



GOVERNMENT OF WEST BENGAL

Office of the Director of Land Records & Surveys and Ex-officio Special Secretary,
Government of West Bengal, Survey Building, 35, Gopalnagar Road, Alipore, Kolkata-700 027

Memo No. 9/7385 /C/12

Dated, Kolkata, the 10th October, 2012

CIRCULAR

It has been observed that conversion of part of a plot u/s. 4C of WBLR Act, 1955 is being allowed and the record-of-rights is corrected simultaneously without correction of mouza maps. This practice is irregular in terms of Technical Rules and instruction issued by this Directorate as well as in terms of section 4C of WBLR Act, 1955. As per Rule 40(b) of Technical Rules no plot of land (field) can have more than one classification. Section 4C of WBLR Act, 1955 speaks about change of area, character or use of land. Permission granted u/s. 4C of WBLR Act, 1955, for change of character of land does not mean that the character of land gets changed automatically. It is merely a permission/authorization to change the character of the land. On the other hand record is a reflection of configuration of plots of land in the field. Unless the character of the plots of land is changed physically on the basis of the permission granted u/s. 4C, and a separate plot (Bata plot) is curved out in the mouza map classification of the land cannot be changed on the record-of-rights. Therefore, this practice should be stopped immediately and the following procedure should be followed henceforth.

(a) Correction of Mouza Maps & Record at Pre-KB Stage

In this case Bata plot shall be shown in a traced copy of the RS map which shall be preserved with case records. At the time of K-B necessary correction of maps together with record-of-rights shall be done on the basis of traced copy of the map and field verification.

(b) Correction of Mouza Maps & Records at KB/Attestation/DP Stage

Necessary correction of maps and record-of-rights can be done at the respective stage of work. Running/Bata Number shall be used for such correction.

(c) Correction of Mouza Maps & Records at FP Stage

If the mouza sheet is not dispatched to DL&LROs Drawing Section correction of mouza map shall be done at the Block Level and FP record-of-rights shall also be corrected.

(d) Correction of Mouza Map & Records in case Sheet dispatched to DL&LRO/DLR&S Drawing Section

Most of the mouza maps and record-of-rights are lying at this stage. Correction of mouza map and record-of-rights due to part conversion of a plot shall be done following the instruction laid down in Rule 105 & 106 of Technical Rules and instructions (excerpt attached). At least 4(four) copies of traced copy shall be prepared for sending a set of copy to(1) DLR&S, (2) DL&LRO, (3) SDL&LRO and (4) for preserving a copy with the case records.

(e) Correction of Mouza Maps & Records of finally published mouza available with Blocks in digital format

If mouza maps & records of finally published mouza are available at the Blocks in digital format, the same should be corrected digitally.

In case of regularization of conversion without permission of the Collector u/s. 4C of WBLR Act, 1955 as per rule 5AA of WBLR Rules, 1965 actualized in the field, the procedure mention above will be followed.

In case of change of character of plot of land having area less than 01 decimal it would not be possible to feature the plot in the mouza map as the scale of map will not permit such correction. In such cases correction shall be shown at the side of mouza map in enlarged scale.

TK Shome

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Director of Land Records & Surveys and
Ex-officio Special Secretary, L&LR Department
Government of West Bengal

Memo No. 9/ 7386- /C/12
Copy to - 74024

Dated, Kolkata, the 10th October, 2012

(1) The Principal Secretary, L&LR Department, Writers' Buildings, Kolkata-1.

(2) DL&LRO

TK Shome

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Director of Land Records & Surveys and
Ex-officio Special Secretary, L&LR Department
Government of West Bengal

VIII

—MAP CORRECTION

— For the purpose of disposal of the sheet or correction of the objection Officer in taking necessary changes in the areas of fields will be made as prescribed in sub-rule (2) of rule 101.

as prescribed in rule 101

CHAPTER IX

POST-FINAL PUBLICATION—MAP CORRECTION

104. Despatch of map to Drawing section.— After final publication of the record-of-rights the map along with the *khasra*, the Reference List of Notable Objects, the Mark List and the Registers of Corrections of Map, (see rules 90, 95, 96, 99 and 103), should be sent to the Drawing section for final inking of the map.

105. Post-F.P. Correction of map.— When in the process of disposal of any legal proceeding it is required to consult the map, then a trace copy of the map should be procured from the Drawing section, or, in case the map has been already sent to the Record Room of the Directorate of Land Records and Surveys, a print copy of the map should be used. If in pursuance of the decision in the legal proceeding concerned, any correction in the map be necessary, then a sketch on tracing paper of the relevant portion of the map showing the existing field boundaries and numbers in Indian black ink and the corrected field boundaries and numbers in carmine ink should be prepared from the trace copy or print copy of the map, and the ground measurements relating to the positions of the corrected field boundaries should be noted on the sketch ; further, the case number of the concerned legal proceeding should be mentioned on the sketch. Then, the sketch, signed by the officer who disposed of the legal proceeding, should be sent to the Drawing section for incorporation of the correction in the original map.

106. Correction of map under special circumstances.— The cadastral map of a village is prepared, including corrections, in different stages of preparation of the record-of-rights of the area, as detailed in the foregoing rules. However, if any change is to be incorporated in the map consequent upon an order of the State Government under section 50A of the West Bengal Land Reforms Act, 1955, such change should be incorporated in the working sheet of the village. For that purpose the Revenue Officer will draw up a proceeding under section 50 read with section 50A of the West Bengal Land Reforms Act, 1955; a notice giving intimation about the change to be incorporated should be issued to all the interested parties; he will personally make the correction in the working sheet; any change in the area of a field involved in that correction should be noted in the Register of Correction of Map of the relevant stage as also in the related *khatian*, *khasra* and plot index.