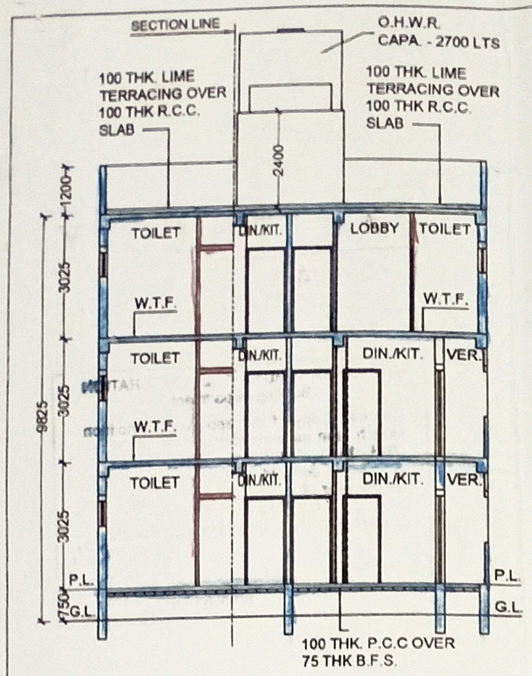
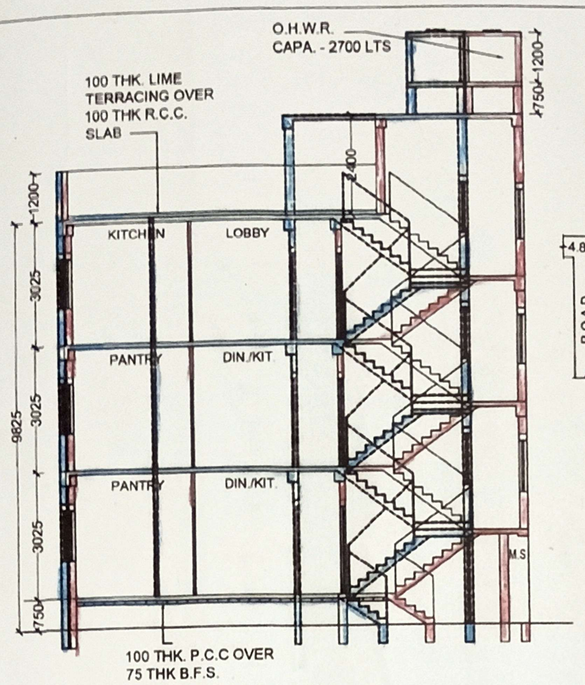


SECTION ON - AA

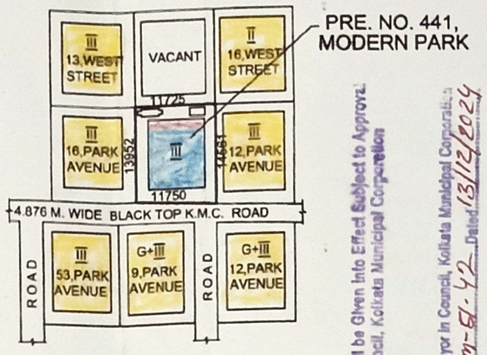
SCALE - 1:100

D/Case NO. 004-D/XI/24-25



SECTION ON - BB

SCALE - 1:100

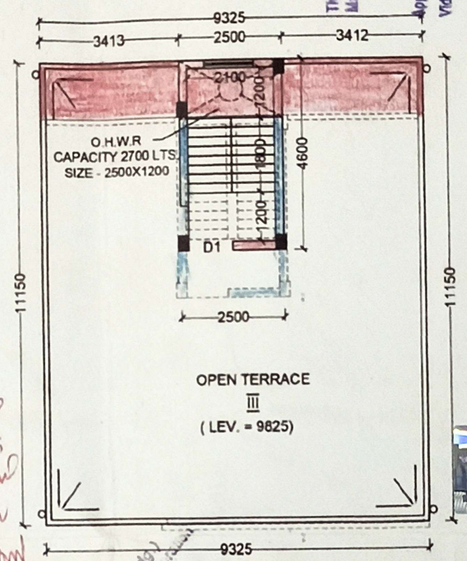


SITE PLAN

SCALE - 1:600

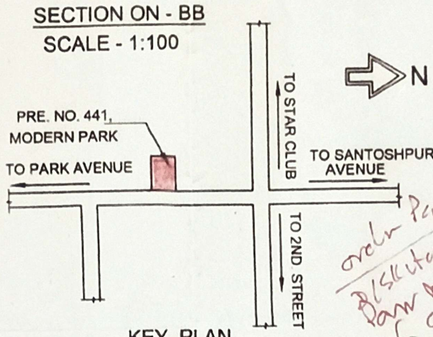
This Order will be Given Into Effect Subject to Approval Mayor in Council, Kolkata Municipal Corporation

Approved by Mayor in Council, Kolkata Municipal Corporation Vide Memo No. 01-SI-42 Dated 13/12/2024



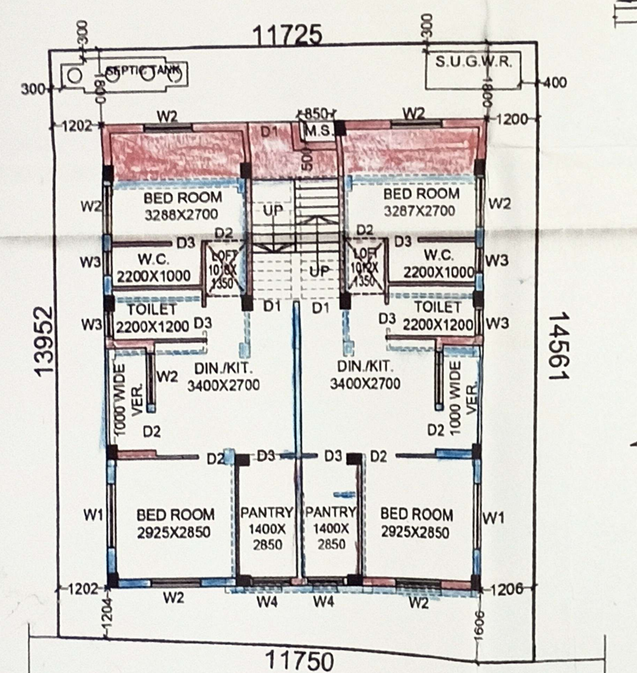
ROOF PLAN

SCALE - 1:100



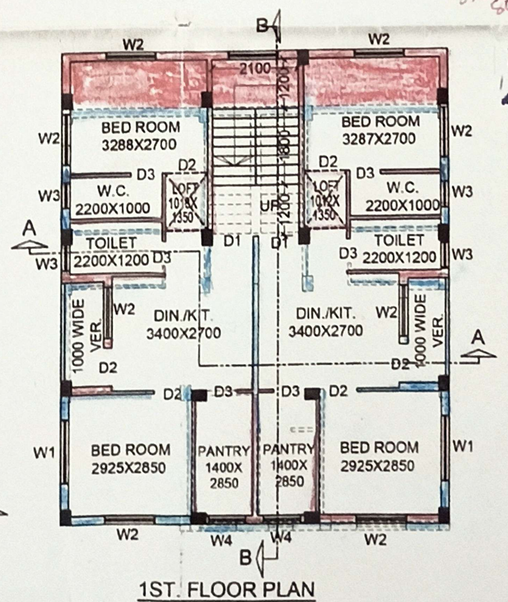
KEY PLAN

SCALE - 1:4000



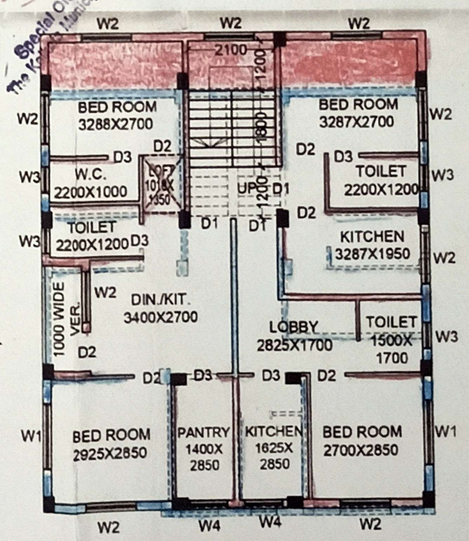
GROUND FLOOR PLAN

SCALE - 1:100



1ST. FLOOR PLAN

SCALE - 1:100



2ND. FLOOR PLAN

SCALE - 1:100

	SANCTIONED	AS PER SITE
1. AREA OF LAND (NET) -	167.224 SQ.M.	167.224 SQ.M.
2. HEIGHT OF THE BUILDING -	9.825 M	9.825 M
3. PER. GROUND COVERAGE -	100.334 SQ.M. (60%)	100.334 SQ.M. (60%)
4. EX. GROUND COVERAGE -	92.356 SQ.M. (55.229%)	103.974 SQ. MT. (62.176%)
5. FLOOR AREA		
GROUND FLOOR COV. AREA -	92.356 SQ. MT.	103.974 SQ. MT.
1ST. FLOOR COV. AREA -	92.356 SQ. MT.	103.974 SQ. MT.
2ND. FLOOR COV. AREA -	92.356 SQ. MT.	103.974 SQ. MT.
TOTAL FLOOR COV. AREA -	277.068 SQ. MT.	311.922 SQ. MT.
6. STAIR + STAIR LOBBY AREA -		
GROUND FLOOR	7.925 SQ. MT.	8.295 SQ. MT.
1ST. FLOOR	8.55+0.394 SQ. MT.	8.820 SQ. MT.
2ND. FLOOR	8.55+0.394 SQ. MT.	8.820 SQ. MT.
TOTAL	25.813 SQ. MT.	25.935 SQ. MT.
7. NET FLOOR AREA -		
GROUND FLOOR	84.431 SQ. MT.	95.679 SQ. MT.
1ST. FLOOR	83.412 SQ. MT.	95.154 SQ. MT.
2ND. FLOOR	83.412 SQ. MT.	95.154 SQ. MT.
TOTAL	251.255 SQ. MT.	285.987 SQ. MT.
8. PRE. F.A.R. -	1.75	1.75
8. F.A.R. CONSUMED -	1.503	1.710
9. NO. OF CAR PARKING -	NIL	NIL
10.TOTAL AREA OF CAR PARKING -	NIL	NIL
11. SIZE OF TENEMENTS -		
A) 40.192 SQ.M	3 NOS.	A) 54.532 SQ. MT. 3 NO.
B) 51.901 SQ.M	2 NOS.	B) 54.528 SQ. MT. 2 NO.
C) 29.190 SQ.M	1 NO.	C) 28.545 SQ. MT. 1 NO.
D) 22.712 SQ.M	1 NO.	D) 25.983 SQ. MT. 1 NO.
12. NOS. OF TENEMENTS -	7 NOS.	7 NOS.
13. STAIR HEAD ROOM AREA -	11.594 SQ.M.	11.500 SQ.M.
14. OVER HEAD TANK AREA	3.644 SQ.M.	3.500 SQ.M.
15. TOTAL UNAUTHORISED AREA -		33.570 SQ.M.

WE HEREBY DECLARE THAT THE "APPROPRIATE AUTHORITY" HAS EXPLAINED ME ABOUT THE CONTENTS OF THE 'D' SKETCH PLAN DURING THE HEARING AND ALSO WE HEREBY ACCEPT THE CONDITIONS OF THE PROCEEDING AND OTHER SETTLEMENTS INCORPORATED IN THIS INCLUDING ITS " TECHNICAL INPUTS".

ROY & PAL PROJECTS INDIA PVT. LTD.

Director.

Constituted Attorney of
ARATI NAHA, KUSHAL NAHA
SARBANI DAS, SANKAR RANJAN NAHA

SIG. OF THE OWNERS

I, THE UNDERSIGNED HEREBY DECLARE THAT THE 'D' SKETCH PLAN PREPARED BY ME ON THE BASIS OF THE SITE CONDITION AS IT STAND AT THE TIME OF INSPECTION OF THE EXISTING PREMISES STATES THAT ALL THE INFORMATION GIVEN IN THE DRAWING ARE TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF OF 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 ANY NEWLY CONSTRUCTION PORTION OVER AND ABOVE THE SAID PLAN.

Kallol Kr. Ghoshal
B.E.(Civil) LBS Class-I No. 261 KMC
(M) 6420996898/9477913661

SIG. OF L.B.S.

SIG. OF A.E.

SIG. OF S.A.E.

'D' SKETCH PLAN OF THREE STORIED RESIDENTIAL BUILDING PLAN AT PRE. NO:- 441, MODERN PARK, WARD NO-103, BR. NO :- XI , P.S. - SURVEY PARK, VIDE B.P. NO:- 2020110125 , DATED - 04/09/2020

Before S. Boral, Special Officer (Bldg.), K.M.C
Demolition Case No. 004-D/Br-XI/24-25
Date of hearing 10.06.2024

Sub: Demolition Procedure U/s. 400/400(1) & 416 in respect of Premises No 441, Modern Park, Ward no– 103, Br - XI

P.R. – Asim Pal & Ors

Detail of Unauthorized Construction : constructed R.C.C. slab brick wall at rear side which beyond sanction plan vide B.P.no 2020110125 dated 04/09/2020. This proceeding was brought against Asim Pal & Ors by KMC. The allegation against unauthorized construction at Premises No 441, Modern Park, Ward no– 103, for violating rules of Building rule 2009.

Relevant Record/Information available with the file – D/Sketch, Précis of infringement statement from Borough Office are taken into consideration.

Notice U/S 400(1) issued on 07/05/2024.

As per report from Concerning Borough –There is no complainant.

As per report from Concerning Borough –Infringement statement of Building rule 2009.

Rules	Description	Required	Provided	Remarks
62	Rear side open space	3m	1.8	Infringed
70	Ground coverage	60%	62.176%	Infringed
78(2) A/B	Car Parking	1 NO	Nil	Infringed
133	Structural Design	Unknown		
134	Quality of materials & workmanship	Unknown		

Area of total unauthorized construction 33.57 sqm.

ORDER

As reported three storied building is constructed with some deviation from sanction plan. The building is extended at rear side. There are other internal deviations also.

Structural stability certificate is submitted by Kallol Kumar Ghosal ESE/I/261

(page 1 of 2)

Sl. No. 4125 Date 20 SEP 2024

भारतीय गैर न्यायिक
भारत
दस रुपये रु.10
TEN RUPEES Rs.10
INDIA
INDIA NON JUDICIAL

पश्चिमबंग पश्चिम बंगाल WEST BENGAL 96AB 723363

AFFIDAVIT

Reg. Premises No. 441, Modern Park, Ward No. 103, Br. No. XI
D/Case No.004-D/XI/24-25

We, Sri Asim Pal & Sri Bipash Roy, owners of K.M.C. Premises No. 441, Modern Park, Ward No. 103, Borough No. XI , do hereby solemnly declare & affirm as follows :

We do hereby given an undertaking to the Mpl. Commissioner, The K.M.C. that we shall not make any construction & change of use at Premises No. 441, Modern Park, Ward No. 103, Borough No. XI in future without obtaining proper sanction from the K.M.C. Authority otherwise the authority has right to take action such as demolition which will deem fit & proper.

That the above undertaking will be binding the legal heirs of the owners in future.

That the above statements are true to our knowledge and belief in the best.

Solemnly Affirmed & Declarac
before me on Identification

BIPLAB SARDAR,
NOTARY
Regd. No 06/2016
Govt. Of W. Bengal

20 SEP 2024

1. Asim Pal.
2. Bipash Roy

DEPONENTS

Identified by me
Advocate

Item No. M–51.42

Date : 13/12/2024

Resolved :

I. That in terms of Regulation dated June 20, 2015, the order of Special Officer (Building) in connection with the demolition proceeding u/Sec. 400(1) of the KMC Act, 1980, as detailed in the agenda note, is taken up for consideration.

II. That the order of S.O (B) dated 29/08/2024 in connection with demolition proceedings u/sec. 400(1) of the KMC Act, 1980 is approved for the following premises.

Sl. No	Premises No.	Bor. No.	Wd. No.	D-Case No.	Date of Order Passed
1	441, Modern Park	XI	103	04-D/Br-XI/2024-25	29/08/2024

Demand of fees and charges should be raised after due compliance of order of S.O(B).

III. That the order of S.O (B) has to be complied in terms of Office Order No. 15 of 2018-2019 dated 01/03/2019 and prevailing schedule of rate of Building Department and Office Circular No. 05 of 2022-23 dated 22/06/2022 issued by D.G (Building).

IV. That D.G (Building) shall take necessary action accordingly.

(Firhad Hakim)
Hon'ble Mayor
K.M.C

Ex. Engr
Br-XI

D G (BUILDING)

KALLOL 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

PARTY'S COPY

SL. NO. 014/BLDG/Br-XI/2024-25, Dt-07/01/25
Approved by S.O (B)/BLDG/KMC, Dt-29/08/2024
U/S-400(1)

THE KOLKATA MUNICIPAL CORPORATION
Building Department
Certified Copy of the approved demolition sketch plan as per order of Special Officer (Building) dated 29/08/2024 in Building demolition on Case No. 004-D/XI/2024-25 for the year of 2024-25 in respect of Premises No. 441, Modern Park in Ward No. 103 under Borough No. XI

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

Structural Stability Certificate
Ref:- Premises No - 441, Modern Park, W-103, Br-XI

This is to certify that a building plan was sanctioned for Three Storied (III STD) Residential Building at premises No - 441, Modern Park, Ward No - 103, Br-XI vide B.P. No - 2020110125 dt - 04/09/2020.

Certified that the structural members of the building are so designed including the foundation (including all regularisation extra structural area) that are adequate enough to take the load due to changes intents.

The structure is safe & stable in all respect. The workmanship and materials used (types grade) have been strictly in accordance with general and detailed specification.

The building is safe and stable in all respect for which it has been erected.

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

SIGNATURE OF STRUCTURAL ENGINEER

03, Green Row, Gangully Bagan, Kolkata - 700 084 | Mobile : 9477913661 / 8420996898 | Email : kallol4475@gmail.com

Considering the degree of deviation from sanction plan I am inclined to pass order to retain the structure on payment of fees U/S 400(1) to be paid within 30 days from the date of communication of order.

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 stipulated time in accordance with the provision of KMC act 1980.

(S. Boral)
(Special Officer Building)

(page 2 of 2)

Special Officer (Bldg.)
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-51.42 Dated 13/12/2024