

Conversion of Land as per provisions of WBLR Act, 1955

(Change in land use is regulated by sections 4A, 4B, 4C and 4D of West Bengal Land Reforms Act, 1955)

How to apply:

Any Raiyat desiring to make any change in the area, character or utilization of any land under his/her ownership may apply online through <http://banglarbhumigov.in/eDSS/ConvApplicationConvNavigate.action> or may apply to the Collector of the concerned district for permission. The prescribed format of application is available under Application Form option.

Fees for Conversion:

Fees for conversion of land as per circular no. 4403/L.R./3M-135/05 GE (M) dated 28.12.2005 of the Land & Land Reforms Department. The application fee for any conversion petition shall be Rs. 10/- only irrespective of the quantum and Category of land.

Table No. 1: Conversion fee of land in the Rural Area (per decimal of land)

Current Land Use	Conversion to Industrial and commercial use and activities
Bastu, Patit, Danga and any other land not currently in agricultural or other productive use	Rs. 30/-
Agricultural land	Rs. 50/
Ponds or any water body	Rs. 100/

Table No. 2: Conversion fee of land in the Municipal Area(excluding KMDA) per decimal of land

Current Land Use	Conversion to Industrial and commercial use and activities
Bastu, Patit, Danga and any other land not currently in agricultural or other productive use	Rs. 45/-
Agricultural land	Rs. 75/
Ponds or any water body if allowed for conversion	Rs. 150/

Table No. 3 : Conversion fee of land in KMDA Area (per decimal of land)

Current Land Use	Conversion to Industrial and commercial use and activities
Bastu, Patit, Danga and any other land not currently in agricultural or other productive use	Rs. 60/-
Agricultural land	Rs. 100/
Ponds or any water body if allowed for conversion	Rs. 200/

N.B. As per order no. 643/LR/1A-01/2039 dated 06.02.2009 of the Land & Land Reforms Department process fees for mutation and conversion as per the amended circular can be deposited directly through treasury challan/bank draft/DCR (Upto Rs. 500/-). The head of account will be 0029-LR-00-800-Other Receipts-006-Misc. Receipts not connected with Govt.Estates-27-Other Receipts.

Necessary Documents: An application in Prescribed Format with requisite payment of process Fee for Conversion in court fee affixed on it or in cash, a copy of the registered deed of transfer, copy of the Rent Receipt showing the payment of upto date revenue of the land in question, copy of the Mutation Certificate, copies of map of the said plot of land along with adjacent plots of land and any other document that may be required by the Collector for disposal. NOTE: The prevailing system of obtaining 'No Objection Certificate' from the adjacent plot holders is discontinued (Vide No. 324-LP/ IA-12/13 Dated 05-02-2015). Instead adjacent plot holders may be called for hearing.

F.A.Q.

1. What is land conversion?

Permission is necessary for change in land use which is called Land Conversion.

2. Whom should I approach for my land conversion and how should I apply?

You have to apply online through <http://banglarbhumii.gov.in/eDSS/ConvApplicationConvNavigate.action>

3. When should I apply for land conversion?

An enterprise may apply for land conversion after mutation of the land.

4. What are the documents required for application for land conversion?

Following documents are required to be uploaded [file size max. 2 MB in pdf] for online application for mutation

- i. Copy of mutation certificate / copy of current record-of-rights
- ii. Copy of current rent receipt
- iii. Sketch map showing the plot in question with side measurement and its surroundings including approach road (may not be to the scale)
- iv. Affidavit in Form 1B for creation of compensatory water body (Applicable in cases where the application relates to change or conversion of the land having water body of any description or size)
- v. Copy of no objection certificate of the West Bengal Pollution Control Board (Applicable only in such cases wherever such certificate is required)

vi. Copy of Detailed Project Report (DPR) duly vetted by the Competent Authority (Applicable only in cases where the application relates to change, conversion or alteration of land for industrial, commercial or housing complex)

5. Is NOC from the adjacent plot holders required?

No, the system of obtaining NOC from the adjacent plot holders has been discontinued. Instead adjacent plot holders may be called for hearing.

6. What is the procedure of land conversion?

An enquiry will be made by the field level functionary and this will be followed by a hearing of the applicant concerned.

7. What is the timeline for conversion of industrial land?

30 days(order No. 324-LP/1A-12/13 dated 05.02.2015 of L&LR Dept.).

8. I have set up an enterprise in an industrial estate/park. Please guide, whether land conversion is required?

If a unit is set up in an industrial estate/park which have already got land conversion, no further conversion is required by any individual enterprise ((order No. 324-LP/1A-12/13 dated 05.02.2015 of L&LR Dept.).

9. I applied to local body for NOC to apply for land conversion. But the local body is not issuing NOC. What is the way out?

If NOC from local body is not received within 14 days from the date of application, it will be presumed that there is no objection of the said body (order No. 324-LP/1A-12/13 dated 05.02.2015 of L&LR Dept.).