



Government of West Bengal
Office of the Director of Land Records and Surveys and
Joint Land Reforms Commissioner, West Bengal
Survey Buildings, 35-Gopal Nagar Road,
Kolkata – 700027

Memo No.:- DLRS-29032/1/2025-IT-DLRS/ 15

Dated: 10 / 02 /2025

To,
The ADM and DL&LROs (All)

Sub: Verification and confirmation regarding MIL/FACTORY/KARKHANA/INDUSTRY (Industrial Class of land) in LR ROR.

Ref :- Memo no 197(22)-LP/5M-03/22 dated 16.01.2025 of the Dy. Secretary to the Govt of West Bengal, L&LR&RR&R Department (copy enclosed).

Apropos to the above subject and reference, you are hereby requested to please go through the existing list of classifications and category (land use code) of the classifications of the District in eBhuchitra and to let this office know whether any change is required against existing land use code of any classification of your District.

If any change is required, a formal proposal in following format is required to be sent **within 18.02.2025** without fail. Please note that if no such communication is received within the stipulated date, it will be presumed that no change in existing land use code is required for the respective district and necessary steps will be taken from this end accordingly.

Format of Report

| Sl No | Name of Classification as per eBhuchitra | Classification Code as per eBhuchitra | Existing land use as per eBhuchitra | Proposed land use as per eBhuchitra |
|-------|--|---------------------------------------|-------------------------------------|-------------------------------------|
| | | | | |
| | | | | |

Encl: - As stated.


Director of Land Records and Surveys and
Jt. Land Reforms Commissioner, West Bengal

Memo No.:- DLRS-29032/1/2025-IT-DLRS/ 15/1

Dated: 10 / 02 /2025

Copy forwarded to:

The ACS and LRC, WB, L&LR and RR&R Department, West Bengal for his kind information.


Director of Land Records and Surveys and
Jt. Land Reforms Commissioner, West Bengal

SPEED POST

Government of West Bengal

Department of Land & Land Reforms and Refugee Relief & Rehabilitation
Land Policy Branch,
NABANNA (6th floor)

325, Sarat Chatterjee Road, P.O. Shibpur, Howrah-711102.

No: 197(22)-LP/5M-03/22

Dated, Howrah, 16th January, 2025.

From: The Deputy Secretary to the Govt. of West Bengal.

To: The A.D.M. and D.L. & L.R.O., (ALL)

Dist.-

Sub: Matter pertaining to **No Objection Certificate issued by the Labour Department** regarding the application for mutation and conversion of the land with recorded classification of Mills/Factory/Karkhana/Industry (Industrial class of land) in LR RoR.

Ref: (1) Letter No. 118-LP/5M-03/22 dated 09.01.2023 and

(2) Letter No. 3922(22)-LP/5M-03/22 dated 30.10.2024 of this Department.

Sir/Madam,

In continuation to the letters under reference, I am directed to refer to the subject mentioned above and to request you to take cognisance of the No Objection Certificates (NOCs) issued only by the competent authority i.e. officers not below the rank of Joint Secretary of the Labour Department, in order to ensure proper enquiry and consideration of proposals of conversion and mutation of land with recorded classification of Mills/Factory/Karkhana/Industry (Industrial class of land) in LR RoR.

I am also directed to request you to circulate the matter among all respective SDL&LROs and BL&LROs to consider and accept the same.

Yours faithfully,

Deputy Secretary to the Govt. of West Bengal.

No: 197(22)/1(2)-LP/5M-03/22

Dated, Howrah, 16th January, 2025.

Copy forwarded for information and necessary action to:

(1) The Secretary to the Govt. of West Bengal, The Labour Department,
12th floor, New Secretariat Building,
1, K.S. Roy Road, Kolkata-700001.

(2) The Director of Land Records and Surveys, West Bengal.
Survey Building, 35, Gopal Nagar Road, Alipore, Kolkata-700027.

o/c
DESPATCHED

Signature.....

Date.....

16/01/25

Deputy Secretary to the Govt. of West Bengal.

Government of West Bengal

Department of Land & Land Reforms and Refugee Relief & Rehabilitation
Land Policy Branch, NABANNA (6th floor)
325, Sarat Chatterjee Road, P.O. Shibpur, Howrah-711102.

No: 3922(22)-LP/5M-03/22

Dated, Howrah, 30th October, 2024.

From: The Deputy Secretary to the Govt. of West Bengal.
To: The A.D.M. and D.L. & L.R.O., (ALL)
Dist.-

Sub: Matter pertaining to the application for change of mode of use of the land with recorded classification of Mills/Factory/Karkhana/Industry (Industrial class of land) in LR RoR to other uses.

Sir/Madam,

With reference to the above referred subject I am directed to inform you that vide this Department's Letter no 118-LP/5M-03/22 dated 09.01.2023, you were requested to furnish the applications for conversion of land with recorded classification of Karkhana in LR RoR (other than land retained with or without order under Section 6(1)(g) read with 6(3) of the West Bengal Estates Acquisition Act, 1953) to other use, for examination and necessary approval on merit in case to case basis within the spirit of third para of IR Department's letter no. 521(3)-IR/0/5L-30/2006(Pt.) dated 16.04.2013. But it is observed that in many cases the applications are sent without proper documents.

I am, therefore, directed to request you to furnish the below mentioned checklist of documents with the case records for permission for such conversion of industrial land recorded in LR RoR to other use.

| Sl. No. | Documents |
|---------|---|
| 1. | Copy of application for conversion by the applicant with copy of deed. |
| 2. | Coloured copy of RS RoR and copy of RS map (full text) in respect of subject LR Plot. |
| 3. | (A) Any noting in the RS as well as LR records to the effect that land was retained as per provision of Section 6(1)(g) read with Section 6(3) of the West Bengal Estates Acquisition Act, 1953. (B) Reconnaissance survey report/Proceeding under Section 6(3) of the West Bengal Estates Acquisition Act, 1953 for resumption, if any. |
| 4. | Copy of CS Khatian in case of status in RS RoR was recorded as "Dakhalkar". |
| 5. | Coloured copy of KB Khatian in respect of subject LR Plot. |
| 6. | Copy of LR and CLR (both PI and Khatian) in respect of subject LR Plot. |
| 7. | Field Enquiry Report: Apart from the proformawise report, the following points must be mentioned: (A) Possessor of the subject land, at present and status of such possessor. (B) Present Physical status and mode of use of subject land: (C) Whether physical status of subject land reveals remnant of any mill/factory/workshop: (D) Attach relevant photographs in support: (E) Whether there has been any change in mode of use as depicted in RS RoR and RS map. If so, particularly mention such change: |

The report of ADM and DL&LRO must cover all the issues in respect of the above mentioned documents as well as the enquiry report with specific view over the matter.

Yours faithfully,

Deputy Secretary to the Govt. of West Bengal.

DESPATCHED
Signature.....
Date..... 30/10/24

o/c

Government of West Bengal

Department of Land & Land Reforms and Refugee Relief & Rehabilitation

Land Policy Branch

NABANNA (6th floor)

325, Sarat Chatterjee Road, P.O. Shibpur, Howrah-711102.

No: 118-LP/5M-03/22

Dated, Howrah, 9th January, 2023.

From: The Assistant Secretary to the Govt. of West Bengal.

To: The A.D.M. and D.L. & L.R.O., All District,

P.O. Dist.....

Sub: Matter pertaining to the applications of raiyats for change of mode of use of the land with recorded classification of Mills/Factory/Karkhana/Industrial (Industrial class of land) in LR RoR to other uses.

-X-

Sir/Madam,

I am directed to refer to the subject mentioned above and to inform you that this Department may consider allowing permission for conversion of land/ regularization of post facto conversion of land from recorded classification of karkhana/ industrial in LR RoR (other than land retained with or without order under section 6(1)(g) read with section 6(3) of the West Bengal Estates Acquisition Act, 1953) to other use on merit in case to case basis within the spirit of third para of IR Department's letter no. 521(3)-IR/0/5L-30/2006(Pt.) dated 16/04/2013.

You are, therefore, requested to furnish the application of conversion of land with recorded classification of karkhana in the LR RoR (other than land retained with or without order under section 6(1) (g) read with section 6(3) of the West Bengal Estates Acquisition Act, 1953) to other use including application for regularization of post facto conversion for such class of land with copies of corresponding RS RoR of the plots of land to this Department for examination and necessary approval.

Yours faithfully,

Biswas

Assistant Secretary to the Govt. of West Bengal.

etc
DESPATCHED

Signature *[Signature]*

Date 09/01/2022

**Government of West Bengal
Industrial Reconstruction Department
Writers' Buildings, Kolkata-700001**

Dated, the 16th April, 2013

No. 521(3)-IR/O/5L-30/2006(Pt).

From : Sri Malay Kumar De, IAS
Principal Secretary to the Government of West Bengal

To : LRC and Principal Secretary to the Government of West Bengal
Land and Land Reforms Department

Principal Secretary to the Government of West Bengal
Urban Development Department

Secretary to the Government of West Bengal
Municipal Affairs Department

Sub : Decision of the State Government for non-allowing any industrial company for change of its existing 'industrial' character for any prospective change to 'residential/commercial'.

Sir,

You are fully aware that State Government has decided that no industrial land would be allowed to change in its prospective character for 'residential/commercial' use but it could be transferred strictly for 'industrial' use only upon permission of the State Government, if so required.

You are also aware that a significant amendment in the relevant section of 142 of WBLR Act 1955 has been appropriately made in June 2012 in consistent with this policy of the Government to stop prospective use of industrial land as residential/ commercial

I would therefore request your good offices to issue appropriate direction to all authorities under the control of your department to check and restrain any efforts being initiated by the owner of any industrial land for prospective change of its character towards residential/commercial use without any valid permission of the State Government.

Yours faithfully,

M.K. Dey
Principal Secretary

No.521/1(22)-IR/O/5L-30/2006(Pt)

Dated, the 16th April, 2013

Copy forwarded to the District Magistrate for information and action as deem necessary