



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. 51 (C)/80 / 3082(4) /P/20/

Dated: 22.12.2020

To

- 1) Kachilal Gure
- 2) Paritosh Gure
- 3) Santosh Kr. Gure
- 4) Madanlal Gure

All are s/o Laxmi Narayan Gure,
Nimokpoktan.

Sub : Your application dated 17.08.20 praying for changing of character of land
From Pukur Mach Chas to Karkhana.

In terms of the provisions laid under Rule 166 (II) (b) of WBL & LR Manual 1991 as amended upto date read with regularization of conversion from one class to another is hereby accorded to you as noted in the schedule I below with effect from this date subject to the term & condition in schedule II below.

SCHEDULE – I

Schedule of lands specially demarcated in the site plan for which regularization of conversion is allowed vide case no 20 / 2020 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	Area involved in regularisation	Classification of land to which regularization of Post facto conversion is being allowed.
	R.S	L.R	R.S	L.R				
Mouza – Nimokpoktan J.L.NO – 01 P.S – Tiljala →	287	72	27	24	Pukur Mach Chas	0.04	0.15	Karkhana
	289	318				0.04		
	291	662				0.04		
	293	456				0.03		

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.

Sd/-

Collector U/s 4C of the W.B.L.R Act, 1955
And
District Land & Land Reforms Officer
South 24 Parganas, Alipore.

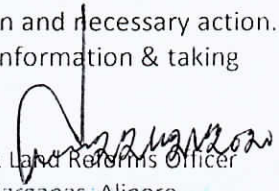
Memo No. 51 (C) / 80/

/P/20/

Dated:

Copy forwarded to :

- 1. The special Commissioner (Revenue), KMC, 5 S.N. Banerjee Road, Kolkata - - 700013 for favour of his kind information.
- 3. The S.D.L & L.R.O Sadar Alipore, South 24 Parganas for information and necessary action.
- 4. The Block Land & Land Reforms Officer, Kolkata South 24 Pgs for information & taking necessary action.


District Land & Land Reforms Officer
South 24 Parganas, Alipore.
District Land & Land Reforms Officer,
South 24 Parganas

ORDER SHEET

(RULE 129 OF THE RECORDS MANUAL, 1917)

Order sheet, dated from: -


to

District: - South 24 Parganas

No. 80

of 2020.

Nature of the Case:- A Proceeding under Rule 166 (ii)(b) West Bengal Land & Land Reforms Manual, 1991.

S.L No & date of order sheet.	Order and signature of Officer	Note of action taken on Order
21.12.2020 Dictated & Corrected by me. Collector U/s 4C of the W.B.L.R Act, 1955 and District Land & Land Reforms Officer, South 24 Parganas, Alipore.	<p>Whereas it appears that authorized representative for Gorey has applied before the Land Reform Commissioner & Principal Secretary to the Govt. of West Bengal Land & Land Reforms Department on 17.08.2020 praying for correction of computerized Land Records in respect of LR plot no - 24 stands recorded in LR Kh. No. 72,318,406, & 662 of Mouza - Nimok Poktan, J.L No - 001 form Pukur to Karkhana.</p> <p>&</p> <p>Whereas on perusal of computerized LR Record of Rights it appears that subject LR plot no. 24 arising out of RS plot no - 27,28,29,57 measuring of 0.71 acre in toto stands recorded as pukur but in the subject LR Khatians it stands recorded as Karkhana.</p> <p>&</p> <p>Where as on perusal of corresponding RS khatians bearing no. 287, 289,291,& 293 that RS plot no. 27 measuring 0.15 acre in toto stand classified as 'Pukur Mach Chas'.</p> <p>&</p> <p>Whereas it also appears from the copy of licence of the then President Union Board, District of 24 Pgs dtd 25.07.1963 & Memo of Assessor Collector (South) & SPIO KMC issued vide his office no. 27/A-C (8) /20 dated 10.12.20 that in R.S plot no. 27 there is a bone crushing unit in the style of Hindustan Bone Mill well before 24.03.1986, i.e the promulgation of Sec.4C in WBLR Act, 1955.</p> <p>&</p> <p>Whereas on hearing of the Block Land & Land Reforms Officer & applicant & perusal of enquiry report, dtd 18.12.20 it appears that there is a deserted factory in RS plot no. 27 measuring 0.15 acre.</p> <p>Hence in consideration of these aspects, I am of the opinion that 0.15 acre of LR plot no - 24 corresponding to RS plot no 27 stands recorded in LR Kh no - 72,318,456,& 662 has already been converted to karkhana before 24.03.86 & such alteration of land classification form Pukur to Karkhana needs to be featured in existing computerised Land Records in terms of Sec. 166 (ii) (b) of WBL & LR manual, 1991.</p> <p>Hence it is hereby ordered that the BL & LRO, Kolkata shall feature such change in computerized LR ROR in terms of existing departmental mechanism. Hence this instant proceeding stands to be allowed & disposed of. D.A lets communicate this order to all interested parties.</p>	 <p>968</p> <p>04/01/21</p> <p>11/12/20</p> <p>04/01/21</p> <p>04/01/21</p>



Certificate of Cost

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Application for Copies.	5.	00
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Extra fee		
Authentication fee	3.	00
Notarisation		
Delivery		
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	11	00

In Words *Eleven Rupees only.*

[Signature]

Officer in Charge
Copying Department
Alipore South 24 Parganas

M. L.
05/01/2021

Examined & Passed to be a true
Copy and Correctly Stamped

[Signature]
Commissioner
Office of the Dist. Magistrate
&
Collector
Alipore South 24 Parganas

CERTIFIED TO BE TRUE COPY

[Signature]
Head Commissioning Clerk
Alipore South 24 Parganas
Authorised up to ACT-I of 1878

Government of West Bengal

Office of the Block Land & Land Reforms Officer,
Kolkata, South 24 Parganas
5, S.N. Banerjee Road, C.M.O. Building, K.M.C.
3rd Floor, Room No. 328, Kolkata - 700013
Phone No. 2252-1210

Memo No. 20/ 2387 / BLLRO / KOL / 2020

Date : 07.12.

To
The Additional District Magistrate &
District Land and Land Reforms Officer,
South 24 Parganas.

Sub: Hearing in connection with prayer dated 17.08.20 of ROR of LR
plot no.24 under LR Kh No.72, 318, 456 & 662 of Mouza-
Nimakpoktan, J.L.No.01 under BL&LRO, Kolkata

Ref: His Memo No. 51A(C)/80/2712/P/17 Dt. 27.11.2020

Sir,

In connection to the above mentioned subject and reference, the authenticated copy of
R.S. R-O-R and L.R. R-O-R and CLR are sending herewith for your kind perusal.

It appears from the R.S. R-O-R of mouza Nimakpoktan, J.L.No.1 the classification
and total are of the L.R. plot No. 24 is as follows:-

R.S. Plot No.	Classification	Total Area of Plot
27	পুকুর	0.15 Acre
28	ডাঙ্গা	0.52 Acre
29	পুকুর	0.33 Acre
57	পুকুর	0.53 Acre

It also may be noted that during KB stage, L.R. Plot No. 24 has been classified as
পুকুর / কারখানা in L.R. R-O-R on 31.11.1998

This is for favour of your kind information and necessary action.

Encl. As stated.

(RS Kh - 286 - 293, 312 - 314, 495)

(LR Kh (KB) - 456, 58, 72, 318, 342)

07.12.2020 640, 662.

Yours faithfully,

Block Land and Land Reforms Officer
Kolkata, South 24 Parganas.

RECEIVED
CONTAINS NOT VERIFIED
of
A.D.M., D.L. & L.R.O.
South 24 Parganas