

Government of West Bengal
Urban Development & Municipal Affairs Department
Town & Country Planning Branch

"NAGARAYAN", DF-8, SECTOR-1, BIDHANNAGAR, KOLKATA-700064

ORDER

(Computer no. 1262105)

Memo. No. 1480 -UDMA-22013(99)/26/2025-DAC SEC-Dept. of UDMA Dated Kolkata, the Spetember 1st, 2025

WHEREAS, as mandated in the section 45 & 46 of the West Bengal Town & Country (Planning & Development) Act, 1979, to carry out any development on any land 'permission for development' is to be obtained from the concerned Development Authorities or Planning Authorities.

AND WHEREAS, there is provision of conversion of land under section 4C of the West Bengal Land Reforms Act, 1955, from the Collector.

AND WHEREAS, vide memo no. 1590 (22) - LR-21099/1/2025-LP dated 05.05.2025, the Department of Land and Land Reforms and Refugee Relief and Rehabilitation issued instruction to ADM & DL & LROs (all) to obtain Land Use Compatibility as may be applicable under the provisions the West Bengal Town & Country (Planning & Development) Act, 1979, before allowing the conversion of land u/s 4C of the West Bengal Land Reforms Act, 1955.

THEREFORE, in view of the above, all Development Authorities and Planning Authorities are hereby directed under section 135 of the West Bengal Town & Country (Planning & Development) Act, 1979, that, if any communication requesting for land use compatibility i.e. permissible use(s) on the concerned land parcel(s) is received from concerned authority (i.e. BL & LRO, SDL & LRO and DL & LRO etc.), as the case may be, the concerned Development Authority or Planning Authority shall send reply mentioning the permissible land use as per the LUDCP, within seven working days mentioning that *"this information on land use compatibility is only for interdepartmental communication and the concerned person, before starting any development work, shall need to obtain development permission from the concerned authority on payment of the prescribed fees as per provision of section 46 of the act."*

In cases where the communications are submitted by the officers of L & LR and RR & R Department directly to this Department, those shall be sent to the concerned Development or Planning Authority for disposal, in similar manner.

By Order of the Governor



Principal Secretary
to the Government of West Bengal

(2)

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Copy forwarded for kind information and necessary action to:-

1. The Special Secretary , Department of Land and Land Reforms and Refugee Relief and Rehabilitation
2. The CEO/EO , all Development Authority
3. The Joint Managing Director, WBHIDCO (as the Planning Authority of New Town Kolkata Planning Area)
4. The CEO/EO , all Planning Authority
5. The OSD to the HMIC of this Department
6. The Chairman, Nabadwip Planning Authority & Coochbehar Planning Authority
7. The PS to the Pr Secretary of this Department

GR 01/59/101

Special Secretary
to the Government of West Bengal