

7. INSTRUCTION ON CONVERSION OF LAND

**GOVERNMENT OF WEST BENGAL
OFFICE OF THE BOARD OF REVENUE, WEST BENGAL
SECTION - A(I) : GE - BRANCH.**

No. 3264-GE
277/90

Dated, Calcutta, the 24th April, 1991.

NOTIFICATION

In exercise of the power conferred by sub-section (4) of Section 2 of the West Bengal Land Reforms Act, 1955 (West Bengal Act X of 1956), the Governor is pleased hereby to appoint the Officers mentioned below to discharge the functions of a Collector under Section 4C of the said Act in respect of land measuring not more than 0.0405 hectares i.e. 10 Cents in each case within their respective jurisdiction :-

- (1) All Deputy Land and Land Reforms Officers;
- (2) All Sub-divisional Land & Land Reforms Officers.

By Order of the Governor.
B. Dutta
Special Officer & Deputy Secretary,
Board of Revenue, West Bengal & (Ex-officio)
Deputy Secretary,
Land and Land Reforms Department.

Memo No. 3265(38) - GE.

Copy forwarded to the :

- 1) Land and Land Reforms Department.
- 2) Commissioner, _____ Division.
- 3) Director of Land Records & Surveys, West Bengal, 35, Gopal Nagar Road, Calcutta - 700 027.
- 4) Collector, _____.
- 5) District Land & Land Reforms Officer, _____.

Dated, Calcutta,
the 25th April, 1991.

B. Dutta
Special Officer & Deputy Secretary,
Board of Revenue, West Bengal.

●

**GOVERNMENT OF WEST BENGAL
LAND & LAND REFORMS DEPT., W.B.
SECTION - AI : BR - G. E.**

No. 5804-G.E./345/96

Dated, the 10th Dec. 1996.

To
The District Land & Land Reforms Officer,
Howrah.

Sub : Conversion of agricultural land for Industrial purpose.

The undersigned is directed to refer to his memo no.2522/1(3)-L.R. dated 23.9.96 on the above subject and to say that the grant of conversion of land in excess of the ceiling limit prescribed under the Urban Land (Ceiling & Regulation) Act, 1976 does not prejudice the implementation of the said Act, and also does not violate the provisions of

Rule 5A(1)(vi) of the W.B.L.R. Rules, 1965, since the process of vesting under the Urban Land (C&R) Act is prospective.

In all such cases an individual, firm or company as the case may be acquiring agricultural land for the purpose of setting up of an industry may apply for conversion of land. After the conversion is granted the applicant will have to file a return u/s 6 of the Urban Land(C&R) Act, to the Competent Authority concerned. Simultaneously, the individual, firm or company may apply for exemption u/s 20 of the said Act. which will be disposed of by the Department concern.

Hence, he is requested to dispose of all the applications for conversion pending with him and report compliance to the Department immediately.

He is also requested to write to the Director of Land Records & Surveys, West Bengal who is also the Director Urban Land Ceiling of this Dept. in future, in case, there is any confusion.

S. Banerjee
Deputy Secretary
Land & Land Reforms Deptt.,

Memo No.32610-26/C/98

Dated, Alipore, the 21st October, 1998

Copy forwarded for information and necessary action to the District Land & Land Reforms Officer,

D.C. Sarkar
Director of Land Records & Surveys,
& Jt. Land Reforms Commissioner,
West Bengal

●

**GOVERNMENT OF WEST BENGAL
LAND AND LAND REFORMS DEPARTMENT
SECTION-LR (AI)1 : BR-IS**

No.2497-GE

Dated, the 20th April, 1999.

ADDENDUM

Para 9 of G.O. No.30-GE dated 1.1.99 is hereby substituted as follows:-

9. In the case of industry or like project the present system of referring the petition to the Pollution Control Board should continue.

However, if any application for conversion from an industrial entrepreneur accompanies a Memorandum from Secretariat of Industrial Assistance, Government of India, or an Industrial Licence from Government of India, or Registration from the Office of the Director of D.I.C. and if the clearance from the Pollution Control Board is obtained in time, such applications should be disposed of within 90 (ninety) days as stipulated in Rule 168 of the West Bengal Land and Land Reforms Manual, 1991.

P. Bandyopadhyay
Joint Secretary
Land & Land Reforms Deptt.,
Govt. of West Bengal

Memo No.2497/1(50)-GE

Dated, the 20th April, 1999.

Copy forwarded for information and necessary action to:-

1. The Director of Land Records & Surveys, West Bengal
35, Gopalnagar Road, Calcutta-27.
2. The Collector,

3. The District Land & Land Reforms Officer,
4. The Commissioner,.....Divn.
5. Municipal Affairs Department
6. Urban Development Department
7. Panchayat & Rural Development Department
8. Commerce and Industries Department
9. Cottage and Small Scale Industries Department
10. Food Processing Department
11. West Bengal Industrial Development Corporation
12. The Inspector General of Registration

P. Bandyopadhyay
Joint Secretary
Land & Land Reforms Deptt.,
Govt. of West Bengal

————— ● —————
Government of West Bengal
Office of the Director of Land Records and Surveys
& Joint Land Reforms Commissioner, West Bengal
35, Gopal Nagar Road, Alipur, Calcutta-27.

Memo No.7/2349-2366/C/2000

Dated, Alipur, the 3rd May, 2000

From: Director of Land Records and Surveys
And Joint Land Reforms Commissioner,
West Bengal.

To
The District Land & Land Reforms Officer,

It appears that the lands classified as “VITI” and “BASTU” are both classes of non agricultural land and are also used interchangeably in different districts. Conversion under sec 4C of the WBLR Act is only necessary if an agricultural land has to be converted to non agricultural character. For the purpose of homestead use if the land is found to be classified as “VITI” or any other class of non agricultural land approved for the purpose of recording in the land records of the concerned district, no conversion is needed. Even this will create no bar in sanctioning house building loan in case any house is proposed to be constructed on “VITI” land subject to the fulfillment of other terms & conditions.

He is therefore requested to kindly inform this to all concerned accordingly at an early date.

S. Suresh Kumar
Director of Land Records and Surveys
And Joint Land Reforms Commissioner,
West Bengal.

————— ● —————
Government of West Bengal
Land and Land Reforms Department
Sec-AI : Branch-L.R.I.
Writers’ Buildings, Cal - 1.

Memo. No. 2665(38) IS/329/99 IS

Dated, Cal., the 10/29th May, 2000

To
The Commissioner,
The District Magistrate & Collector,
The A.D.M. and D.L.&L.R.O./D.L.&L.R.O.,

Sub : Guidelines to be followed in matters pertaining to conversion of lands classified as Burning Ghat(Smasan)/Graveyard (Kabarsthan)/ Bhagar (Dunghill)/Pasture Land (Gocharan bhumi).

It has come to the notice of the Government that the concerned authorities have been facing great difficulties in absence of any clearcut guidelines to be followed in matters pertaining to conversion of land (both in Collector’s Khatian and Private raiyati plots of land)

classified as Burning ghat (Smasan) / Graveyard (Kabarsthan) / Bhagar (Dunghill) / Pasture land (Gocharan Bhumi).

After careful consideration of the problems it has been decided by the Govt. that conversion of such land may be allowed on fulfillment of the following conditions.

1. The concerned D.L.&L.R.O. / Collector must ascertain that the place is not being used as Graveyard (Kabarsthan) / Burning Ghat (Smasan) / Bhagar (Dunghill) / Pasture Land (Gocharan Bhumi) at least for more than 5 (Five) years.
2. The concerned Panchayat Samity / Municipality will recommend the conversion by resolution of their appropriate standing committee / council.
3. While recommending the conversion, the Panchyat Samity / Municipality shall indicate that there is alternative place which is now being used as Graveyard / Burning Ghat. No conversion shall be allowed if there is no alternative place for being used as such.
4. 'No objection' from surrounding people should be obtained during enquiry to be caused by the concerned B.L.&L.R.O.

Conversion of such lands irrespective of area should be allowed only by the concerned D.L.&L.R.O./Collector.

P.Bandyopadhyay
Joint Secretary to the Govt. of W.B.
Land and Land Reforms Dept.

●

Government of West Bengal
Land and Land Reforms Department
L.A. Branch.

MEMORANDUM

No.1357-LA(II)/3M-18/2001

Dated : 17.5.2001

Sub : Withdrawal of circular no.10776-L.R.(DAC) Dated 26.11.1990 regarding change in classification of land.

In the circular as referred to above it has inadvertently been instructed that the land acquisition Collector will allow the change of classification of land during preparation of preliminary investigation report and communicate the fact of change of classification to BL&LRO for causing correction of Record-of-Rights. It is clarified that the Revenue Officer dealing with modification/correction of Record under section 50 or under section 51 of the West Bengal Land Reforms Act, 1955 is a quasi judicial authority who cannot act upon the finding of others. If any classification undergoes change in the field from what it is recorded in Record-of-Rights, it is lawful duty of the raiyat to apply to BLLRO concerned for such correction. The BLLRO or any other Revenue Officer duly empowered may cause enquiry as he may deem necessary and effect corection of RORs. The Revenue Officer may also cause such correction by suo motu proceeding if the exigency of the situation so required. In view of this the circular as above stand withdrawn.

2. In the matter of preparation of rate report as mentioned in Rule 33 of the West Bengal Land Acquisition Mannual 1991 Collector should ordinarily go-by the classification recorded in finally published Record-of-Rights. In case, any raiyat is aggrieved with the recording of classification in the RORs, the raiyat may be guided to secure change of classification of his/her land by filling application before BLLRO. The BLLRO will then and there cause enquiry and taking decision and communicate the same to the Collector in charge of land acquisition.

Sd/- Illegible
Deputy Secretary
to the Govt. of W.B.

Memo No.1357/1(21)-LA(II)/3M-18/2001 (PT)

dated : 17.5.2001

Copy forwarded for information and necessary action to :-

The Director of Land Records and Surveys, & Jt. L.R.C., W.B.

Sd/- Illegible

Deputy Secretary to the Govt. of W.B.

Memo. No.9/2174 – 98/C/2001.

Dated Alipore, the 7.6.2001

Copy forwarded for information and taking necessary action to:-

- 1) The District land and land Reforms Officer,
- 2) to 4).....

A Bhattacharjee

For Director of Land Records and Surveys
& Joint land Reforms Commissioner, W.B.

●

GOVERNMENT OF WEST BENGAL
Office of the Director of Land Records & Surveys
And Joint Land Reforms Commissioner, West Bengal,
Survey Building, 35, Gopalnagar Road,
Alipore, Calcutta-700027

Memo No.16/5123-40/C/2001

Dated, Alipore, the 27th August, 2001

To

The District Land & Land Reforms Officer,

.....

Sub : Complaint against offence punishable
U/s 4D of the WBLR (Amendment) Act, 2000.

In terms of the amendment of section 4D of the WBLR (Amendment) Act, 2000 under Notification No.553-L dated 14.03.2001, the offence committed for violation of the provisions of section 4C of the Act in respect of any change, conversion, or alteration in the area, character or mode of use of any land shall be a cognizable and non-bailable offence and shall be punishable with imprisonment for a term which may extend to three years or with fine which may extend to fifty thousand rupees or with both.

The sub-section (2) of the section 4D of the Principal Act has also been omitted under the above mentioned amendments.

Now, in view of the above amendments it is not necessary to lodge complaint in black and white against the offender before the Court of Law. Since the offence is cognizable and non-bailable as per recent amendment, an F.I.R. is to be lodged in the local Police Station instead of the Court of law against the offender by the concerned BL&LRO stating the details of the offence, place of occurrence and the particulars of the offender. A model form of F.I.R. to be lodged u/s 4D of the WBLR Act is enclosed.

Before/immediately after lodging an F.I.R. against an offender the following papers relating to the offence should be kept ready by the concerned BL&LRO for handing over the same to the Officer-in-Charge of the concerned Police Station for preparation of the charge sheet against the offender.

- 1) Copy of the relevant R.O.Rs. for proving ownership;
- 2) Field enquiry report of the R.O./R.I. duly countersigned by the BL&LRO and in the report the date/place of occurrence should be mentioned positively;
- 3) Sketch map of the concerned plot specifically demarcating the area on which the offence is/was committed;

- 4) Statement(s) of the witness(es) with their full names and address duly countersigned by the BL&LRO;

All the BL&LROs under his jurisdiction may be instructed accordingly for taking necessary action as or when necessary.

Enclosure: as mentioned above

S. Suresh Kumar
Director of Land Records & Surveys
And Joint Land Reforms Commissioner,
West Bengal

Memo. No.

Dated :

To
The Officer-in-Charge,
..... Police Station.

Subject : F.I.R. against Sri
S/o. of vill.
P.O. Dist. for unauthorized
change, conversion or alteration in the area, character or mode of use
of land.

I, Sri., BL&LRO.
duly authorized by the District Land & Land Reforms Officer and Additional District
Magistrate do hereby inform you that Sri S/o.
..... of Vill P.O Dist
..... is taking attempt to effect alteration in the area, character and mode of use
of land/has caused change in the area, character and mode of use of land comprised an area
of..... acre in plot No. of mouza J.L. No...
P.S..... un-authorisedly without any prior premission of the Collector and in violation
of the provisions of Sec.4C of the WBLR Act.

The aforesaid Sri....., therefore is committing an offence/
has committed an offence which is cognizable and non-bailable and punishable with
imprisonment for a term which may extend to three years or with fine which may extend to
fifty thousand rupees or with both according to section 4D of the WBLR Act.

I, therefore, request you to restrain Sri from
committing such offence and to take necessary action against the offender according to law.

This may be treated as F.I.R.

Block Land & Land Reforms Officer

Memo. No.

Dated :

Copy forwarded for information & necessary action to:

- 1) Dist. Land & Land Reforms Officer,
- 2) Sub-Divisional Officer,.....
- 3) Sub-Divisional Land & Land Reforms officer.....

Block Land & Land Reforms Officer

●
Government of West Bengal
Land and Land Reforms Deptt.,
LR/AII(Addl) Branch.

No. 7907- M&M
LR/A II/1992

Dated Kolkata, the 30th Oct. 2002

CIRCULAR

In the areas where Record of Rights for the interests have been framed and finally published under W.B.L.R. Act, 1955 and Rules made thereunder, mutation is done for any subsequent transfer of land in favour of the purchaser U/s 50 of W.B.L.R. Act, 1955. In

respect of areas where the process of preparation of R.O.Rs is still going on, mutation is allowed, in special cases, U/s. 50A of WBLR Act, 1955. WBLR Act, 1955 envisages change of classification i.e. conversion from one classification to other subject to observance of certain formalities like permission U/s 4A, 4C and 4E of WBLR Act, no objection certificate from competent authority, declaration for handing over peaceful possession in the event of vesting, sketch map showing a plot or part thereof to be converted etc.

2. Every mutation/conversion case required field inspection, examination of documents like Registered Deeds, RORs, Rent Receipts etc., issue of notices of hearing, correction of records and ultimately issue of certificates. So every such case involves lot of administrative and stationary cost. It has thus been felt expedient to recover at least a part of such expenditure from the petitioner by charging reasonable amount of fees for mutation and conversion.

3. It has thus been decided that charges of mutation and conversion should be made in the following manner:-

A. MUTATION :

- i) In rural area for mutation of agricultural land the rate of Re.1/- per decimal.
- ii) In municipal areas other than the areas covered under Urban Land(Ceiling & Regulation) Act, the rate is Rs. 5/- per decimal.
- iii) In areas within Urban agglomeration under UL (C&R) Act, the rate is Rs.10/- per decimal.

B. CONVERSION :

- i) In rural areas, the rate is Rs.10/- per decimal for non-commercial use and Rs.20/- per decimal for commercial use.
- ii) In Urban areas, the rate is Rs.20/- per decimal for non-commercial use and Rs.50/- per decimal for commercial use.
4. In all cases the fees should be realised in the form of Court fee stamp.
5. The order takes immediate effect.

Sd/- Illegible
Principal Secretary,
Land and Land Reforms Deptt., W.B.

Memo. No.7907/1 (40)-M&M

Dated : Kol. the 30th Oct. 2002.

Copy forwarded for information and necessary action to:-

- 1) - 3)
- 4) The District Land and Land Reforms Officer,

Sd/- Illegible
Deputy Secretary
Land and Land Reforms Deptt., W.B.

WEST BENGAL POLLUTION CONTROL BOARD

(Department of Environment, Govt. of West Bengal)
Paribesh Bhawan, 10A, Block-LA, Sector-III, Salt lake City
Kolkata-700098, INDIA; Ph : 2335 9088 & Fax : (0091) (033) 2335 6730

No.3609 /4Z-1/2001

Dated: $\frac{30}{31}$ /01/2003

To
District Land & Land Reforms Officer &
Additional District Magistrate (Land Reforms), South 24 Parganas
Treasury Building
P.O. Alipur
Kolkata-700027

Sub: Revision of application fees

Sir

Enclosed please find a copy of the order of this Board for revision of application fees for Consent to Establish and Consent to Operate for industries and local bodies (except Health Care Units) and fees for processing of application for import of hazardous chemicals. I have been directed to request you to implement the revised rate as prescribed in the order enclosed. The revision is effective from 15/01/2003.

Yours faithfully,
P. Sengupta
Deputy Secretary
&

Encl : Copy of order no.3346/4Z-1/2001
Dt.13.01.2003 of W.B.P.C.B.

Senior Personnel Manager

WEST BENGAL POLLUTION CONTROL BOARD

(Department of Environment, Govt. of West Bengal)
Paribesh Bhawan, 10A, Block-LA, Sector-III, Salt lake City
Kolkata-700098, INDIA; Ph2335 9088, & Fax 0091) (033) 2335 6730

No.3346/4Z-1/2001

Dated: 13/01/2003

ORDER

The West Bengal Pollution Control Board in its 123rd meeting held on 29.11.2002, has revised application fees for Consent to Establish and Consent to Operate for industries (except Health Care Establishments) and local bodies and fees for processing of application for import of hazardous chemicals as indicated below. The revised fee will come into effect from 15.01.2003.

Revised structure of application fee for 'Consent to Operate' for local bodies

Population in the township	Existing Fee for 'Consent to Operate'	Revised Fee for 'Consent to Operate'
Upto 50,000	Rs. 600/-	Rs. 900/-
50,001 to 1,00,000	Rs. 1,000/-	Rs. 1,500/-
1,00,001 to 5,00,000	Rs. 2,000/-	Rs. 3,000/-
5,00,001 to 10,00,000	Rs. 4,000/-	Rs. 6,000/-
Above 10,00,001	Rs. 10,000/-	Rs. 15,000/-

Revised structure of application fee for 'Consent to Establish' and 'Consent to Operate' for Diesel Generator sets (15 KVA and above) for non-industrial use excepting Health care establishments.

Capacity of Generator set	Existing Fee For 'Consent to Establish'	Revised Fee For 'Consent to Establish'	Existing Fee For 'Consent to Operate'	Revised Fee For 'Consent To Operate'
15 - 50 KVA	Rs. 50/-	Rs. 75/-	Rs. 100/-	Rs. 150/-
51 - 100 KVA	Rs. 100/-	Rs. 150/-	Rs. 200/-	Rs. 300/-
101 - 500 KVA	Rs. 200/-	Rs. 300/-	Rs. 400/-	Rs. 600/-
Above500 KVA	Rs. 300/-	Rs. 450/-	Rs. 600/-	Rs. 900/-

Revised fee for processing of application for import of hazardous chemicals

	Existing Fee	Revised Fee
Each application	Rs. 1,000/-	Rs. 2,000/-

**Revised structure of application fee for 'Consent to Establish' and 'Consent to Operate' for all industrial units
(other than health care establishment and ship breaking industry)**

Capital investment (in Rs.) on land, building, plant & machinery excluding capital investment on pollution control equipment	Existing Fee for 'Consent to Establish'			Revised Fee for 'Consent to Establish'			Existing Fee for 'Consent to Operate'			Revised Fee for 'Consent to Operate'		
	Red	Orange	Green	Red	Orange	Green	Red	Orange	Green	Red	Orange	Green
Upto 5 lakhs	Rs.150	Rs.100	Rs.50	Rs.225	Rs.150	Rs.75	Rs.300	Rs.200	Rs.100	Rs.450	Rs.300	Rs.150
Above 5 Lakhs to 10 lakhs	Rs.300	Rs.200	Rs.100	Rs.450	Rs.300	Rs.150	Rs.750	Rs.500	Rs.250	Rs.1,150	Rs.750	Rs.350
Above 10 lakhs to 25 lakhs	Rs.600	Rs.400	Rs.200	Rs.900	Rs.600	Rs.300	Rs.1,050	Rs.700	Rs.350	Rs.1,600	Rs.1,050	Rs.500
Above 25 lakhs to 50 lakhs	Rs.1,200	Rs.800	Rs.400	Rs.1,800	Rs.1,200	Rs.600	Rs.2,100	Rs.1,400	Rs.700	Rs.3,150	Rs.2,100	Rs.1,050
Above 50 lakhs to 1 crore	Rs.6,000	Rs.4,000	Rs.2,000	Rs.9,000	Rs.6,000	Rs.3,000	Rs.3,600	Rs.2,400	Rs.1,200	Rs.5,400	Rs.3,600	Rs.1,800
Above 1 crore to 1.5 crores	Rs.9,000	Rs.6,000	Rs.3,000	Rs.13,500	Rs.9,000	Rs.4,500	Rs.7,500	Rs.5,000	Rs.2,500	Rs.11,250	Rs.7,500	Rs.3,750
Above 1.5 crores to 5 crores.	Rs.12,000	Rs.8,000	Rs.4,000	Rs.18,000	Rs.12,000	Rs.6,000	Rs.9,000	Rs.6,000	Rs.3,000	Rs.13,500	Rs.9,000	Rs.4,500
Above 5 crores to 10 crores							Rs.12,000	Rs.10,000	Rs.8,000	Rs.18,000	Rs.15,000	Rs.12,000
Above 10 crores to 50 crores	0.036% of capital investment but not more than Rs.15 lakhs	0.03% of capital investment but not more than Rs.12 lakhs	0.024% of capital investment but not more than Rs.10 lakhs	0.54% of capital investment but not more than Rs.22.5 lakhs	0.045% of capital investment but not more than Rs.18 lakhs	0.036% of capital investment but not more than Rs.15 lakhs	Rs.24,000	Rs.20,000	Rs.16,000	Rs.36,000	Rs.30,000	Rs.24,000
Above 50 crores to 100 crores							Rs.60,000	Rs.50,000	Rs.40,000	Rs.90,000	Rs.75,000	Rs.60,000
Above 100 crores							Rs.1,20,000	Rs.1,00,000	Rs.80,000	Rs.1,80,000	Rs.1,50,000	Rs.1,20,000
Housing Complex and infrastructural Project	On the basis of above table subject to a maximum of Rs. 10,000 * Non profit organisations will be allowed a concession of 25% of the fees.			On the basis of above table subject to a maximum of Rs. 15,000. * Non profit organisation will be allowed a concession of 25% of the fees.			On the basis of above table subject to a maximum of Rs. 10,000 * Non profit organisations will be allowed a concession of 25% of the fees.			On the basis of above table subject to a maximum of Rs. 25,000 * Non profit organisations will be allowed a concession of 25% of the fees.		

P. Sengupta
Deputy Secretary & Senior Personnel Manager.

**GOVERNMENT OF WEST BENGAL
LAND AND LAND REFORMS DEPARTMENT
Section-L.R.(A1)-1, Branch-IS**

No.5819/534/2002-IS

Dated: Kolkata, the 8th October'05

NOTIFICATION

The Governor, in exercise of the powers conferred under Section 62 of the West Bengal Land Reforms Act, 1955, has been pleased to lift/withdraw the ban/suspension, imposed under Notification No.7818-IS dated 25.10.2002, on conversion of land, its use pattern and transfer by way of sale, gift, lease etc. within a strip of 150 mt. i.e. 75 mtr. from the centreline of the existing road on either side along the National Highway Nos.2, 6, 60, 31/, 31C and 34, with immediate effect.

By Order of the Governor
S. Banerjee
Joint Secretary to the Government of West Bengal.
Land and Land Reforms Department.

No.5819/1/*5*34/2002/-IS

Dated: Kolkata, the 8th Oct.'05

Copy with 5(five) extra copies is forwarded to:-

The Superintendent, Government Printing Press, Alipore,

With the request kindly to publish the Notification in the Next issue of the Kolkata Gazette.

S. Banerjee
Joint Secretary to the Government of West Bengal
Land and Land Reforms Department

No.5819/2(105)/534/2002-IS

Dated, Kolkata, the 8th October'05

Copy forwarded for information and necessary action to :-

1. *****
4. The Director of Land Records & Surveys and Joint Land Reforms Commissioner, W.B.

S. Banerjee
Joint Secretary to the Government of West Bengal
Land and Land Reforms Department

————— ● —————
**Government of West Bengal
Land and Land Reforms Department
Land Reforms Branch
Writers' Buildings, Kolkata- 700 001**

ORDER

No.4395-LR/3M-133/05 GE(M)

Dated, Kolkata, the 27th December, 2005

WHEREAS it appears that an area of 17 acres of land in plot No.321/615 of Mouza – Kochpukur, J.L. No.2 under Police Station – Bhangore in the District of South 24 Parganas was allowed to be converted from the classification of 'sali to 'water park' including restaurants, conference hall, towers, water pools, resorts etc. for commercial purpose by the District Land and Land Reforms Officer, South 24 parganas and Collector, South 24 Parganas under section 4C of the West Bengal Land Reforms Act, 1955 issued under his Memo No.52 (c)/7731-7734/P/38 dated 29.5.2000 read with Memo No.52(c)/8167/P/90 dated 01.6.2000;

AND WHEREAS it appears that such conversion was allowed with effect from the day of 29th may, 2000 in favour of M/s. Vishal Water World Pvt. Ltd.;

AND WHEREAS it appears that the Hon'ble High Court (Green Bench) on 24.9.1992 passed order in the Matter No.2851 of 1992 in the matter of People United For Better Living in Calcutta & Others -vs- State of West Bengal & Others with directions that –

“there shall also be an order of injunction prohibiting the respondents from granting any permission to any person whatsoever for the purpose of changing the use of the land from agriculture to residential or commercial in the area as indicated in the map annexed to the petition and marked with letter ‘C’. The State respondents are further directed to maintain the nature and character of the wetland in their present form and to stop allencroachments of the wet area as indicated in the map annexed to the petition and marked with letter ‘C’. The State respondents are further directed to take steps so as to stop private alienation, and, if required, by extending the statutory provisions in regard thereto.”

AND WHEREAS it appears that the said land so permitted for conversion falls within the East Kolkata wetlands area for which the restraining orders passed on 24.9.1992 by the Hon'ble High Court in the Matter No.2851 of 1992 is attracted;

AND WHEREAS it appears that the District Land and Land Reforms Officer and the Collector, South 24 Parganas issued permission for conversion of the said land erroneously owing to non submission of full facts and submission of incorrect and misleading information and also due to non identification of the area at the material point of time as to whether it falls within the East Kolkata Wetlands area or not;

NOW, THEREFORE, the Governor, after careful consideration of the matter, is pleased hereby to cancel the order of the District Land and Land Reforms Officer and the Collector, South 24 parganas granting permission for conversion of 17 acres of land in plot No.321/615 of Mouza Kochpukur, J.L. No.2 under Police Station Bhangore in the District of South 24 parganas from the classification of ‘Sali’ to ‘water park’ including restaurants, conference hall, towers, water pools, resorts etc. for commercial purpose as issued under Memo No.52(c)/7731-7734/P/98 dated 29.5.2000 read with Memo No.52(c)/8167/P/90 dated 01.6.2000 and also direct the District Land and Land Reforms Officer and the Collector, South 24 Parganas to take necessary actions in accordance with the provisions of sub section(5) of section 4C of the West Bengal Land Reforms Act, 1955.

By Order of the Governor
S. Bhattacharya
Joint Secretary to the
Government of West bengal

No.4395/1(4)-LR/3M-133/05 GE(M)

Dated Kolkata, the 27th December, 2005

Copy forwarded for information to:

1. The Director of Land Records and Surveys, West Bengal
35, Gopalnagar Road, Alipore, Kolkata-700027
2. The District Magistrate, South 24 Parganas
3. The District Land and Land Reforms Officer and Collector, South 24 Parganas.
4. M/s. Vishal Water World Pvt. Ltd.
Village- Kochpukur, Post Office- Hatgacha, District – South 24 Parganas.

S. Bhattacharya
Joint Secretary
to the Government of West Bengal

**GOVERNMENT OF WEST BENGAL
LAND & LAND REFORMS DEPARTMENT
LR. BRANCH**

No.4403-LR/3M-135/05 GE(M)

December 28, 2005

CIRCULAR

In partial modification of this Department Circular No.7907-M&M dated 30.10.2002 and Circular No.8280-M&M dated 22.11.2002, the undersigned is directed to convey that the application fee and processing fee for dealing with conversion cases shall be as prescribed below and the same shall come into effect from 1st January, 2006:-

- i) The application fee for any conversion petition shall be Rs.5/- only irrespective of the quantum and category of land.
- ii) The processing fee to be charged, for the purpose of necessary administrative actions required under law for disposal of any conversion petition in connection with different categories of land for various types of intended uses, at the variable rates, per decimal of land, as prescribed in three tables given below for land located in Rural, Municipal and KMDA areas:-

Table -1: Conversion Fee of Land in the Rural Areas (per decimal of land)

Current land use	Conversion to activities allied to agriculture	Conversion to Homestead (for personal use)	Conversion for Group housing, housing complex by cooperatives or property developers	Conversion to Industrial and commercial use and activities
Bastu, Patit, danga and any other land not currently in agricultural or other productive use	Rs.10.00	Rs.15.00	Rs. 20.00	Rs. 30.00
Agricultural land	Rs.15.00	Rs.20.00	Rs. 30.00	Rs. 50.00
Ponds, or any water body	Rs.30.00	Rs.40.00	Rs. 60.00	Rs.100.00
Industrial and commercial land unused or underused	Rs.50.00	Rs.75.00	Rs.150.00	Not applicable

Table-2: Conversion Fee of land in the Municipal Areas excluding KMDA area(per decimal of land)

Current land use	Conversion to Activities allied to agriculture	Conversion to Homestead (for personal use)	Conversion for Group housing, housing complex by cooperatives or property developers	Conversion to Industrial and commercial use and activities
Bastu, Patit, danga and any other land not currently in agricultural or other productive use	Rs. 15.00	Rs. 22.00	Rs. 30.00	Rs. 45.00
Agricultural land	Rs. 22.00	Rs. 30.00	Rs. 45.00	Rs. 75.00
Ponds, or any waterbody if allowed for conversion	Rs. 45.00	Rs. 60.00	Rs. 90.00	Rs.150.00
Industrial and commercial land unused or underused	Rs. 75.00	Rs.110.00	Rs.225.00	Not applicable

Table-3: Conversion Fee of land in the KMDA Areas (per decimal of land)

Current land use	Conversion to activities allied to agriculture	Conversion to Homestead (for personal use)	Conversion for Group housing, housing complex by cooperatives or property developers	Conversion to Industrial and commercial use and activities
Bastu, Patit, danga and any other land not currently in agricultural or other productive use	Rs. 20.00	Rs. 30.00	Rs. 40.00	Rs. 60.00
Agricultural land	Rs. 30.00	Rs. 40.00	Rs. 60.00	Rs.100.00
Ponds, or any waterbody if allowed for conversion	Rs. 60.00	Rs. 80.00	Rs.120.00	Rs.200.00
Industrial and commercial land unused or underused	Rs.100.00	Rs.150.00	Rs.300.00	Not applicable

The revised charts shall come into effect for those cases which will be submitted on and after 1st January, 2006

Sukumar Das
LRC & Pr. Secy. to the
Govt. of West Bengal

No.4403/1(42)-LR/3M-135/05GE(M)

December 28, 2005

Copy forwarded for information and necessary action to:

1. Director of Land Records and Surveys & Joint Land Reforms Commissioner, West Bengal, 35, Gopalnagar Road, Alipore, Kolkata-700027.
2. The Commissioner.....Division
3. The DM & Collector.....
4. The DL & LRO.....

Sukumar Das
Principal Secy.
to the Govt. of West Bengal

**GOVERNMENT OF WEST BENGAL
LAND & LAND REFORMS DEPTT.
IS BRANCH.**

No.5714-IS/223/07.

Dated : 30.08.2007.

From : The Asstt. Secy. to the Govt. of W. Bengal

**To : The Director of Land Records & Surveys & JL. L.R.C., W.B.
35, Gopal Nagar Road, Kolkata-27.**

The undersigned is directed to send herewith a copy of the Circular bearing No.LRC/150/07, dt.03.07.07, issued from this Deptt., for his kind information and necessary action and also for sending the same to all D.L.&L.R.Os for further necessary action.

P. Kundu
Assistant Secretary
Land & Land Reforms Dept.
Govt. of West Bengal.

**GOVERNMENT OF WEST BENGAL
LAND & LAND REFORMS DEPARTMENT**

CIRCULAR

No.LRC/150/07

Dated July 03, 2007

It has been reported by the Department of Micro & Small Scale Enterprises, Govt. of West Bengal that the petitions for conversion of Micro & Small Scale Enterprises take lot of time for disposal by the DL&LRO and other respective officers.

2. It is, therefore, instructed that the applications filed by the micro & small scale enterprises should be disposed of strictly within three months as per the Citizen Centric Programme of this Department in which it is imperative that the letter of conversion to change the classification of the land should be issued within three months. If the conversion is not allowed, the reasons for rejection of application should also be communicated well within three months.
3. If there is any lack of formality in the petition, that should be communicated within one month so that the petitioner may file the due application complying with all formalities just after one month.
4. The above instruction must be strictly followed and the separate report of pending and disposal of conversion cases in respect of industries as a whole should be sent monthly to the Director of Land Records & Surveys alongwith monthly report, which in turn will be forwarded to the Department with comments of DLR&S & Jt. LRC.

Dr. P.K. Agrawal
LRC & Pr. Secy.