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GOVERNMENT OF WEST BENGAL
OFFICE OF THE DISTRICT LAND AND LAND REFORMS OFFICER
& ADDITIONAL DISTRICT MAGISTRATE, HOWRAH

New Collectorate Building (3rd Floor), 7, Rishi Bankim Chandra Road, Howrah - 711101

O R D E R

Memo No. : 04-05/CONV/BALLY/14/ 1628 /LR

Date : 14/07/2016 .

In exercise of the power conferred by sec. 4C(2) of the West Bengal Land Reforms Act, 1955 as amended by the West Bengal Land Reforms (Amended) Act, 1981 change of classification of land as per schedule below for the purpose of "Commercial" is hereby allowed with effect from the date of this order in favour of M/s SHREE VAISHNO DEVELOPERS, Partner Ajay Kumar Rungta of 18, Giri Babu Lane, 2nd Floor, Suite No. 2E, Kolkata-12. The land revenue as determined is to be paid by the applicant as noted hereunder :-

Name of the Block BALLY-JAGACHA

Name of the Mouza - LILUAH; JL No. - 12; Khatian No. - 7106

LR Plot	Existing Class	Classification Allowed	Total Area	Share	Shared Area	Prayed Area
2342	BAGAN	HOUSING COMPLEX	83	9321	77.37	77.37
2343	DANGA	HOUSING COMPLEX	39	1469	5.73	5.73
					TOTAL	83.10

*area in decimal

Land Revenue payable after Conversion : As prescribed by Government from time to time.

This permission is granted subject to the following terms and conditions :-

1. That the permission is without prejudice to any of the provisions of Chapter IIB of the WBLR Act, 1955.
2. That permission is without prejudice to the provisions of sub-section 3 of section 6 of the West Bengal Estates Acquisition Act, 1953 (West Bengal Act I of 1954).
3. That where the land is situated within any Urban Agglomeration within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976 (Act 33 of 1976) the provision is without prejudice to any provisions of the said Act.
4. That where the land is situated within the jurisdiction of a Development Authority constituted under the West Bengal Town & Country (Planning and Development Act), 1979 (West Bengal XIII of 1979) the permission is without prejudice to the provision of the said Act.
5. That the permission is without prejudice to any licensee(s), NOCs and permission as required under Law for the construction of "HOUSING COMPLEX" on the said plots of land.
6. That the permission is without prejudice to the requirement or obtaining permission / NOC from NHAI / PWD in connection with access road and crossing of Nayanjuli respectively.
7. That the permission is without prejudice to obtaining NOC of the Fire Department.
8. That where the object of change or conversion is to use the land for a purpose for which approval or permission of license from the 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 of conversion as sought for is made.

9. The permission for conversion of scheduled land is being accorded subject to fulfillment of aforesaid terms and conditions and other relevant provisions in this regards within stipulated time period failing which the permission for conversion of the scheduled land stands *suo-motu cancelled*.

Hence formal order be issued and be communicated to all concerned accordingly.

Collector,
U/s 4C of WBLR Act, 1955
& ADM & DL&LRO, Howrah

Memo No. : 04-05/CONV/BALLY/14/1628/1(6)/LR

Date : 14/07/2016.

Copy forwarded to :-

1. M/s SHREE VAISHNO DEVELOPERS, Partner Ajay Kumar Rungta of 18, Giri Babu Lane, 2nd Floor, Suite No. 2E, Kolkata-12, for information.
2. The Block Land & Land Reforms Officer, Bally-Jagacha Howrah for information and taking necessary action with reference to his case no. 49/IA/13 & 50/IA/13
3. The Sub-Divisional Land & Land Reforms Officer, Howrah – for information and necessary action.
4. The Sub-Divisional Officer, Howrah and competent authority under Urban Land (Ceiling and Regulation) Act, 1976 – for information and necessary action.
5. The Additional Executive Officer, Howrah Zilla Parishad, Howrah – for information and necessary action.
6. C.A. to District Magistrate, Howrah for kind information.

District Land & Land Reforms Officer
Howrah.