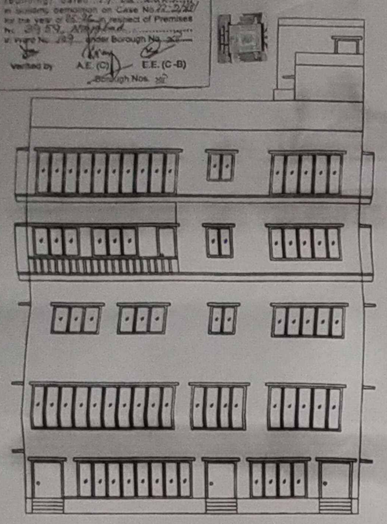
THE KOLKATA MUNICIPAL CORPORATION
Building Department

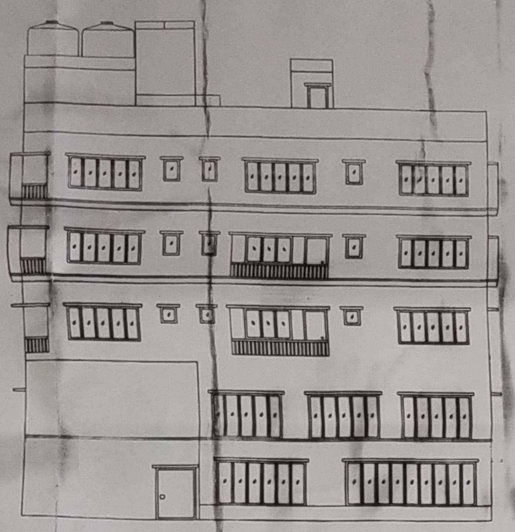
Certified copy of the approved demolition sketch plan as per order of Special Officer (Building) dated 19 Oct 2025 in building demolition on Case No. 22/2025 for the year of 2025 in respect of Premises No. 3959, Ward No. 109 under Borough No. XII

Verified by A.E. (C) E.E. (C-B)
Borough No. XII

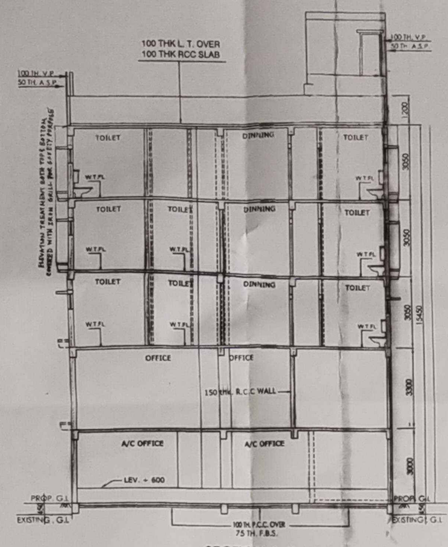
D/case no-22-D/XII/2025-2026. Dt-29-07-2025.



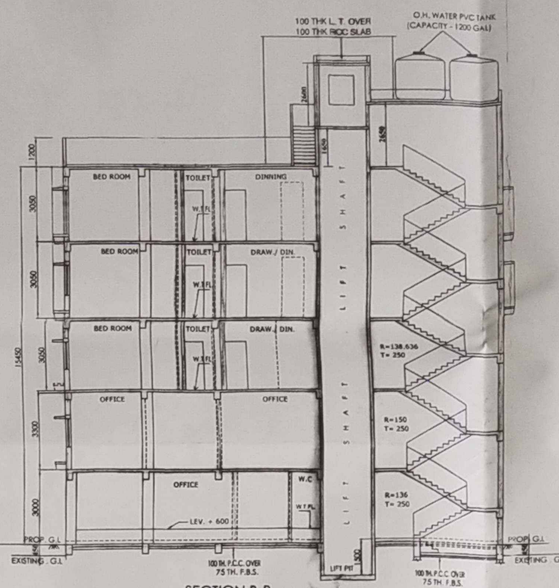
FRONT ELEVATION



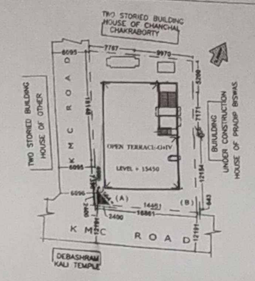
WEST SIDE ELEVATION



SECTION A-A



SECTION B-B



SITE PLAN
SCALE - 1: 600

REGULARIZATION PLAN U/S 400 (1) ALONG WITH U/S 416 OF KMC ACT 1980 OF G+IV STORIED (15.45 M) RESIDENTIAL BUILDING AT PREMISES NO - 3959, NAYABAD, WARD NO - 109, BOROUGH - XII, KOLKATA - 700094. P.S - PANCHASAYAR, MOUZA - NAYABAD, J.L. NO.- 25, R.S & L.R DAG NO.- 110, R.S KHATIAN NO.- 145, L.R KHATIAN NO. - 2787 & 2788, PRESENT L.R KHATIAN NO.-2854.

SANCTIONED VIDE B.P NO. - 2023120242, DATED - 22/08/2023.

STATEMENT OF THE PLAN

1) AREA OF LAND AS PER SANCTION = 438.445 Sqm.
2) PRESENT AREA OF LAND = 438.445 Sqm.
3) PERMISSIBLE GROUND COVERAGE = 228.219 Sqm. (52.052%)
4) GROUND COVERAGE CONSUMED = 228.213 Sqm. (52.051%)
5) PERMISSIBLE F.A.R = 2.25
6) EXECUTED TOTAL COVERED AREA (INCLUDING STAIR WAY & LIFT AREA) = 1141.065 Sqm.
6) EXECUTED TOTAL COVERED AREA (EXCLUDING STAIR WAY & LIFT AREA) = 1000.796 Sqm.
7) F.A.R CONSUMED - (1000.796 - 29.617) / 438.445 = 2.215

COMPARATIVE STATEMENT OF THE PLAN

SL NO.	PARTICULARS	SANCTIONED	EXECUTED
01.	LAND AREA	438.445 Sqm.	438.445 Sqm.
02.	GROUND FLOOR AREA	228.213 Sqm.	228.213 Sqm.
03.	FIRST FLOOR AREA	228.213 Sqm.	228.213 Sqm.
04.	SECOND FLOOR AREA	228.213 Sqm.	228.213 Sqm.
05.	THIRD FLOOR AREA	228.213 Sqm.	228.213 Sqm.
06.	FOURTH FLOOR AREA	228.213 Sqm.	228.213 Sqm.
07.	TOTAL FLOOR AREA INCLUDING STAIR & LIFT AREA	1141.065 Sqm.	1141.065 Sqm.
08.	TOTAL FLOOR AREA EXCLUDING STAIR & LIFT AREA	1000.796 Sqm.	1000.796 Sqm.
09.	F.A.R CONSUMED	2.056	2.215
10.	NO. OF TENAMENTS	7 Nos.	5 Nos.
11.	SIZE OF TENAMENTS	73.232 Sqm. - 1 NO. 72.842 Sqm. - 1 NO. 93.088 Sqm. - 1 NO. 198.660 Sqm. - 2 NOS. 48.408 Sqm. - 2 NOS.	246.627 Sqm. - 1 NO. 154.923 Sqm. - 2 NOS. 91.703 Sqm. - 2 NOS.
12.	NO. OF CAR PARKING (REQUIRED)	6 NOS.	11 NOS.
13.	NO. OF CAR PARKING (PROVIDED)	6 NOS.	2 NOS.
14.	CAR PARKING AREA	99.295 Sqm.	29.617 Sqm.
15.	AREA OF LOFT	NIL.	NIL.
16.	AREA OF CB	3.45 Sqm.	NIL.
17.	STAIR HEAD ROOM AREA	16.740 Sqm.	16.740 Sqm.
18.	CARPET AREA OF OFFICE	59.597 Sqm. (Gr.Floor) 170.455 Sqm. (1st. Floor) 230.052 Sqm. (Total)	138.420 Sqm. (Gr.Floor) 170.455 Sqm. (1st. Floor) 308.875 Sqm. (Total)
19.	COVERED AREA OF OFFICE	92.863 Sqm. (Gr.Floor) 182.382 Sqm. (1st. Floor) 275.245 Sqm. (Total)	148.446 Sqm. (Gr.Floor) 182.382 Sqm. (1st. Floor) 330.828 Sqm. (Total)

I HEREBY DECLARE THAT THE " APPROPRIATE AUTHORITY " HAS EXPLAINED ME ABOUT THE CONTENTS OF THE REGULARIZATION PLAN (U/S 400(1) ALONG WITH U/S 416 OF KMC ACT 1980) DURING THE HEARING AND ALSO I HEREBY ACCEPT THE CONDITION OF THE PROCEEDING AND OTHER STATEMENTS INCORPORATED IN THIS PLAN INCLUDING ITS "TECHNICAL INPUTS".

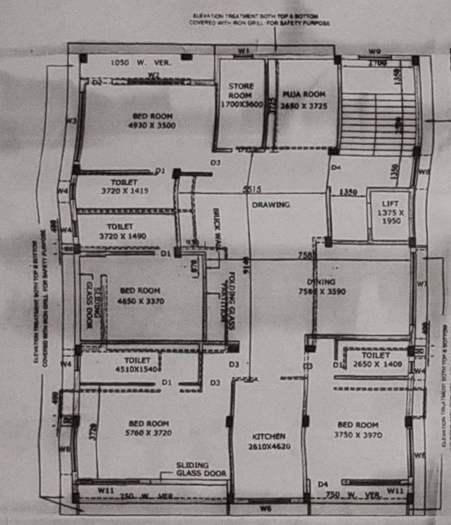
SIGN. OF THE OWNER / PERSON RESPONSIBLE

I, THE UNDERSIGNED HEREBY DECLARE THAT THE DEVIATION SKETCH PLAN PREPARED BY ME ON THE BASIS OF THE SITE CONDITION AS IT STANDS AT THE TIME OF INSPECTION OF THE EXTENT PREMISES, STATES THAT ALL THE INFORMATION GIVEN IN THE DRAWING ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THAT MATERIAL POINT OF TIME OF INSPECTION. HOWEVER THIS DOES NOT INCLUDE THE QUALITY AND CHARACTER OF THE MATERIALS OR STRUCTURAL STABILITY OF THE DEVIATED PORTION FROM THE ORIGINAL SANCTIONED PLAN OR NEWLY CONSTRUCTED PORTION OVER AND ABOVE THE SAID PLAN.

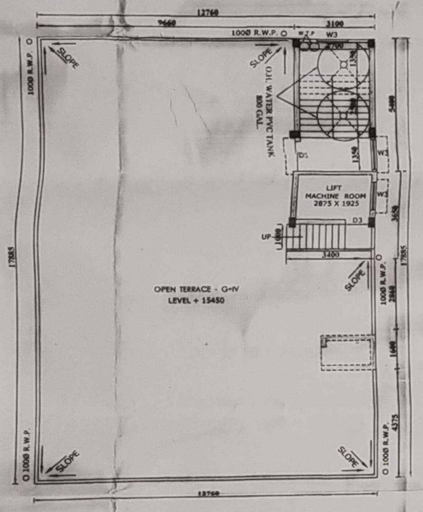
SIGN. OF LBS

SIGN. OF A.E. (C)

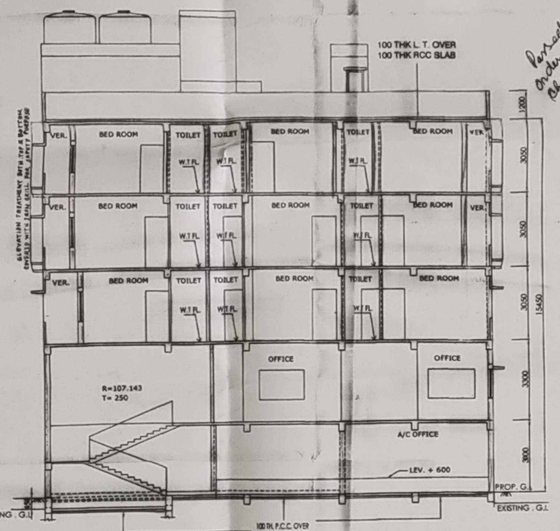
SIGN. OF S.A.E. (C)



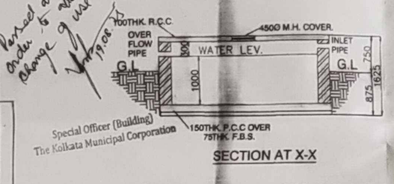
FOURTH FLOOR PLAN



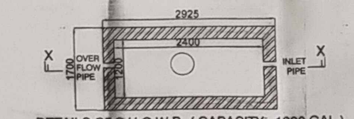
ROOF PLAN



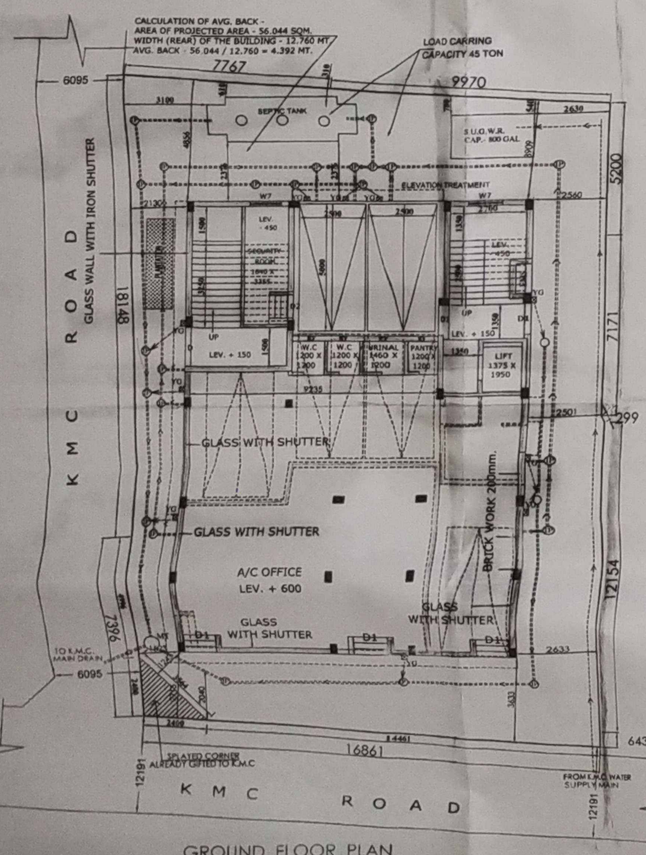
SECTION C - C



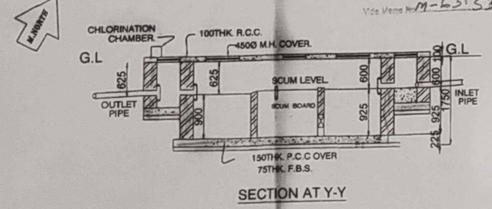
SECTION AT X-X



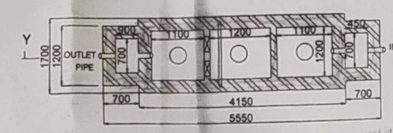
DETAILS OF S.U.G.W.R. (CAPACITY - 1200 GAL.)
SECTION-BB SCALE-1:50



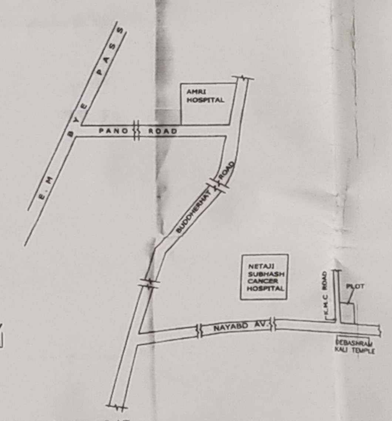
GROUND FLOOR PLAN



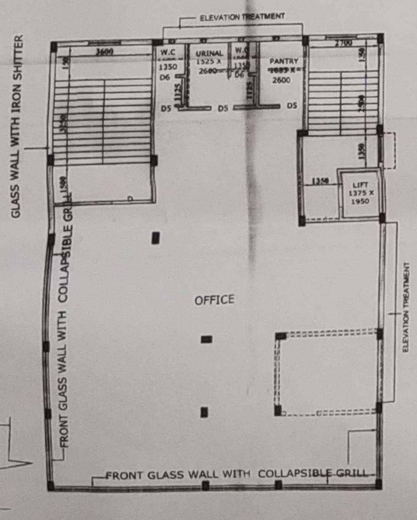
SECTION AT Y-Y



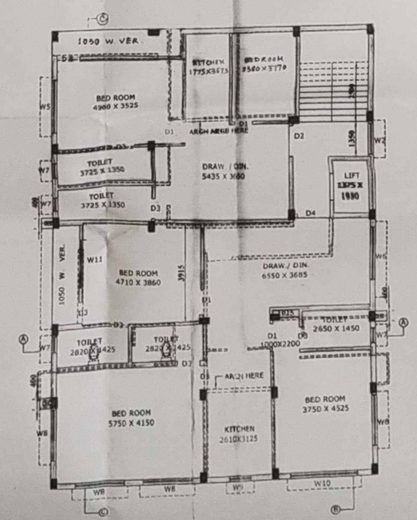
DETAILS OF SEPTIC TANK (50 USER)



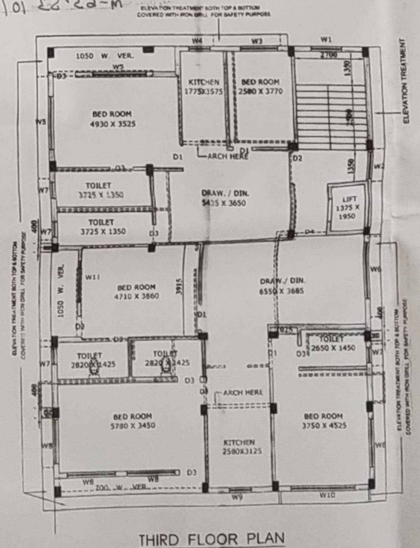
KEY PLAN
SCALE - 1: 4000



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

भारतीय गैर न्यायिक

भारत

दस रुपये रु.10

TEN RUPEES Rs.10

INDIA

INDIA NON JUDICIAL

पश्चिमबंग पश्चिम बंगाल WEST BENGAL 92AB 063909

AFFIDAVIT

PREMISES NO. – 3959, NAYABAD, KOLKATA – 700094, WARD NO. – 109, BOROUGH – XII, D-Case No, - , Dated .

I , **SMT. MOUMITA BRAHMACHARI** , daughter of Late Sarit Dutta and wife of Sri Santanu Brahmachari, by faith - Hindu , by Nationality Indian , by occupation - Housewife, residing at 20/9C/1,Baishnab Ghata Bye Lane, P.O – Naktala, P.S – Netaji Nagar, Kolkata — 700047, do hereby given undertaking to the Mpl. Commissioner, The Kolkata Municipal Corporation that I shall not make any construction nor any change of use at Premises No. - 3959, Nayabad, Kolkata – 700094, Ward No. – 109, Borough – XII, in future without obtaining proper sanction from the Municipal Corporation authority, otherwise the authority has right to take action, such as demolition which will deem proper and fit.

This declaration is made to pursuant an order passed by S.O (Bldg.) .
On that the above undertaking will be binding upon as including our legal in heirs in future.

Identified by me,

Deponent

Moumita Brahmachari

KALLOL KR. GHOSHAL
B.E. (Civil) MIE
Chartered Engineer

L.B.S. Class-I
Kolkata Municipal Corporation
EBA Rajpur, Sonarpur

G. T. - KMC &
Rajpur Sonarpur
Municipality

E.S.E. Rajpur - Sonarpur
Municipality

E.S.E. Kolkata Municipal
Corporation
CWC Empanelled
Structural Engineer

STRUCTURAL STABILITY CERTIFICATE

This is to Certify that all the structural members including foundation of an existing Ground + Four Storied residential Cum Commercial building at Premises No. 3959, Nayabad W109 B XII Sanctioned vide B.P.No. 2023120242 dated 22.08.2023, were done by the Undersigned

Certified that all the members are adequate enough to take the possible Vertical load and moment Coming to the structure as designed and executed.

Certified that the structure is Safe and stable in all respect for which it has been erected.

(Kallol Kr Ghoshal)

KALLOL KUMAR GHOSHAL
BE (Civil) MIE
Chartered Engineer
Membership No. 100622
Regd. No. 87783 RM
KMC Empanelment No. ESE/I/261

(SIGNATURE OF STRUCTURAL ENGINEER)

PARTY'S COPY

THE KOLKATA MUNICIPAL CORPORATION
Building Department

Certified Copy of the approved demolition sketch plan as per order of Special Officer (Building) dated 19.08.2025 in Building demolition on Case No. 22-D/XII/ for the year of 25-26 in respect of Premises No. 3959 Nayabad in Ward No. 109 under Borough No. XII

Verified by A.E. (C) E.E. (C-B)
Borough Nos. XII

Before Md. Rizwan, Special Officer (Building), KMC
Demolition Case No. 22 – D /XII / 25 – 26.

Date of Hearing – 08/08/2025.

Demolition Procedure u/s 400(1) & 416 in respect of
Premises No. 3959, Nayabad, Ward – 109, Borough – XII.
D/Case No. 22 – D /XII / 25 – 26.

P. R. – Moumita Brahmachari.

Detail of unauthorised construction: Car Parking area, common area converted to office (business). Some external and internal walls are changed and caused nos. of tenaments and also size of tenaments and internal deviation too. The above works deviated four sanctioned plan vide B. P. No. 2023120242 dated 22/08/2023.

This proceeding was brought against Moumita Brahmachari. The allegation against unauthorised construction at Premises No. 3959, Nayabad, Ward – 109, Borough – XII for violating rules 59, 78, 123, 133 and 134 of Building Rule 2009.

Relevant Record / information available with the file – D/Sketch, Precis of Infringement statement from Borough office are taken into consideration

Notice u/s 400 (1) issued on 08/07/2025.

As per report from concerning Borough – Self applied.

As per report from concerning Borough – Infringement statement of Building Rule 2009.

Rules	Description	Required	Provided	Remarks
59	Means of access	12.191 m		Infringes
78	Car Parking	11 nos.	2 nos.	9 car parking shortfall
123	Fire Fighting			Infringes
133	Structural Design	Unknown		
134	Quality of materials & workmanship	Unknown		

Area of change of use: 55.583 sqm.
Sanctioned Use: Residential.
Present Use: Business.

ORDER

Smt. Moumita Brahmachari, P.R. submitted a letter to the Director General, Building Department, Kolkata Municipal Corporation and prayed for regularisation of unauthorised construction and change of use at Premises No. 3959, Nayabad, Ward – 109, Borough – XII. P.R. stated in her letter that she was accorded G + VI storied residential building sanction plan vide B. P. No. 2023120242 dated 22/08/2023 and admitted the deviation of the sanctioned plan and prayed for retention and to allow change of use under Rule 400(1) & 416 of the KMC Act 1980.

P.T.O.

Based on the prayer of P.R., department initiated proceedings. During inspection violations of Rules 59, 78, 123, 133 and 134 of the KMC Building Rules 2009 were found. Department sent infringement statement along with D/Sketch.

P.R. deposited Rs 8,55,072/- (Rupees eight lacs fifty five thousand and seventy two) only towards security deposit u/d 400(1) and 416 of the KMC Act, 1980. P.R. submitted structural stability certificate issued by Sri Kallol Kumar Ghoshal, ESE, I/261.

P.R. also submitted relevant documents and required declarations in support of her prayer for retention and to allow change of use from car parking and common area to mercantile. The area of change of use is 55.583 sqm.

I consider that change of use and unauthorised construction (deviation from plan) won't obstruct the facility of ingress and egress of the said building in case of emergency. I am inclined to pass an order for retention of the construction and to allow the change of use on payment of fees u/s 400(1) & 416 of the KMC Act 1980 within 30 days from the receipt of this order.

D/Sketch will be part and parcel of order.

Any person aggrieved by this order u/s 400 (1) may appeal against this order to Municipal Building Tribunal within stipulated time in accordance with the provision of KMC Act 1980.

19.08.25

Md. Rizwan
Special Officer (Building)
Special Officer (Building)
The Kolkata Municipal Corporation

This Order will be Given Into Effect Subject to Approval
Mayor in Council, Kolkata Municipal Corporation

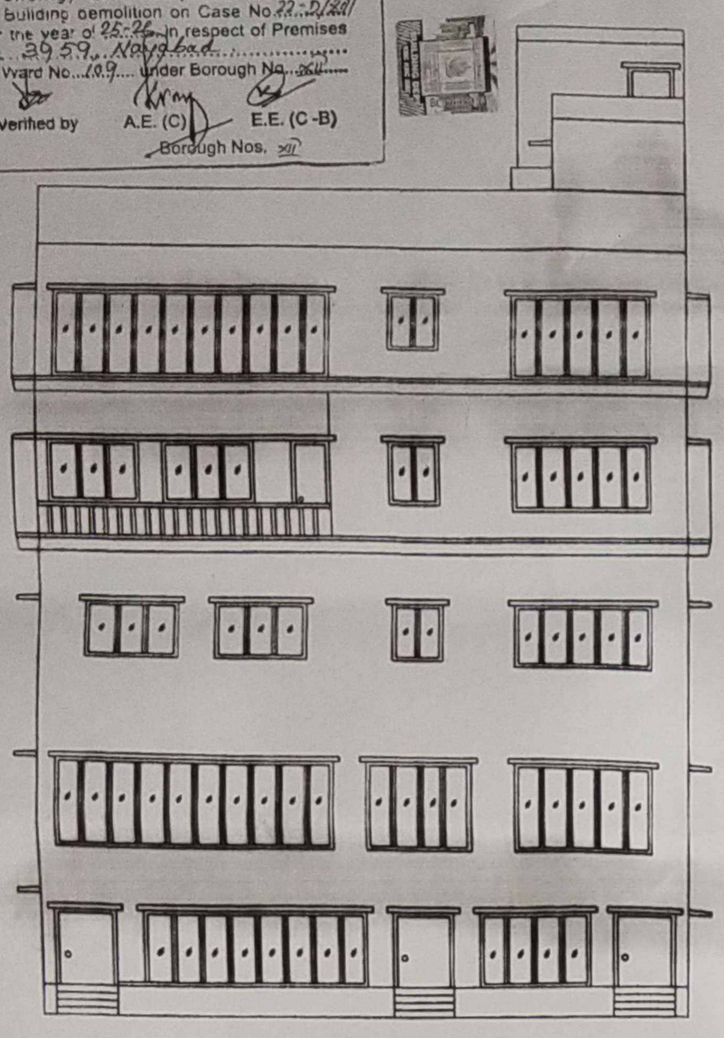
Approved by Mayor in Council, Kolkata Municipal Corporation
Vide Memo No. M-63-53 Dated 10/09/2025

THE KOLKATA MUNICIPAL CORPORATION
Building Department

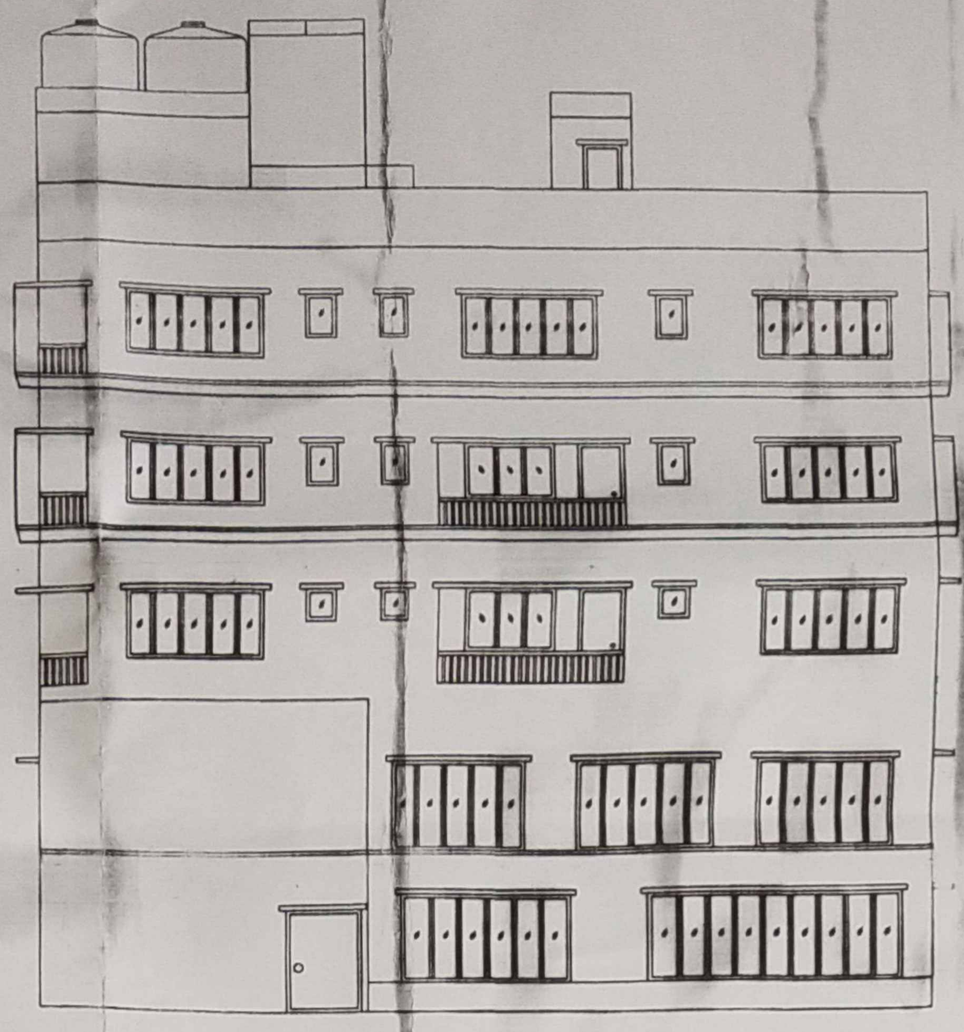
Certified Copy of the approved demolition sketch plan as per order of Special Officer (Building) dated 19.08.2025 in building demolition on Case No. 22-D/XII for the year of 25-26 in respect of Premises No. 39 59 Naya Bad in Ward No. 109 under Borough No. XII

Verified by A.E. (C) E.E. (C-B)
Borough Nos. XII

D/case no-22-D/XII/2025-2026. Dt-29.07.202



FRONT ELEVATION



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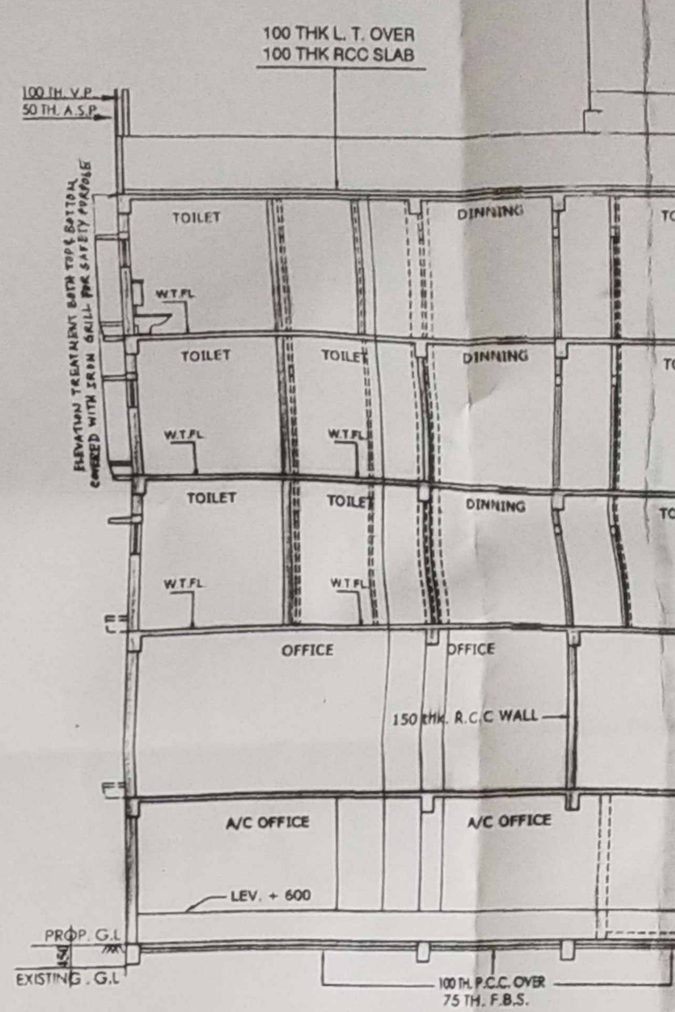
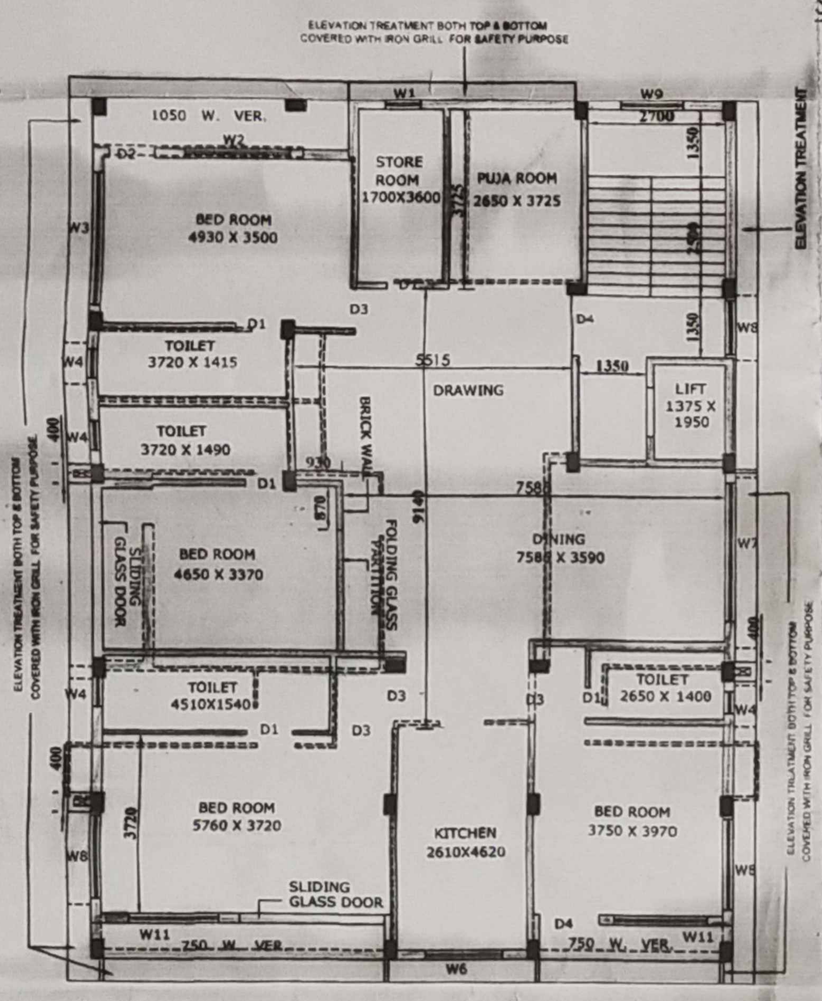
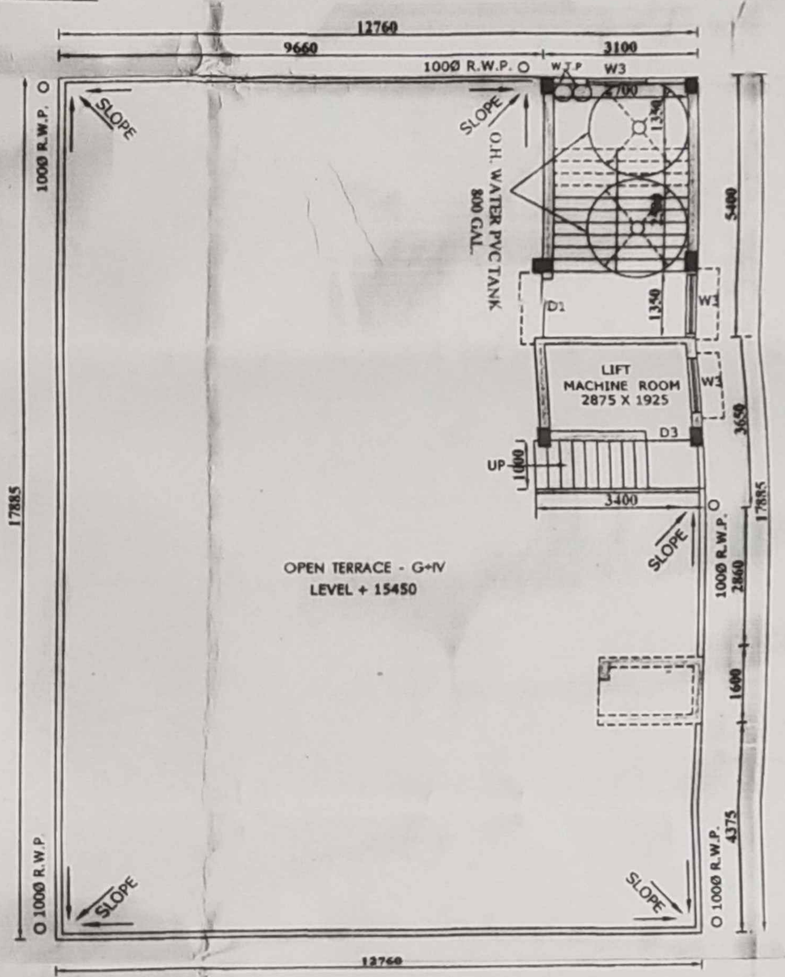


SECTION A-A

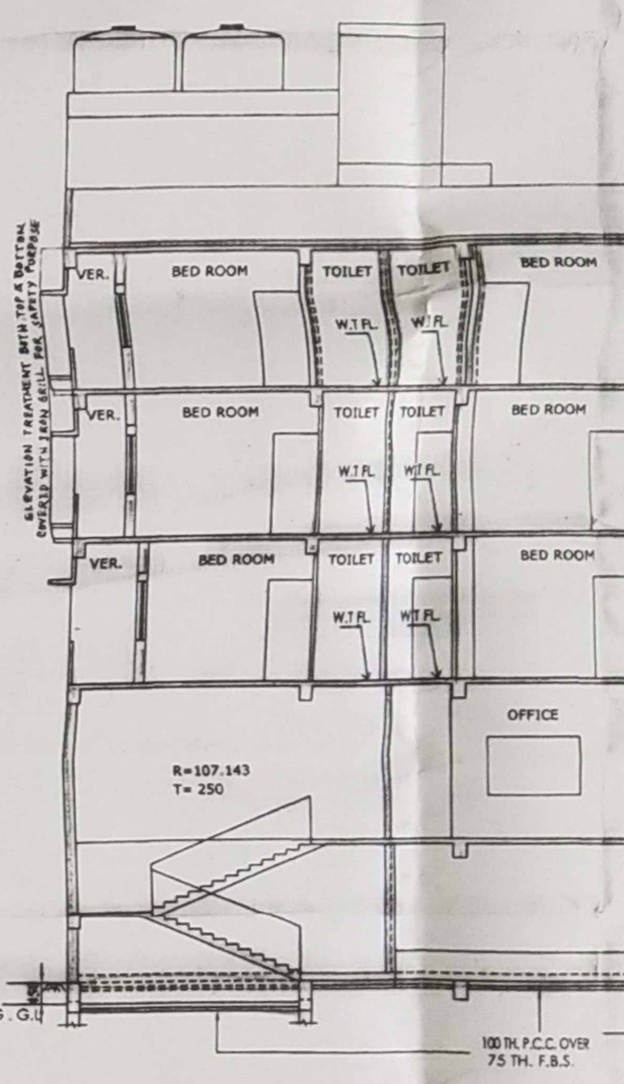
SECTION A-A



FOURTH FLOOR PLAN



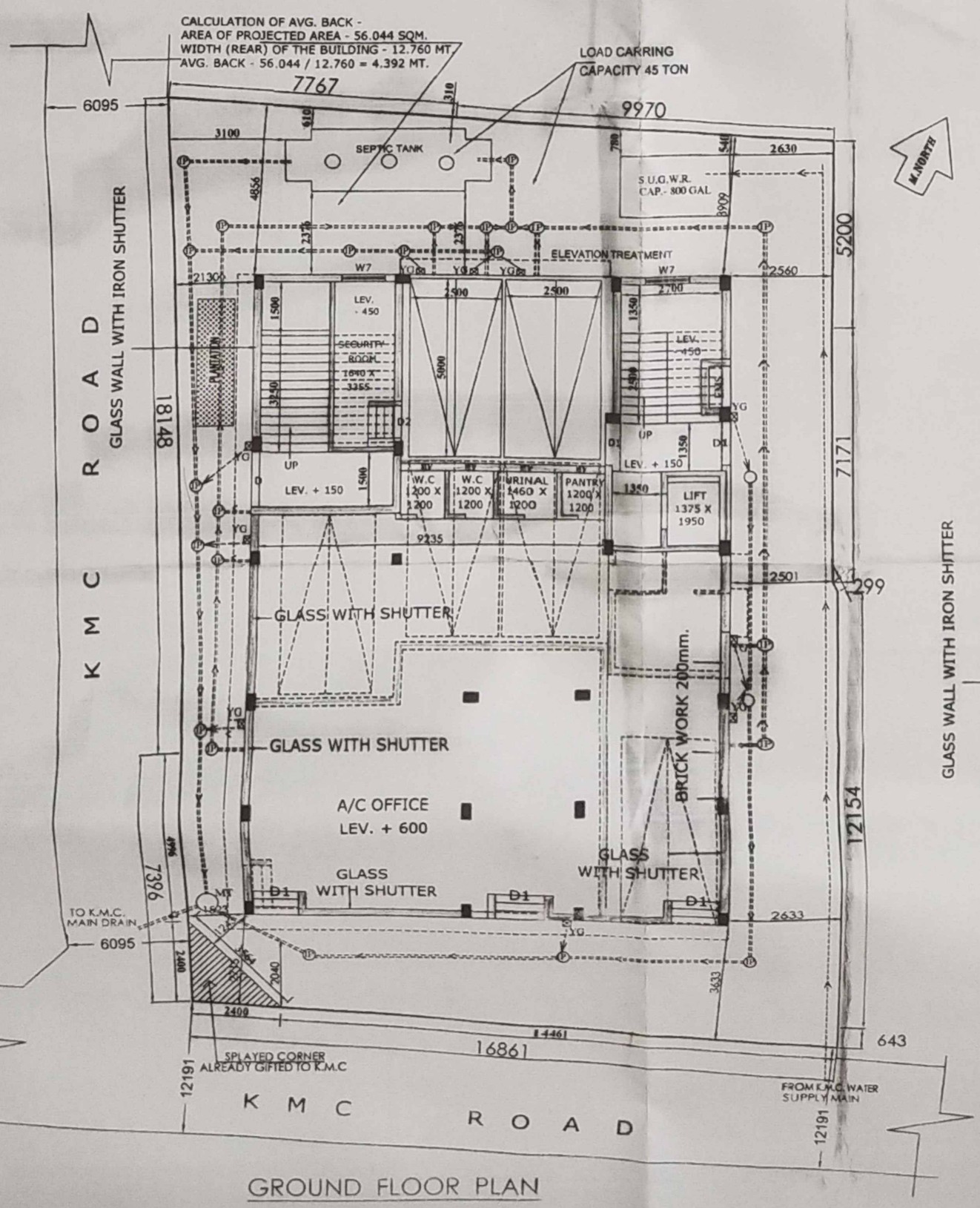
ROOF PLAN



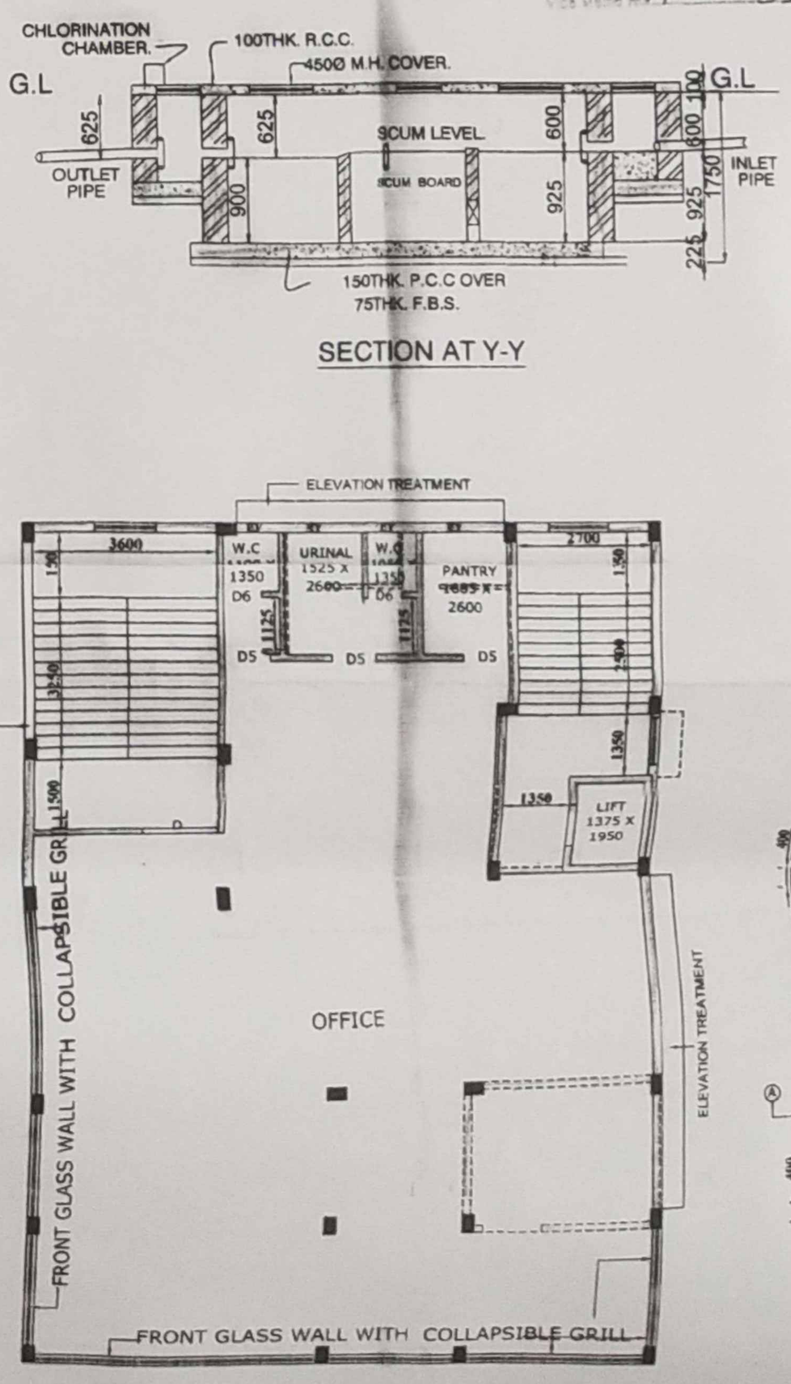
SECTION C

Given Into Effect Subject to Approv
Kolkata Municipal Corporation

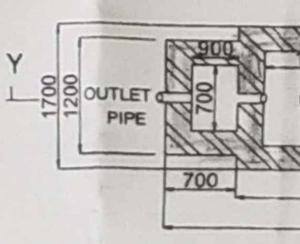
Approved by Mayor in Council, Kolkata Municipal Corporation
Vide Memo No. M-63:53 Dated 10/09/2025



GROUND FLOOR PLAN



SECTION AT Y-Y

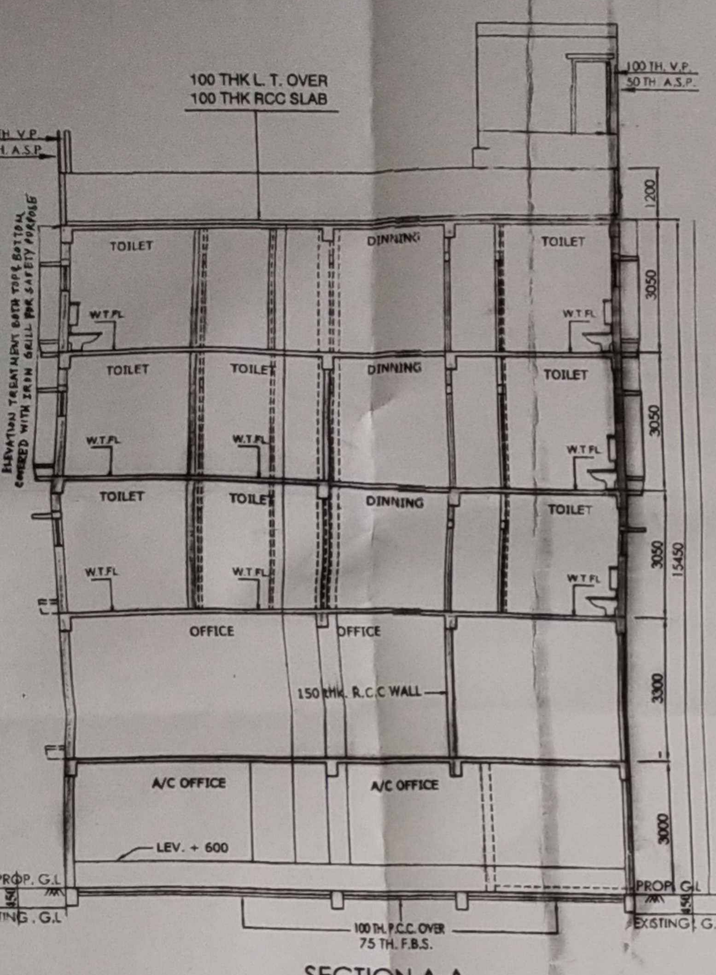


DETAILS O

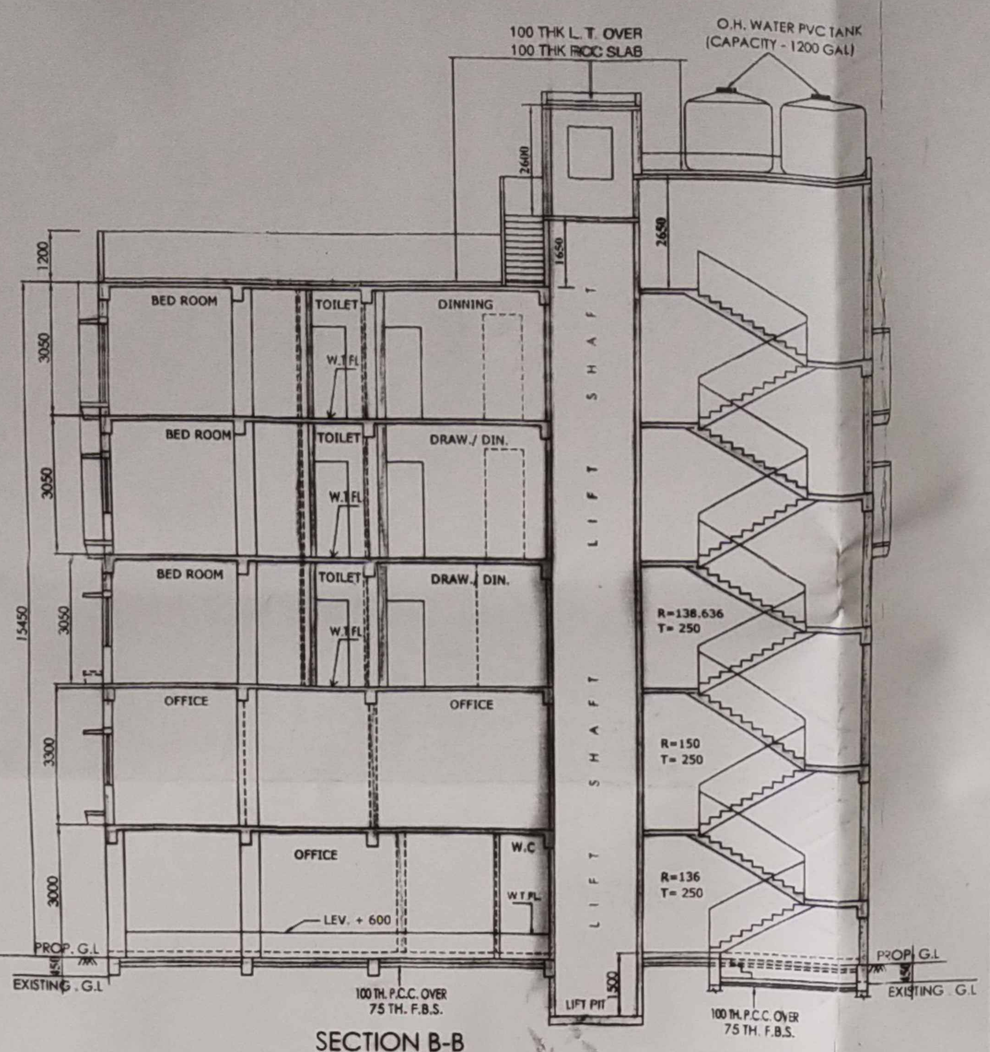
FIRST FLOOR PLAN

SECOND F

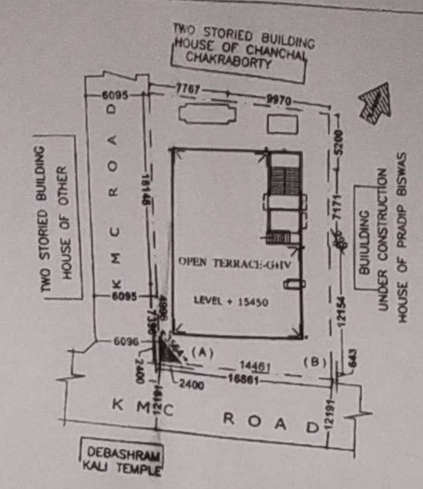
D/case no-22-D/XII/2025-2026. Dt-29.07.2025.



SECTION A-A



SECTION B-B



SITE PLAN
SCALE - 1: 600

REGULARIZATION PLAN U/S 400 (1) ALONG WITH U/S 416 OF KMC ACT 1980 OF G+IV STORIED (15.45 M) RESIDENTIAL BUILDING AT PREMISES NO - 3959, NAYABAD, WARD NO - 109, BOROUGH - XII, KOLKATA - 700094. P.S - PANCHASAYAR, MOUZA - NAYABAD, J.L. NO.- 25, R.S & L.R DAG NO.- 110, R.S KHATIAN NO.- 145, L.R KHATIAN NO. - 2787 & 2788, PRESENT L.R KHATIAN NO.-2854.

SANCTIONED VIDE B.P NO. - 2023120242, DATED - 22/08/2023.

STATEMENT OF THE PLAN

1) AREA OF LAND AS PER SANCTION = 438.445 Sqm.
2) PRESENT AREA OF LAND = 438.445 Sqm.
3) PERMISSIBLE GROUND COVERAGE = 228.219 Sqm. (52.052%)
4) GROUND COVERAGE CONSUMED = 228.213 Sqm. (52.051%)
5) PERMISSIBLE F.A.R = 2.25
6) EXECUTED TOTAL COVERED AREA (INCLUDING STAIR WAY & LIFT AREA) = 1141.065 Sqm.
6) EXECUTED TOTAL COVERED AREA (EXCLUDING STAIR WAY & LIFT AREA) = 1000.796 Sqm.
7) F.A.R CONSUMED - (1000.796 - 29.617) / 438.445 = 2.215.

COMPARATIVE STATEMENT OF THE PLAN

SL NO.	PARTICULARS	SANCTIONED	EXECUTED
01.	LAND AREA	438.445 Sqm.	438.445 Sqm.
02.	GROUND FLOOR AREA	228.213 Sqm.	228.213 Sqm.
03.	FIRST FLOOR AREA	228.213 Sqm.	228.213 Sqm.
04.	SECOND FLOOR AREA	228.213 Sqm.	228.213 Sqm.
05.	THIRD FLOOR AREA	228.213 Sqm.	228.213 Sqm.
06.	FOURTH FLOOR AREA	228.213 Sqm.	228.213 Sqm.
07.	TOTAL FLOOR AREA INCLUDING STAIR & LIFT AREA	1141.065 Sqm.	1141.065 Sqm.
08.	TOTAL FLOOR AREA EXCLUDING STAIR & LIFT AREA	1000.796 Sqm.	1000.796 Sqm.
09.	F.A.R CONSUMED	2.056	2.215
10.	NO. OF TENAMENTS	7 Nos.	5 Nos.
11.	SIZE OF TENAMENTS	73.232 Sqm. - 1 NO. 72.842 Sqm. - 1 NO. 93.088 Sqm. - 1 NO. 198.660 Sqm. - 2 NOS. 48.408 Sqm. - 2 NOS.	246.627 Sqm. - 1 NO. 154.923 Sqm. - 2 NOS. 91.703 Sqm. - 2 NOS.
12.	NO. OF CAR PARKING (REQUIRED)	6 NOS.	11 NOS.
13.	NO. OF CAR PARKING (PROVIDED)	6 NOS.	2 NOS.
14.	CAR PARKING AREA	99.295 Sqm.	29.617 Sqm.
15.	AREA OF LOFT	NiL.	NiL.
16.	AREA OF CB	3.45 Sqm.	NiL.
17.	STAIR HEAD ROOM AREA	16.740 Sqm.	16.740 Sqm.
18.	CARPET AREA OF OFFICE	59.597 Sqm.(Gr.Floor) 170.455 Sqm.(1st. Floor) 230.052 Sqm. (Total)	138.420 Sqm.(Gr.Floor) 170.455 Sqm.(1st. Floor) 308.875 Sqm. (Total)
19.	COVERED AREA OF OFFICE	92.863 Sqm.(Gr.Floor) 182.382 Sqm.(1st. Floor) 275.245 Sqm. (Total)	148.446 Sqm.(Gr.Floor) 182.382 Sqm.(1st. Floor) 330.828 Sqm. (Total)

I HEREBY DECLARE THAT THE " APPROPRIATE AUTHORITY " HAS EXPLAINED ME ABOUT THE CONTENTS OF THE REGULARIZATION PLAN (U/S 400(1) ALONG WITH U/S 416 OF KMC ACT 1980) DURING THE HEARING AND ALSO I HEREBY ACCEPT THE CONDITION OF THE PROCEEDING AND OTHER STATEMENTS INCORPORATED IN THIS PLAN INCLUDING ITS "TECHNICAL INPUTS".

Moumita Banerjee

SIGN. OF THE OWNER / PERSON RESPONSIBLE

I, THE UNDERSIGNED HEREBY DECLARE THAT THE DEVIATION SKETCH PLAN PREPARED BY ME ON THE BASIS OF THE SITE CONDITION AS IT STANDS AT THE TIME OF INSPECTION OF THE EXTENT PREMISES. STATES THAT ALL THE INFORMATION GIVEN IN THE DRAWING ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THAT MATERIAL POINT OF TIME OF INSPECTION. HOWEVER THIS DOES NOT INCLUDE THE QUALITY AND CHARACTER OF THE MATERIALS OR STRUCTURAL STABILITY OF THE DEVIATED PORTION FROM THE ORIGINAL SANCTIONED PLAN OR NEWLY CONSTRUCTED PORTION OVER AND ABOVE THE SAID PLAN.

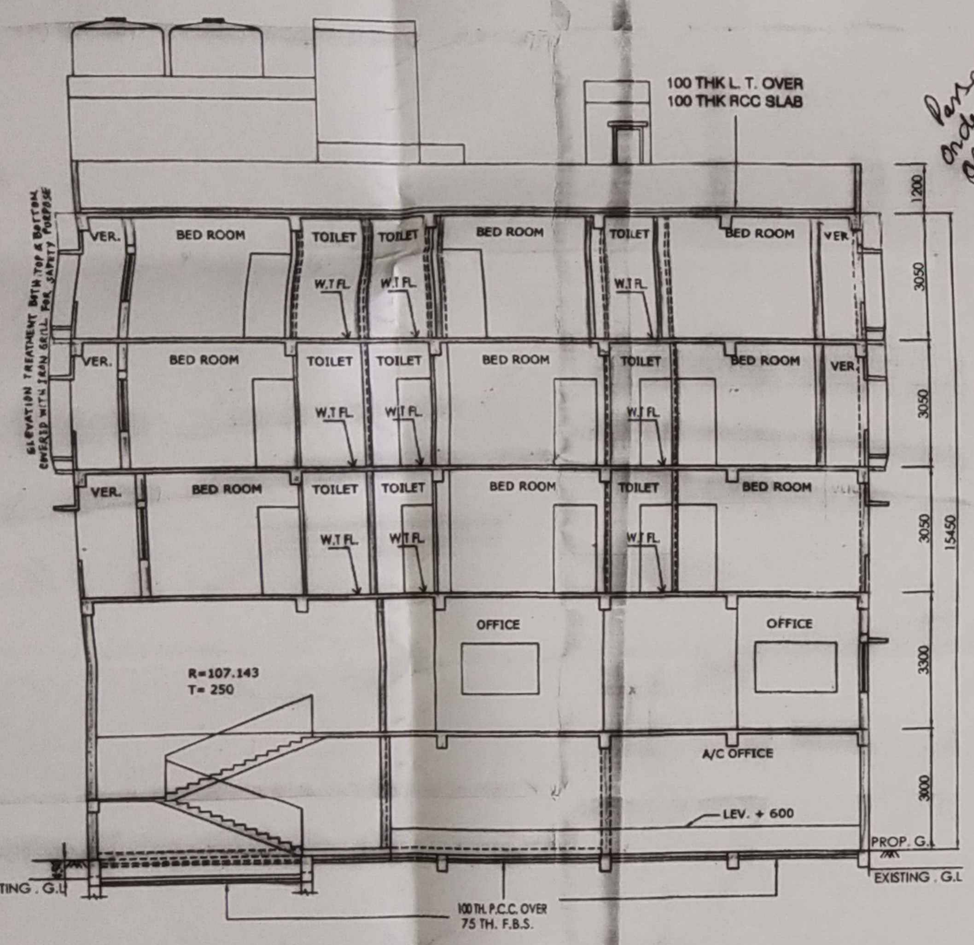
PARTHA PRATIM CHOWDHURY

SIGN. OF LBS

SIGN. OF A.E. (C)

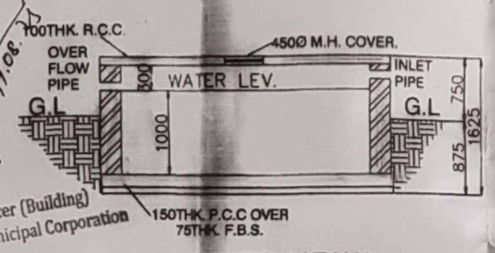
SIGN. OF S.A.E. (C)

M.NORTH

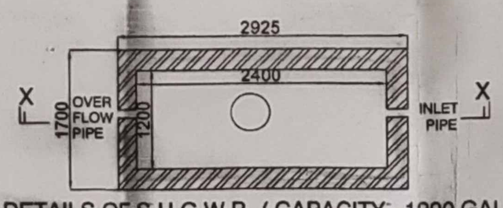


SECTION C - C

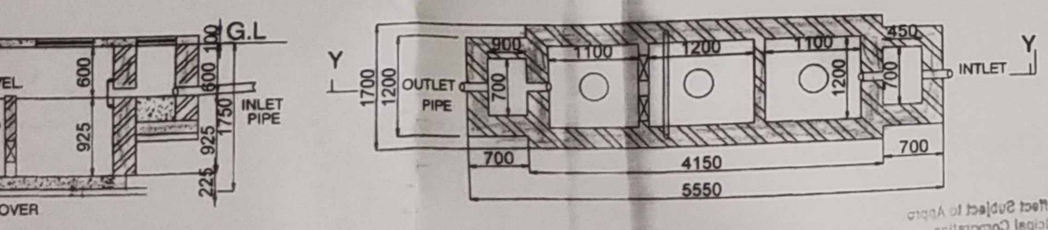
Passed as an order to allow change of use
19.08.25
Special Officer (Building)
The Kolkata Municipal Corporation



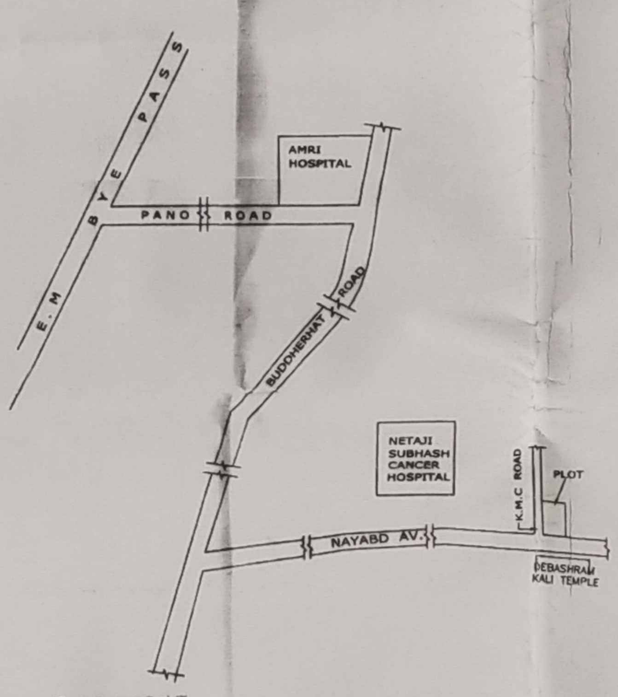
SECTION AT X-X



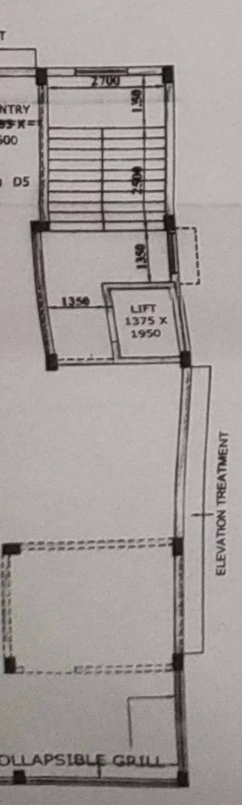
DETAILS OF S.U.G.W.R. (CAPACITY - 1200 GAL.)
SECTION-BB SCALE-1:50

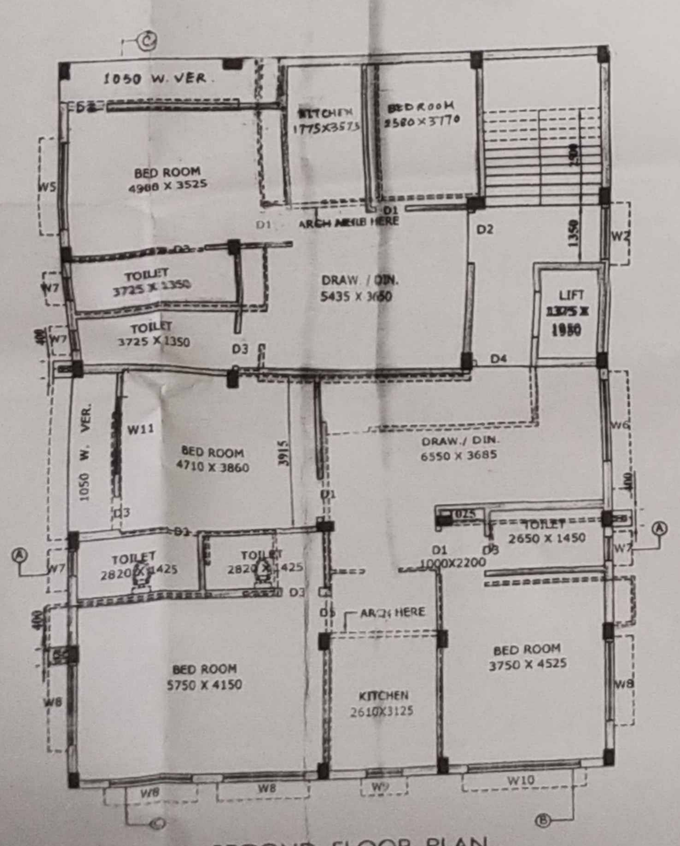


DETAILS OF SEPTIC TANK (50 USER)

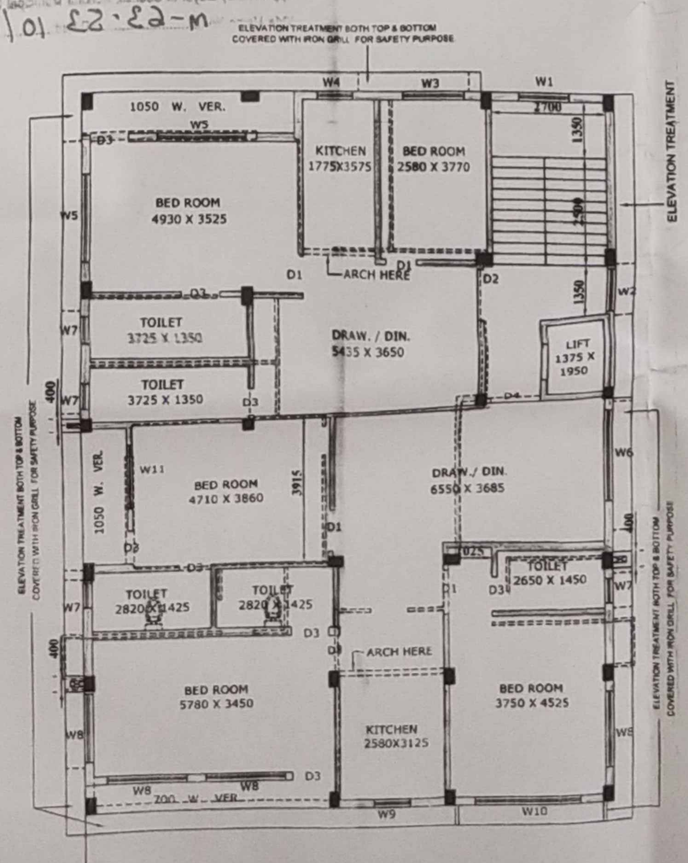


KEY PLAN
SCALE - 1: 4000





SECOND FLOOR PLAN



THIRD FLOOR PLAN