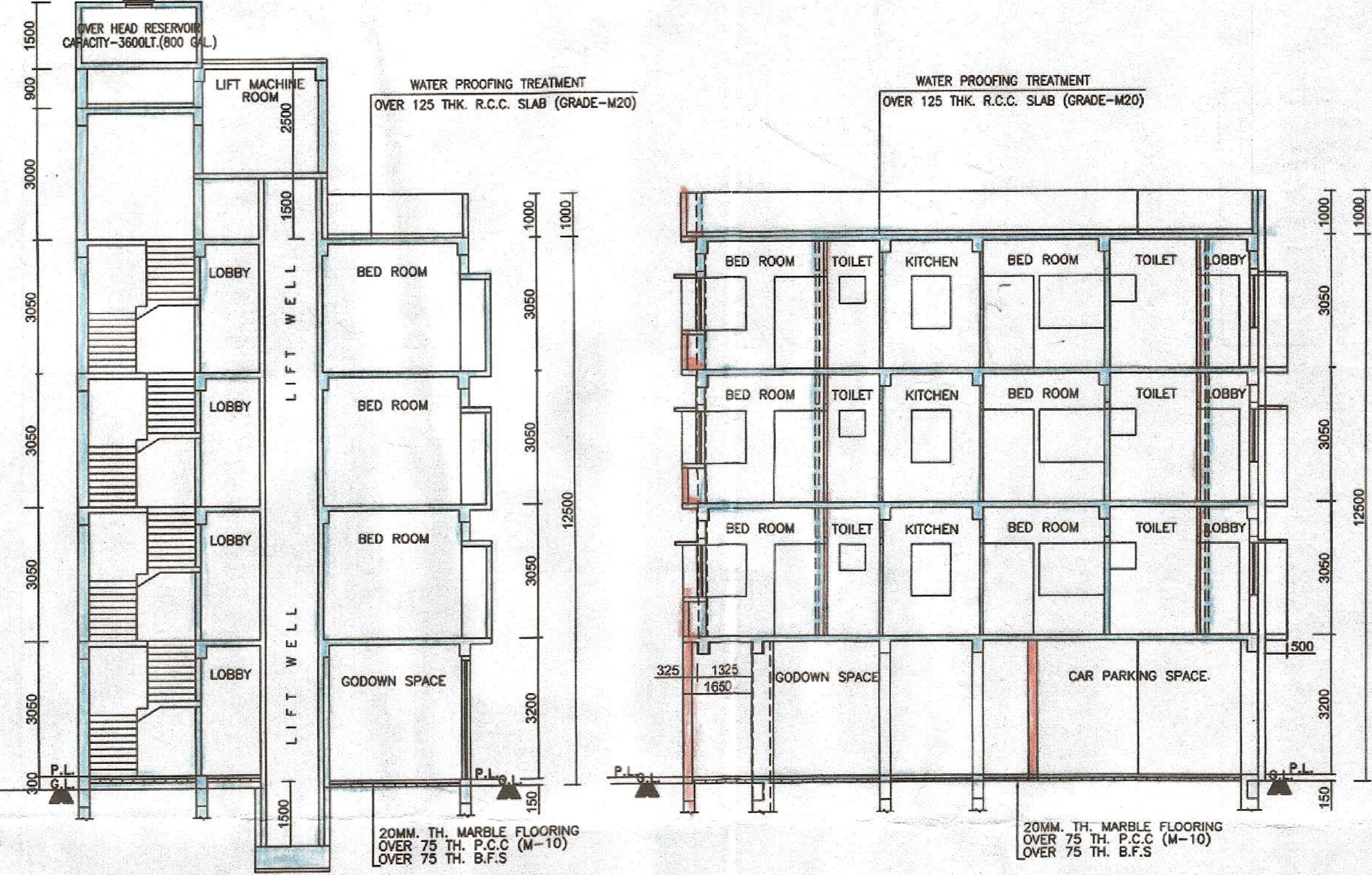


D-SKETCH PLAN OF GROUND+THREE STORIED RESIDENTIAL BUILDING AT PREMISES NO. 81, MAHARSHI DEBENDRA ROAD; KOLKATA: 700006; WARD NO.-020; BOROUGH NO. II, P.S.-JORABAGAN, P.O.-BEADON STREET; DEVIATED FROM SANCTION B. P. NO. 2022020059; DATED: 06/01/2023; COMPLYING K.M.C. BUILDING RULE 2009 UNDER SECTION 393A OF C.M.C ACT-1980, UNDER THE K.M.C.

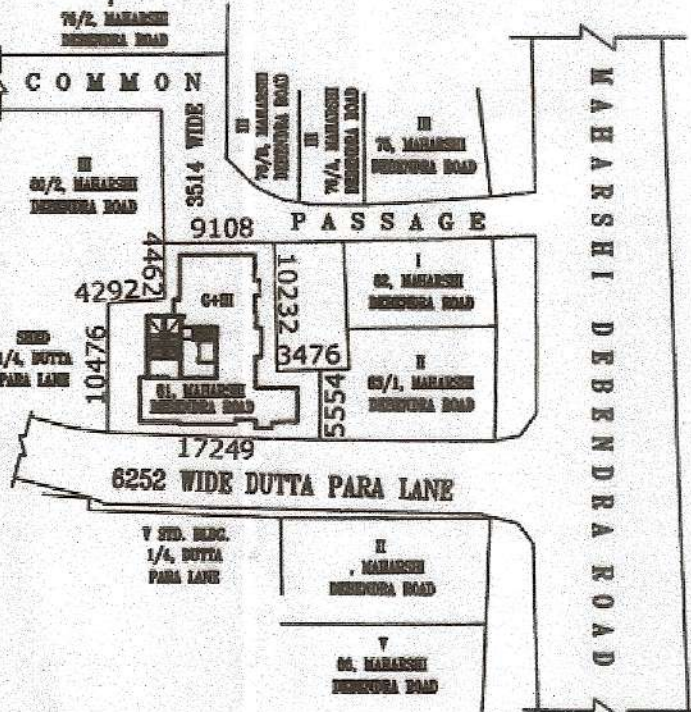
PERSONS RESPONSIBLE: SANJIB BHATTACHARJEE DIRECTOR OF M/S.VPH REAK ESTATE PVT LTD.

D/CASE NO:015-D/24/30-II/2024-2025

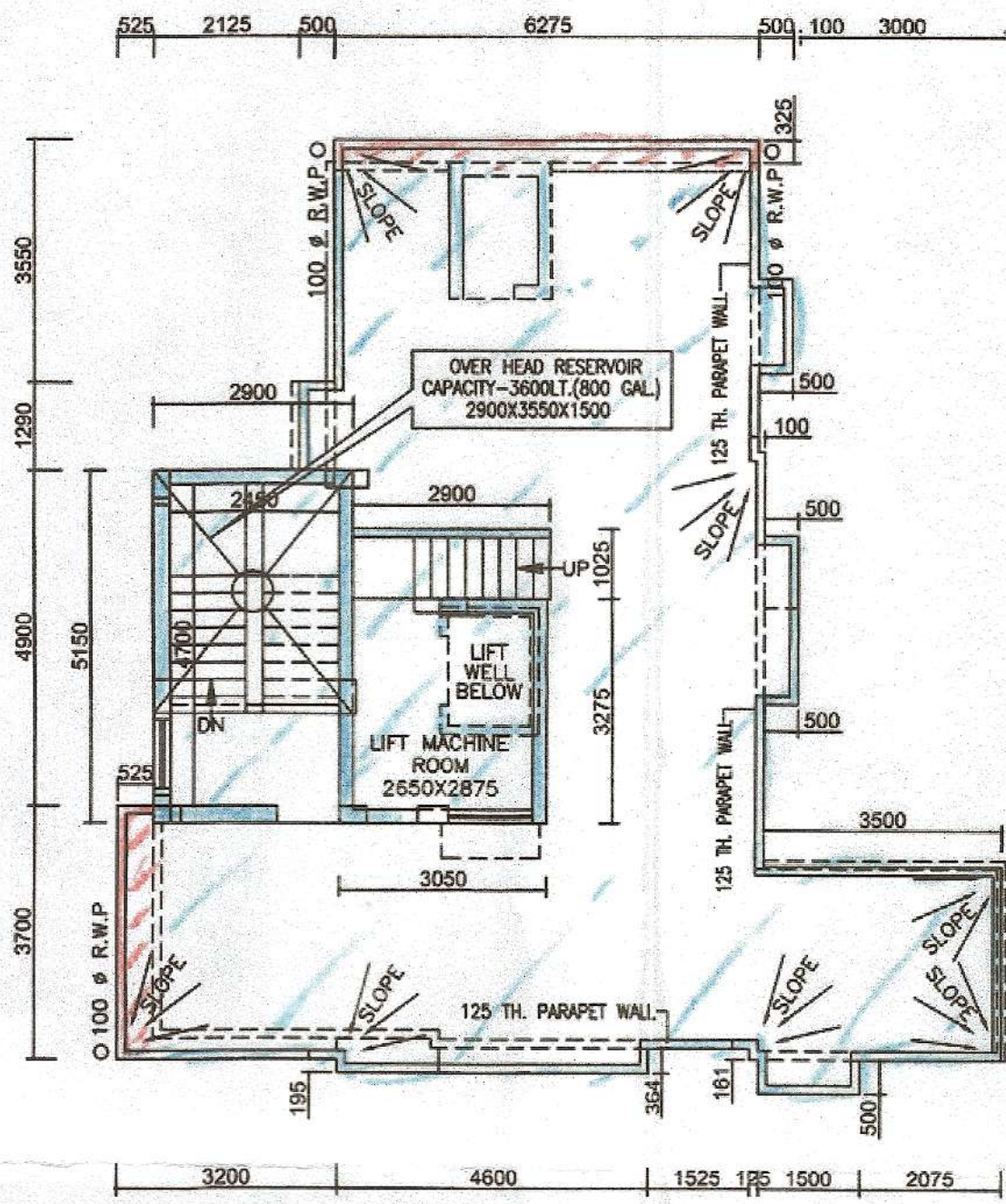


SECTION AT 'A-A'  
SCALE-1:100

SECTION AT 'B-B'  
SCALE-1:100



SITE PLAN  
Scale = 1:600

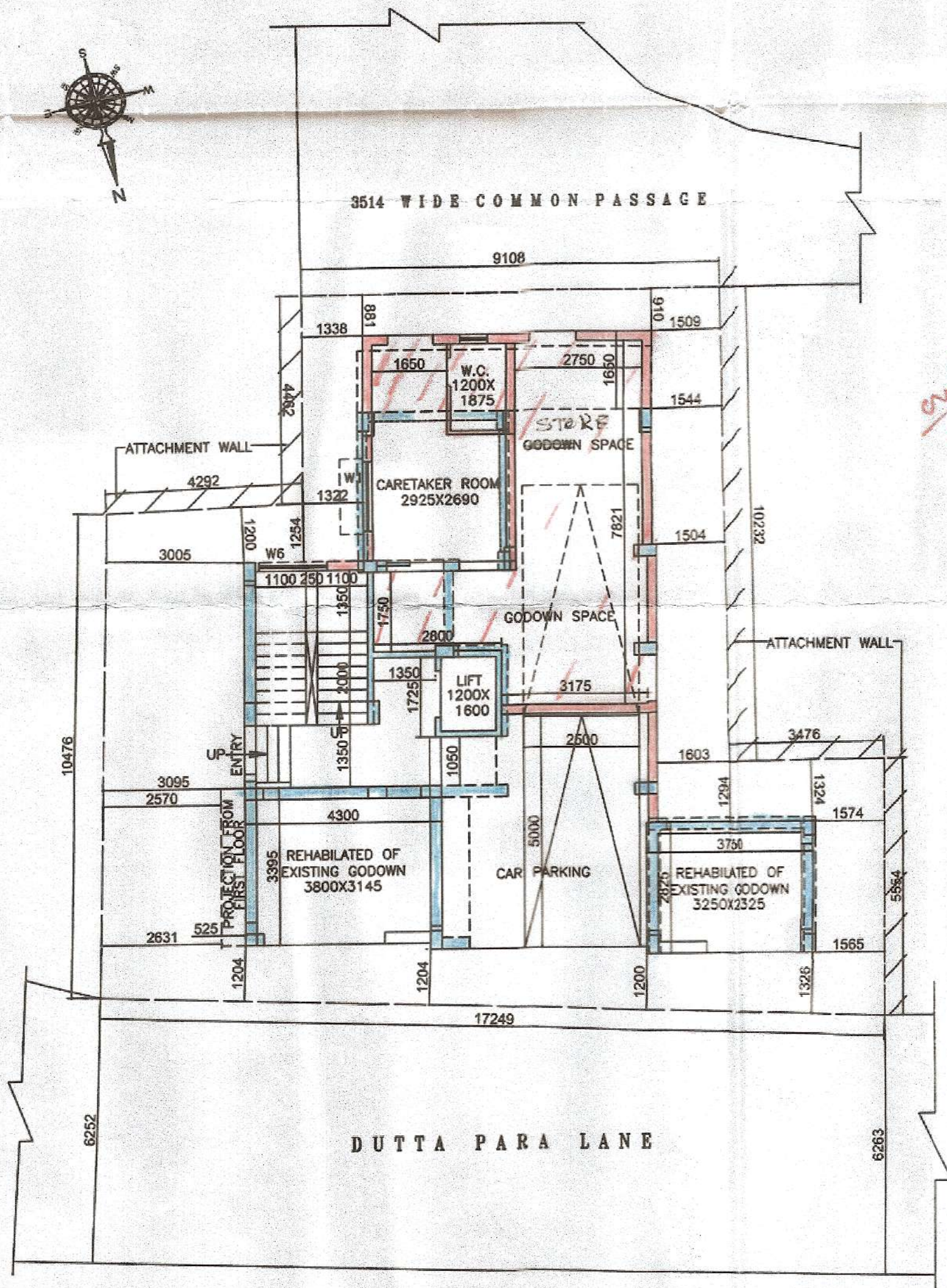


TERRACE FLOOR PLAN  
SCALE-1:100

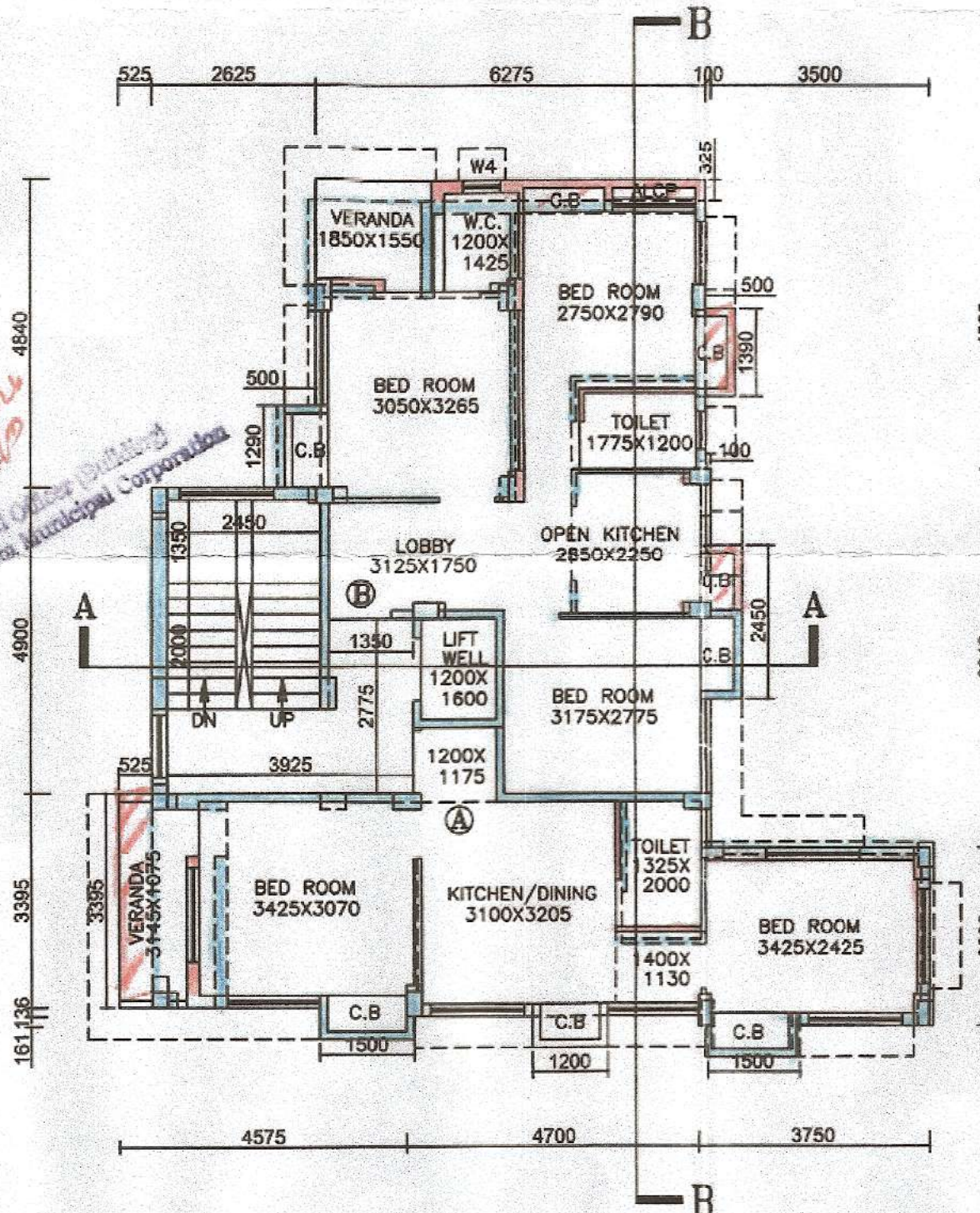
KEY PLAN  
Scale = 1:4000

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

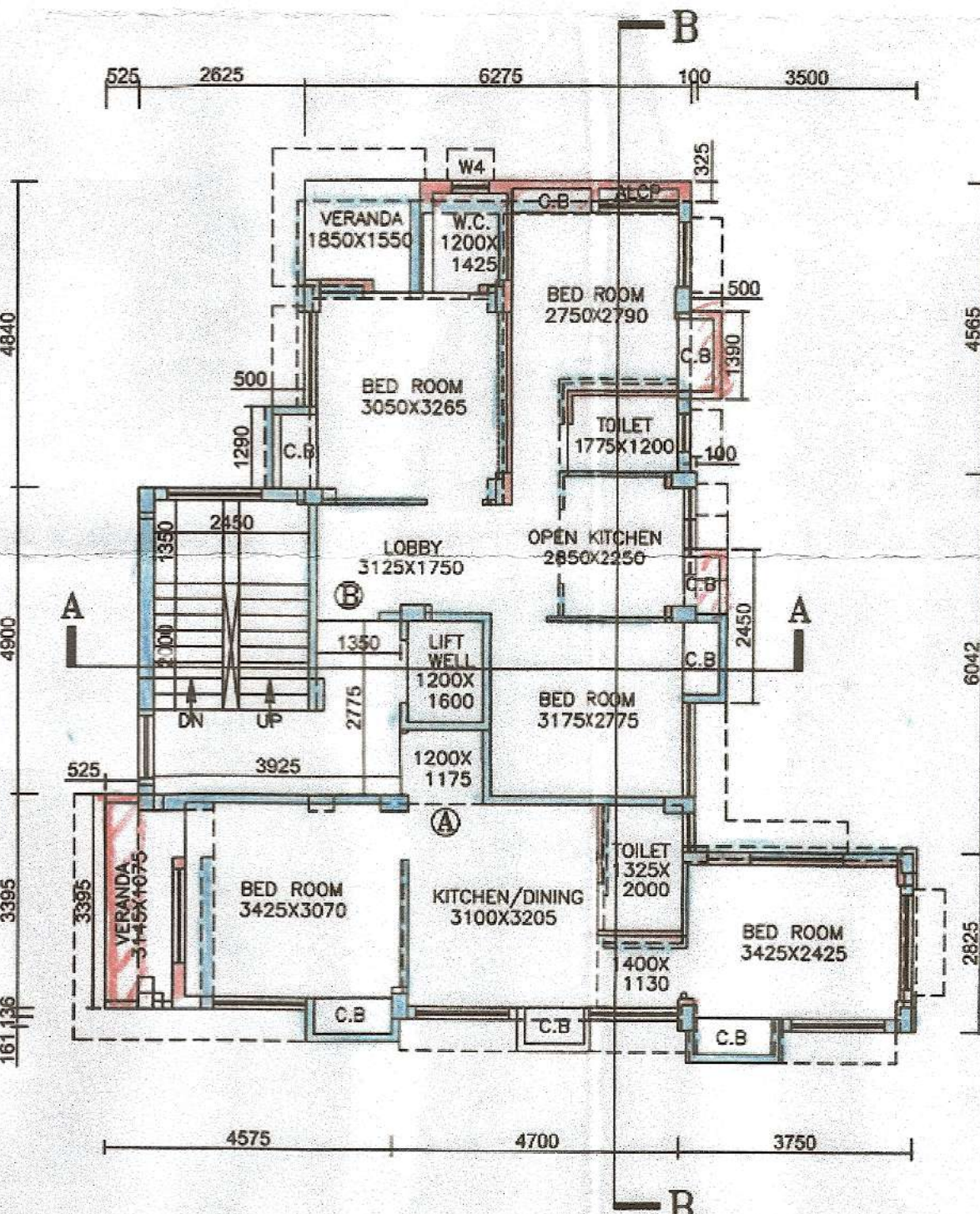
Approved by Mayor in Council, Kolkata Municipal Corporation  
Vide Memo No. 7-52-32 Dated: 03/01/2025



GROUND FLOOR PLAN  
SCALE-1:100



FIRST FLOOR PLAN  
SCALE-1:100



SECOND & THIRD FLOOR PLAN  
SCALE-1:100

STATEMENT OF F.A.R

1. ASSESSEE NO	110201600248
2. MEANS OF ACCESS	6.096 M.
3. AREA OF LAND (AS PER DEED)	=234.748 SQ.M.
4. AREA OF LAND (IN BOUNDARY PLAN)	=208.104 SQ.M.
5. PERMISSIBLE GROUND COVERAGE	=124.300 SQ.M. (59.730%)
6. PERMISSIBLE F.A.R	= 1.75 (FOR ROAD WIDE 6.096 M.)
7. PERMISSIBLE TOTAL FLOOR AREA	=208.104X1.75 = 364.182 SQ.M.
8. GROUND COVERAGE	CONSTRUCTED =116.896SQ.M.(56.334%) SANCTIONED =106.181 SQ.M. DEVIATED =2.394 SQ.M.
9. GROUND FLOOR AREA	=116.896 SQ.M.
10. FIRST FLOOR AREA	=116.896 SQ.M.
11. SECOND FLOOR AREA	=116.896 SQ.M.
12. THIRD FLOOR AREA	=116.896 SQ.M.
13. TOTAL FLOOR AREA	=465.803 SQ.M.
14. LESS EXEMPTED AREA	= 53.372 SQ.M.
15. EFFECTIVE TOTAL FLOOR AREA	=412.431 SQ.M.
16. PERMISSIBLE CAR PARKING	= ONE
17. PROVIDED CAR PARKING	= ONE
19. F.A.R	(412.431-25.00)/208.104=1.870
20. AREA OF CUP BOARD	= 13.995 SQ.M.
21. CARPET AREA OF GODOWN	= 46.244 SQ.M.
22. COVERED AREA OF GODOWN	= 55.729 SQ.M.
23. TOTAL CAR PARKING AREA	= 21.967 SQ.M.

CERTIFICATE OF L.B.S.

I, THE UNDERSIGNED HERE BY DECLARED 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 OF STRUCTURAL STABILITY OF THE DEVIATED PORTION FROM THE ORIGINAL SANCTIONED PLAN OR ANY NEWLY CONSTRUCTION PORTION OVER AND ABOVE THE SAID PLAN.

SANJOY CHOWDHURY  
L.B.S. OF K.M.C.  
LICENSE NO. 1363  
CLASS-I

SIGNATURE OF L. B. S

DECLARATION

I/WE HEREBY DECLARE THAT THE "APPROPRIATE AUTHORITY" HAS EXPLAINED ME ABOUT THE CONTENTS OF THE D/SKETCH PLAN DURING THE HEARING AND ALSO I/WE HEREBY ACCEPT THE CONDITION OF THE PROCEEDING AND OTHER STATEMENTS INCORPORATED IN THIS INCLUDING ITS "TECHNICAL INPUTS"

COUNTERSIGNED BY ISSUING AUTHORITY

SIGNATURE OF THE OWNER/PERSONS RESPONSIBLE

SIGNATURE OF S.A.E.

SIGNATURE OF A.E.



**PARTY'S COPY**

Approved By Mayor - in - Council  
Vide MEMO No. - M-52-32 dt. 08/01/2025



**THE KOLKATA MUNICIPAL CORPORATION**  
Building Department

Certified Copy of the approved demolition sketch plan as per order of Special Officer (Building) dated 30.10.2024 in Building demolition on Case No. 15-D/ Bldg/ Bo-II for the year of 24-25 in respect of Premises No. 81, Maharshi Debendra Road in Ward No. 020 under Borough No. II.  
Verified by A.E. (C) E.E. (C-B)  
Borough Nos. II

Before S. Boral, Special Officer (Building), KMC  
Demolition Case No. 15-D/B/II/24-25.

Date of Hearing - 24/09/2024

Demolition Procedure u/s 400(1) & 416 in respect of  
Premises No. 81, Maharshi Debendra Road, Ward - 20, Borough - II.  
D/Case No. 15-D/B/II/24-25.

P. R. - Sanjoy Bhattacharjee

Detail of unauthorised construction: (i) One car parking has been converted to godown with W.C. and caretaker room has been increased at ground floor; (ii) Verandah with cupboard and alcove has been made with extended RCC projected slab from 1<sup>st</sup> to 3<sup>rd</sup> floor level; (iii) External and internal wall shifted to small floors.

This proceeding was brought against Sanjoy Bhattacharjee. The allegation against unauthorised construction at Premises No. 81, Maharshi Debendra Road, Ward - 20, Borough - II for violating rules 59, 62, 69, 70, 74, 78, 123, 133 and 134 of Building Rule 2009.

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

Notice u/s 400 (1) issued on 27/08/2024.

As per report from concerning Borough - There is no complain.

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

Rules	Description	Sanctioned	Permissible	Provided	Remarks
62	Front Open Space	1.203 m	1.20 m	1.20 m	Complied
62	Rear Open Space	3.005 m	3.0 m	2.570 m	Infringes
62	Side-1 Open Space	1.231 m	1.20 m	0.881 m	Infringes
62	Side-2 Open Space	1.504 m	1.50 m	1.504 m	Complied
69	F.A.R.	1.749	1.75	1.876	Infringes
70	Ground Coverage	1.231 m	1.20 m	0.881 m	Infringes
133	Structural Design		Unknown		Required
134	Quality of materials & workmanship		Unknown		Required

Area of unauthorised construction: 23.76 sq.m. (approx)

Area of change of use: 30.152 sq.m. (approx)

Sanctioned Use: Car parking.

Present Use: Godown.

**ORDER**

G + III storied building has been sanctioned sharing two nos. of parking space against mandatory one no parking space. Now, the building line is extended at one side and verandahs are provided at east side. The plot abuts two roads at north and south side. One parking space is converted to store at ground floor. Structural Stability Certificate is submitted by Sujoy Chowdhury, ESE, 11/778.

Considering the documents in file I am inclined to pass order to retain the structure with deviations from sanction plan on payment of fees u/s 400(1) to be paid within a period of 30 days from the date of communication of this order. But commercial use will not be allowed at ground floor.

D/Sketch will be part and parcel of order.

Any person aggrieved by this order u/s 400 (1) may be appeal against this order to Municipal Building Tribunal within 30 days from the date of communication of this order. This order is subject to appeal to the Mayor in Council, Kolkata Municipal Corporation.

Approved by Mayor in Council, Kolkata Municipal Corporation  
Vide Memo No. M-52-32 Dated 08/01/2025

Special Officer (Building) (Building)  
The Kolkata Municipal Corporation

Sujoy Chowdhury  
B.TECH(CIVIL), M.TECH(GEO TECH)  
GEOTECHNICAL & STRUCTURAL CONSULTANT  
Res:- 42, Paikpara Row, Kol-700037.  
Ph:- 9051611562

**STRUCTURAL STABILITY CERTIFICATE  
TO WHOM IT MAY CONCERN**

Ref:- G+Four storied residential Building at PREMISES NO. 81, Maharshi Debendra Road, Kolkata-700006, Ward No. - 020, Borough No. - II, P.S. - Beadon Street, Under The K.M.C.

Date: 19/12/2024.

WE DO HEREBY CERTIFY THAT THE ERECTION/RE-ERECTION / ADDITION TO / ALTERATION OF BUILDING ON PREMISES NO. 81, Maharshi Debendra Road, Kolkata-700006, Ward No. - 020, Borough No. - II, P.S. - Beadon Street, Under The K.M.C., HAS BEEN SUPERVISED BY US ACCORDING TO THE PLANS SANCTIONED VIDE BUILDING PERMIT No: - 2022020059 (B-II) Dated DT 05/01/2023. DURING SUPERVISION I HAVE SEEN THAT THE DEVELOPER HAS DEVIATED SOME PORTION FROM THE SANCTIONED PLAN. THE WORK HAS BEEN COMPLETED IN ACCORDANCE TO OUR BEST SATISFACTION. THE WORKMANSHIP AND ALL THE MATERIALS (TYPE AND GRADE) HAVE BEEN USED STRICTLY IN ACCORDANCE WITH GENERAL AND DETAILED SPECIFICATION. NO PROVISIONS OF THE KOLKATA MUNICIPAL CORPORATION ACT, 1980 AND THE KOLKATA MUNICIPAL CORPORATION BUILDING RULES 2009 HAVE BEEN VIOLATED IN COURSE OF THE WORK. THE BUILDING IS STRUCTURALLY SAFE AND FIT FOR USE FOR WHICH IT HAS BEEN ERECTED / RE-ERECTED / ALTERED / ADDED TO. Due to the all deviations in respect of sanctioned plan structural safety and stability of the building will not be hampered.

Sujoy Chowdhury  
SUJOY CHOWDHURY  
B.TECH(CIVIL), M.TECH(GEO-TECH)  
EMPLOYED STRUCTURAL ENGINEER  
KOLKATA MUNICIPAL CORPORATION  
MC NO- E.S.E / II / 778

Sujoy Chowdhury  
SUJOY CHOWDHURY  
B.TECH(CIVIL), M.TECH(GEO-TECH)  
EMPLOYED STRUCTURAL ENGINEER  
KOLKATA MUNICIPAL CORPORATION  
MC NO- E.S.E / II / 778

Signature of E.S.E  
(NAME- SUJOY CHOWDHURY  
ADDRESS- 42, Paik Para Row  
LICENCE NO- E.S.E / II / 778)

Signature of L.B.S  
(NAME- SANJOY CHOWDHURY  
ADDRESS- 65/3 PRIYA NATH  
MIDDYA ROAD, KOLKATA -700056  
LICENCE NO- L.B.S / 1353)