3482)

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
জগদল, 071, সোনারপুর	5087	1085		1250	0.1000	ভাঙ্গা	কমার্শিয়াল য়াণ্ড

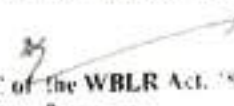
Schedule - II

(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.
- This permission of conversion is also without prejudice to any the 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 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.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

This conversion certificate is being 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. & Additional Chief Secretary to the Govt. of West Bengal published on 24.09.2009 in-the Kolkata Gazette, Extraordinary.

- f) Subject to approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006.


Collector u/s AC of the WBLR Act, 1955
&
Block Land & Land Reforms Officer
Bansbari, South 24 Parganas
Block Land & Land Reforms Officer

Memo:

Dated: 05/04/2014

- (i) The RL of the সনদসমূহ-1 for information and taking necessary action.
(ii) Office copy of the certificate to be kept with the relevant case Record

Block Land & Land Reforms Officer

জেলা- দক্ষিণ ২৪ পরগণা খতিয়ান নং- ৫০৮৭

[১৬১৫০৭১]



মোতা- অশ্বচল

জে.এল.নং- ০৭১

থানা- সোনারপুর

(১) রাজস্ব-

টাকা

খতিয়ান তৈরির তারিখ - 28/11/2022

(২) জমির পরিমাণ(এ)- ০.১৪০০

(৩) মোট দায়ের সংখ্যা- ২

	(৪) অগ্রস্বরের দখলকারের বিবরণ	(৫) স্বর	(৬) মন্তব্য
নাম-	রাজত ঘোষ	রায়ত	
পিতা-	রাজেন্দ্র কুমার ঘোষ		
ঠিকানা-	নিজ		

(৭) অগ্রস্বরের নিজ দখলী জমি

দায় নং	জমির প্রেনী	মন্তব্য	দায়ের মোট পরিমাণ(এ)	দায়ের মধ্যে অগ্রস্বরের অংশ	দায়ের মধ্যে অগ্রস্বরের জমির অংশের পরিমাণ
					একর হেক্টর
১০৮৪	বাস্ত		০.৫৫০০	০.১২৫০	০.০৪০০
		আদত থং নং - 13,39,406,425,1069,1093,115 3,1766,4507,4508,4509,4725			
১০৮৫	ডাঙ্গা		০.৮২০০	০.১২৫০	০.১০০০
		আদত থং নং - 13,39,1069,1093,1153,1175,17 66,4507,4508,4509,4725			
		2024 সালের 3482 নং কনভার্সন কোস সূলে 5087 নং খতিয়ানের ০.10 একরের মাথা ০.1 একর 'কমার্শিয়াল বাস্তু' তে প্রেনী পরিবর্তনের অনুমোদন দেওয়া হল			
মোট দায়ের সংখ্যা- দুই মাত্র					

Certified to be true copy u/s 75 of The Bharatiya Sakshya Adhiniyam 2023

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:15171

Digitally signed by NARESH CHOWKIDAR
Date: 2025.05.07 16:20:27 IST

Page ১ of ১

০৭/০৫/২০২৫ ০৪:১৭ PM



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.

Memo No. 51A(C) / Misc-92 / 1236

/ P/24

Dated - 24/02/2025

To

M/S TRIPURESHWARI CONSTRUCTION PVT. LTD.

Director Sri Swapan Kumar Ghosh,

42, Shreerampur, P.O. Garia

Kolkata - 700084



Sub: Your application dated 03/12/2024 praying for changing of character of land from "Pukur" to "Bastu".

After careful consideration of the applicant's Deed No. 1728 of 2022, registered at A.D.S.R. Sonarpur, South 24 Parganas; supporting documents annexed with the application; and field inspection report including favourable comment of BL&LRO transmitted vide Memo No. 491/BLR-SNP/2025, Dated - 31/01/2025, it is unveiled that L.R. Plot No. 1084 appertaining to L. R. Khatian No. 5092 of Mouza - Jagaddal, J.L.No - 71, Dist.- South 24-Parganas, has naturally changed from "Pukur" 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. 51A(C)/Misc-92/2024 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-Sonarpur Mouza-Jagaddal J.L.No - 71 Dist- South 24-Pgs		5092	933	1084	Pukur	0.3500	0.0400	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.B.L & LR Manual 1991

And

Additional District Magistrate

&

District Land & Land Reforms Officer ^{A.D.M.}

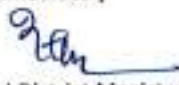
South 24 Parganas, Alipore ^{L & L.R.O's Office}
^{South 24 Parganas, Alipore}
^{N.T.B., Kolkata-700 027}

Memo No. S1A(C)/Misc-92/ 1236/1(2) / P/24

Dated: 24 / 02 / 2025

Copy forwarded to:

1. The S.D.L & L.R.O., Barulpur, South 24-Parganas for information and necessary action.
2. The Block Land & Land Reforms Officer, Sonarpur, 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

&

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

Government of West Bengal

Office of the Block Land & Land Reforms Officer

সোনারপুর, দক্ষিণ ২৪ পরগণা

To

প্রিয়ব্রতী কলকাতা প্রাঃ সিঃ

Memo No: 41/2024/1926/24/16-04-24

পিতা/স্বামীর নাম: পণ্ডিত ডঃ স্বপন কুমার ঘোষ

মিত্র

P.S.: সোনারপুর

District: দক্ষিণ ২৪ পরগণা

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 15/03/2024

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 conversion of land from one class to another as noted in the schedule-I below with effect from 15/04/2024 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/2024/1615/3445)

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
জগদল, 071, সোনারপুর	5092	1085		1135	0.1000	ভাঙ্গা	কমার্শিয়াল বাস

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.
- This permission of conversion is also without prejudice to any the 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 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.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

This conversion certificate is being 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. & Additional Chief Secretary to the Govt. of West Bengal, published on 24.09.2009 in the Kolkata Gazette, Extraordinary.

- f) Subject to approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006.


Collector u/s 4C of the WBLR Act, 1955
District Land & Land Reforms Officer
Sonarpur, South 24 Parganas
Block Land & Land Reforms Officer

Dated: 15/04/2024

Memo:

- (i) The RL of the সেনারপুর- I for information and taking necessary action.
(ii) Office copy of the certificate to be kept with the relevant case Record

Block Land & Land Reforms Officer

Government of West Bengal

Office of the Block Land & Land Reforms Officer

সোনালপুর, দক্ষিণ ২৪ পরগণা



To

প্রিয়হৃদয়ী কনস্ট্রাকশন প্রাঃ লিঃ

Memo No: 41, 2436, 15.05.24

পিতা/স্বামীর নাম: বঙ্কু ভাই: বপন কুমার ঘোষ

মিত্র

P.S.: সোনালপুর

District: দক্ষিণ ২৪ পরগণা

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 15/03/2024

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 conversion of land from one class to another as noted in the schedule-I below with effect from 14/05/2024 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/2024/1615/3449)

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
জগদল, ০৭১, সোনালপুর	5092	1085		113	0.0100	ভাঙ্গা	ভস্মাঙ্গিকাল 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.
- This permission of conversion is also without prejudice to any the 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 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.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

This conversion certificate is being 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. & Additional Chief Secretary to the Govt. of West Bengal, published on 24.09.2009 in-the Kolkata Gazette, Extraordinary.

- f) Subject to approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006.


Collector u/s 4C of the WBLR Act, 1955
Block Land & Land Reforms Officer
Sonarpur, South 24 Parganas
Block Land & Land Reforms Officer

Memo:

Dated: 14/05/2024

- (i) The RL of the সনাপুর- I for information and taking necessary action.
(ii) Office copy of the certificate to be kept with the relevant case Record

Block Land & Land Reforms Officer

জেলা- দক্ষিণ ২৪ পরগণা খতিয়ান নং- ৫০৯২

[১৬১৫০৭১]

মৌজা- জমদল

জে.এল.নং- ০৭১

খানা- সোনারপুর



খতিয়ান তৈরির তারিখ - 29/11/2022

(১) রাজস্ব- টাকা

(২) জমির পরিমাণ(এ)- ০.১৫০০

(৩) মোট দাগের সংখ্যা- ২

	(৪) অগ্রস্বরের দখলকারের বিবরণ	(৫) স্বর	(৬) মন্তব্য
নাম-	ত্রিপুরেশ্বরী কনস্ট্রাকশন প্রাঃ লিঃ	স্বাক্ষর	
	পক্ষে ডাঃঃ স্বপন কুমার ঘোষ		
ঠিকানা-	মিত্র		

(৭) অগ্রস্বরের নিজ দখলীয় জমি

দাগ নং	জমির প্রেনী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অগ্রস্বরের অংশ	দাগের মধ্যে অগ্রস্বরের জমির অংশের পরিমাণ
					একর হেক্টর
১০৮৪	বাস্ত		০.০৫০০	০.১২৪৯	০.০৪০০
		আগত থং নং - 13,39,406,425,1069,1093,115 3,1766,4507,4508,4509,4725			
১০৮৫	ডাঙ্গা		০.৮২০০	০.১২৪৯	০.১১০০
		আগত থং নং - 13,39,1069,1093,1153,1175,17 66,4507,4508,4509,4725 2024 সালের 3445 নং কনস্ট্রাকশন কেস মূলে 5092 নং খতিয়ানের 0.11 একরের মধ্যে 0.1 একর 'কমার্শিয়াল বাস্তু' তে প্রেনী পরিবর্তনের অনুমোদন দেওয়া হল 2024 সালের 3449 নং কনস্ট্রাকশন কেস মূলে 5092 নং খতিয়ানের 0.11 একরের মধ্যে 0.01 একর 'কমার্শিয়াল বাস্তু' তে প্রেনী পরিবর্তনের অনুমোদন দেওয়া হল			

মোট দাগের সংখ্যা- দুই মাত্র

Certified to be true copy w/s 75 of The Bharatiya Sakshya Adhiniyam 2023

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:15176

Digitally signed by NARESH CHOWKIDAR
Date: 2025.05.07 16:22:36 IST

Page 1 of 1

০৭/০৫/২০২৫ ০৪:১৯ PM