



**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), Allpore  
 Kolkata - 700 027.

Memo No. 51A(C)/2/

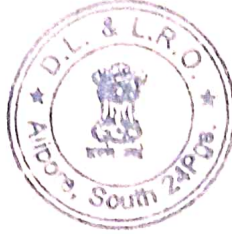
2672

/P/24/

Dated: 09.07.2024

To

Tushar Ranjan Mandal  
 S, Harishadhan Patwari Road,  
 Eastern Park,  
 Kolkata- 700075



Sub : Your application dated 10.12.2023 praying for changing of character of land  
 From Bagan to Bastu.


Ref : Approval of L & LR and R.R & R Department vide no. 1983-1S/356/23

Dated 03.06.2024

In terms of the provisions laid down in Section 4C of the WBLR Act, 1955 as amended upto date read with provisions of rule 5AA of W.B.L.R rules, 1965 your prayer for Post facto regularization of conversion of land from one class to another as noted in the schedule - I below is hereby allowed with effect from this date subject to the terms and conditions as noted in schedule - II.

**SCHEDULE - I**

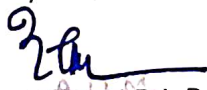
Schedule of lands specially demarcated in the site plan for which conversion is allowed vide case no 2 / 2024 of the office of the D.L & L.R.O, South 24 Parganas.

Mouza with J.L. No & P.S	Khatian No		Plot No		Classification as per R.O.R	Total area of the plot in acres	Respective Area in acres	Classification of land to which Regularization of Post facto conversion is being allowed.
	R.S	L.R	R.S	L.R				
Mouza - Gorfa J.L.NO -19 P.S.- Survey Park 		3067	.....	2338	Bagan	1.0500	0.0599	Bastu

SCHEDULE - I

Terms and conditions for conversion

- a) That the order directing regularization is without prejudice to any of the provisions of Chapter - III 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 1953).
- 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) Conversion is allowed subject to the approval of the competent Authority under the West Bengal Trees ( Protection and conservation in Nojn - Forest Areas ) Act, 2006.

  
Collector U/s 4C of the W.B.L.R Act, 1955

And  
D.L.&L.R.O'S Office  
District Land & Land Reforms Officer,  
South 24 Parganas, Alipore

Dated: 09.07.2024

Memo No. 51A (C)/2/ 2672/1(2) /P/24/

Copy forwarded to :

1. The S.D.L & L.R.O Sadar Alipore, South 24 Parganas for information and necessary action.
2. The Block Land & Land Reforms Officer, Kolkata , South 24 Pgs for information & taking necessary action.

  
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