

**Government of West Bengal**  
**Office of the Block Land & Land Reforms Officer**  
**Additional Thakurpukur, Metiaburuz**  
**5, S.N. Banerjee Road, Room No. 328, C.M.O. Building**  
**3<sup>rd</sup> Floor, Kolkata-700 013**



Memo No. 17/ 2439/Con Certificate/BLLRO/S24-Pgs./KOL/2023

Dated. 14.09.23

To

Susanta Kumar Chowdhuri. S/O Kalipada Chowdhuri.

3, Barada Avenue, P.O Garia, P.S Patuli, Kolkata- 700 084

Sub: **CERTIFICATE FOR REGULARIZATION for change of character/ Mode of use of land**

Ref: Your application praying for change of classification of land

In terms of provisions laid down in sec 4C of the WBLR Act 1955 read with provisions of Rule 5A of WBLR Rules permission is hereby accorded for conversion of land a noted in the schedule-I bellow with effect from instant subject to the terms and conditions as noted in schedule – II.

**Schedule – I**

Schedule of land specially demarcated in the site plan for which conversion is allowed (vide case No. **PC/82/KOL/2023.**

Mouza with J.L. No. & P.S	L.R.Khatian No.	L.R. Plot No	Share	Area in acre	Present classification As per R-O-R	Conversion allowed for classification
<b>Baishnabghata.</b> J.L.No. 28  P.S. Regent Park	1048	665/1222	0510	0.0143	<b>BAGAN</b>	<b>BASTU</b>

**Schedule –II**

(Terms and Conditions for conversion)

- A) That the order directing change, conversion or alteration is without prejudice to any of the provisions of chapter II B of WBLR Act 1955
- B) That the order directing change, conversion or alteration is without prejudice to the provisions of sub –section (3) of the section 6 of the West Bengal Estate 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), the order directing change, conversion or alteration is without prejudice to the provision 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 & Development) Act 1979 (West Bengal Act XIII of 1979), the order directing change, conversion or alteration is without prejudice to the provision 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 (Conversion and Management) Act, 2006 (West Bengal Act VII of 2006, the order directing change, conversion or alteration is without prejudice to the said Act;
- F) That where the object to change or conversion 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 alteration is subject to obtaining such approval or license from such authority as soon as the order of granting change or conversion as sought for is made;
- G) That where the application relates to the permission for change, conversion or alteration of any land having water body, the order directing change, conversion or alteration is subject to creation of compensatory water body or equal or larger size of such water body within a period of 90 days from the date of issue of the order granting change, conversion or alteration as sought for is made;
- H) The land revenue shall be determined as per provision of sec 23 of the WBLR Act as amended up to date:
- I) Conversion is allowed. However necessary no-objection/approval from the authorities must be obtained as required for such project.
- J) This certificate is subject to rectification of any Court's Order.
- K) Applicant will apply to Govt. for long term settlement (LTS) of the above Land under usual terms & conditions, if in future the land is found to be vested to the State.
- L) If the land is found already acquired subsequently, this certificate will be treated as void ab initio.

140923

**Collector u/s 4C of the L.R. Act 1955 &  
Block Land & Land Reforms Officer  
Kolkata, South 24-Parganas.**

Copy to:-

Memo No. 17/-----/Con Certificate/BLLRO/S24-Pgs./KOL/2023

Dated.....

To

**The Special Municipal Commissioner (Revenue),  
Kolkata Municipal Corporation, Kolkata- 13**

Sd/-

**Collector u/s 4C of the L.R. Act 1955 &  
Block Land & Land Reforms Officer  
Kolkata, South 24- Parganas**