

PART-A: STATEMENT OF THE PLAN PROPOSAL

1. ASSESSE NO: 311061717436 NAME OF OWNERS: DULAL CHOWDHURY & SAMARJIT BHOWMICK

2. DETAIL OF REGISTERED DEED

MKD	BOOK NO	VOL. NO	PAGE NO	BEING NO	PLACE	DATED
1.	I	65	383 TO 396	2588	D. S. R. ALIPORE	06.03.1997

3. DETAIL OF BOUNDARY DECLARATION

MKD	BOOK NO	VOL. NO	PAGE NO	BEING NO	PLACE	DATED
1.	I	1603-2018	145071 TO 145083	160304579	D S R - III ALIPORE	06.12.2018

4. REGISTERED DEED OF GIFT :

MKD	BOOK NO	VOL. NO	PAGE NO	BEING NO	PLACE	DATED
1.	I	1603-2019	100241 TO 100257	160303162	D S R - III ALIPORE	16.09.2019

5. REGISTERED STRIP OF LAND : (2.50 MT. WIDE)

MKD	BOOK NO	VOL. NO	PAGE NO	BEING NO	PLACE	DATED
1.	I	1603-2019	100224 TO 100240	160303161	D. S. R. - III ALIPORE	16.09.2019

6. REGISTERED STRIP OF LAND :

MKD	BOOK NO	VOL. NO	PAGE NO	BEING NO	PLACE	DATED
1.	I	1603-2019	50982 TO 50996	160301589	D. S. R. - III ALIPORE	21.05.2019

5. AREA OF LAND :

- a) AS PER REGISTERED DEED : 836.120 Sqm.
- b) AS PER BOUNDARY DECLARATION : 788.786 Sqm.

6. a) NO. OF TENAMENTS : 16 NOS.

PART-B:

- 1. (i) PERMISSIBLE GROUND COVERAGE : 50 % i.e. 394.393 SQ.M.
- (ii) PROPOSED GROUND COVERAGE : 43.51 % i.e. 343.183 SQ.M.
- 2. PROPOSED HEIGHT= 15.475 METER [G + FOUR STORIED]

3. PROPOSED AREA :-

	TOTAL COVERED AREA	LIFT WELL	DUCT WELL	NET COVERED AREA	EXAMPTED AREA		NET FLOOR AREA
					LIFT LOBBY	STAIR	
GROUND FLOOR	296.325 SQM	-----	10.100 SQM	288.225 SQM	3.00 SQM	13.365 SQM	271.860 SQM
1ST FLOOR	353.283 SQM	2.063 SQM	10.100 SQM	341.120 SQM	3.00 SQM	13.365 SQM	324.755 SQM
2ND FLOOR	353.283 SQM	2.063 SQM	10.100 SQM	341.120 SQM	3.00 SQM	13.365 SQM	324.755 SQM
3RD FLOOR	353.283 SQM	2.063 SQM	10.100 SQM	341.120 SQM	3.00 SQM	13.365 SQM	324.755 SQM
4TH FLOOR	353.283 SQM	2.063 SQM	10.100 SQM	341.120 SQM	3.00 SQM	13.365 SQM	324.755 SQM
TOTAL	1711.457 SQM	8.252 SQM	50.500 SQM	1652.705 SQM	15.00 SQM	66.825 SQM	1570.880 SQM

4. TENEMENTS & CAR PARKING CALCULATION :- (A) RESIDENTIAL:-

MARKED	TENEMENT SIZE	PROPORTIONAL AREA TO BE ADDED	ACTUAL TENEMENT AREA	NO. OF TENEMENT	REQUIRED CAR PARKING
FLAT	79.716 SQ.M	7.123 SQ.M	86.839 SQ.M	4 Nos.	09 Nos.
FLAT	79.718 SQ.M	7.123 SQ.M	86.841 SQ.M	4 Nos.	
FLAT	80.713 SQ.M	7.212 SQ.M	87.925 SQ.M	8 Nos.	
SHOP	CARPET AREA OF SHOP = 45.673 SQ.M			1 No.	01 No.
TOTAL NO. OF PARKING					09 Nos.

- 5. TOTAL REQUIRED CAR PARKING = 09 NOS
- 6. TOTAL PROVIDED CAR PARKING = 10 NOS.
- 7. PERMISSIBLE AREA FOR PARKING = 25 X 9 = 225 SQ.M
- 8. PROVIDED AREA OF PARKING = 202.101 SQ.M.
- 9. PERMISSIBLE F.A.R = 1.75
- 10. PROPOSED F.A.R = 1570.880 - 202.101 / 788.786 = 1.735 < 1.75
- 11. STAIR HEAD ROOM AREA = 15.964 SQ.M
- 12. LIFT MACHINE ROOM AREA = 8.990 SQ.M.
- 13. LIFT MACHINE ROOM STAIR AREA = 3.05 SQ.M.
- 14. ROOF AREA = 343.183 SQ.M.
- 15. OVER HEAD TANK AREA = 6.200 SQ.M
- 16. AREA OF CUPBOARD = 19.00 SQ.M.
- 17. OTHER AREA FOR FEES:-
= (15.00 + 6.825 + 3.05 + 19.00) = 43.875 SQ.M.
- 18. CARPET AREA OF SHOP = 45.673 SQ.M
- 19. COVERED AREA OF SHOP = 52.489 SQ.M.
- 20. TOTAL AREA OF LOFT = 18.860 SQ.M
- 21. GREEN AREA (REQD.) = 33.76 SQ.M. (4.28%)
GREEN AREA (PROP.) = 46.924 SQ.M (5.95%)
OPEN & 26.368 SQ.M. (3.34%) BELOW CANTI

CERTIFICATE OF OWNER -

I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT I SHALL ENGAGE L.B.A & E.S.E DURING CONSTRUCTION. I SHALL FOLLOW THE INSTRUCTION OF L.B.A & E.S.E DURING CONSTRUCTION OF THE BUILDING (AS PER PLAN) K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE IF ANY SUBMITTED DOCUMENT ARE FAKE. THE K.M.C AUTHORITY WILL REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R. TAKEN UNDER THE GUIDANCE OF L.B.A/E.S.E BEFORE STARTING OF BUILDING FOUNDATION THE PLOT IS IDENTIFIED BY ME AND DULY SIGNED BY ME. IF ANY DISCREPANCY ARISE REGARDING THAT, THEN L.B.A & K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR THAT AND K.M.C WILL EVERY RIGHT TO REVOKE THE PLAN.

DECLARATION OF GEO- TECHNICAL ENG.

UNDERSIGNED HAS INSPECTED THE SITE AND CARRIED OUT SOIL INVESTIGATION THEREON. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEO TECHNICAL POINT OF VIEW.

R. S. CONSTRUCTION
Recti Safu
Partner

Dulal Chowdhury

S. Chakraborty

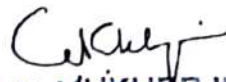
R. S. CONSTRUCTION
Recti Safu
Partner

Samarjit Bhowmick
DULAL CHOWDHURY & SAMARJIT BHOWMICK
SIGNATURE OF OWNERS

S. CHAKRABORTY
G.T.E.-1811
SIGNATURE OF GEO TECHNICAL ENG.

CERTIFICATE OF ARCHITECT :-

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF K.M.C. BUILDING RULES 2009, AS AMMENDED FROM TIME TO TIME AND THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD IS CONFORMING WITH THE PLAN. IT IS A BUILDABLE SITE AND NOT A TANK OR FILLED UP TANK. THE PLOT IS DEMARKETED BY BOUNDARY WALL. THE SITE PLAN AND KEY PLAN IS CONFORM WITH THE SITE. THE ABUTTING ROAD IS 5.933 MT. (MINIMUM) WIDE K.M.C. ROAD ON SOUTHERN SIDE & 3.391 MT. (MINIMUM) WIDE ROAD ON EASTERN SIDE OF THE PREMISES. THE PLOT IS BEYOND 500 MT. FROM THE C/L OF E.M.B.YE PASS.

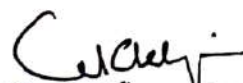


A.K. MUKHERJEE
(REGD. STRUCTURAL ENGINEER)
E.S.E. No. 1-126
UNDER K.M.C.

ASHISH KUMAR MUKHERJEE C.A / 7713770
SIGNATURE OF L. B. S.

CERTIFICATE OF STRUCTURAL ENGINEER :-

THE STRUCTURAL DESIGN & DRAWINGS OF BOTH FOUNDATION & SUPERSTRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA & CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECT. SOIL TEST REPORT HAS BEEN DONE BY MR. S. CHAKRABORTY OF MAS OF 4, GARFA MAIN ROAD, KOLKATA - 75. THE RECOMMENDATION OF REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATION.



A. K. Mukherjee
B. Tech. (I.I.T.) M. C. A.
M.I.A.B.S.E. (Zurich), M.I. Struch., E.(I)
F. I. I. R.A.
Architect & Engineer
K.M.C. Regd. No-84 (A)
Council of Architect
~~ASHISH KUMAR MUKHERJEE~~ ESE / 1 / 126
SIGNATURE OF STRUCTURAL ENGINEER

**PLANS, ELEVATION, SECTIONS,
SITE PLAN & LOCATION PLAN**



DEALT :

SCALE = 1 : 100 (UNLESS OTHERWISE MENTIONED)

DATE :

SHEET NO.- 2 OF 2

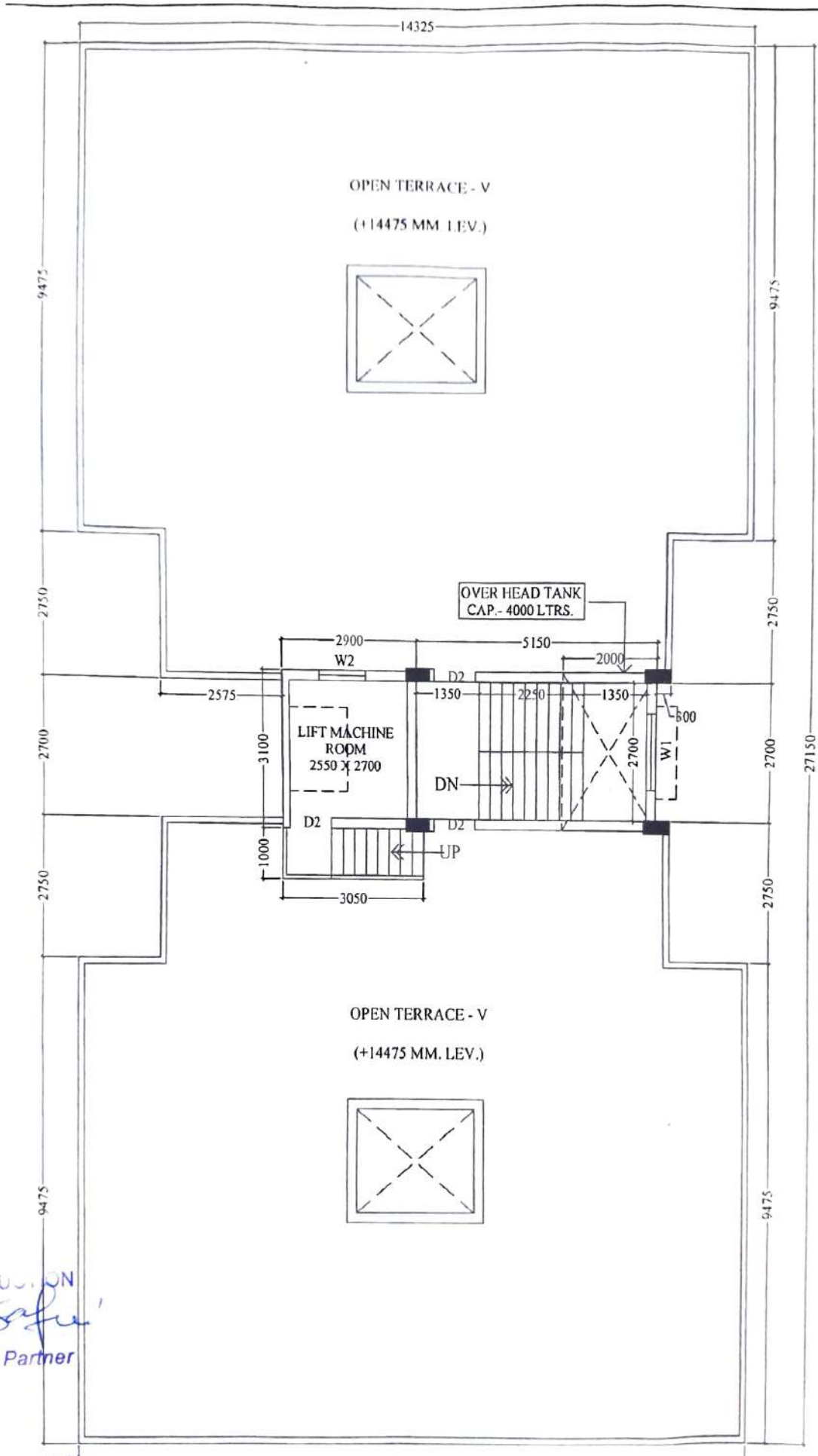
**PROPOSED PLAN OF G + IV STORIED RESIDENTIAL BUILDING
AT PREMISES NO. 91/A, PURBACHAL ROAD, WARD NO. - 106,
P. S.- GARFA, BOROUGH - XII, KOLKATA - 700 078, TOUZI NO.-
145, J. L. NO.- 13, R. S. NO.- 2, MOUZA - KASBA, KHATIAN NO.-
1613, DAG NO.- 4130 & 4131, UNDER K. M. C., DIST - 24 PGS (S).
PLAN CASE NO.- 2018120397**

R. S. CONSTRUCTION

Kanti Saha
Partner

R. S. CONSTRUCTION

Reeti Saha
Partner

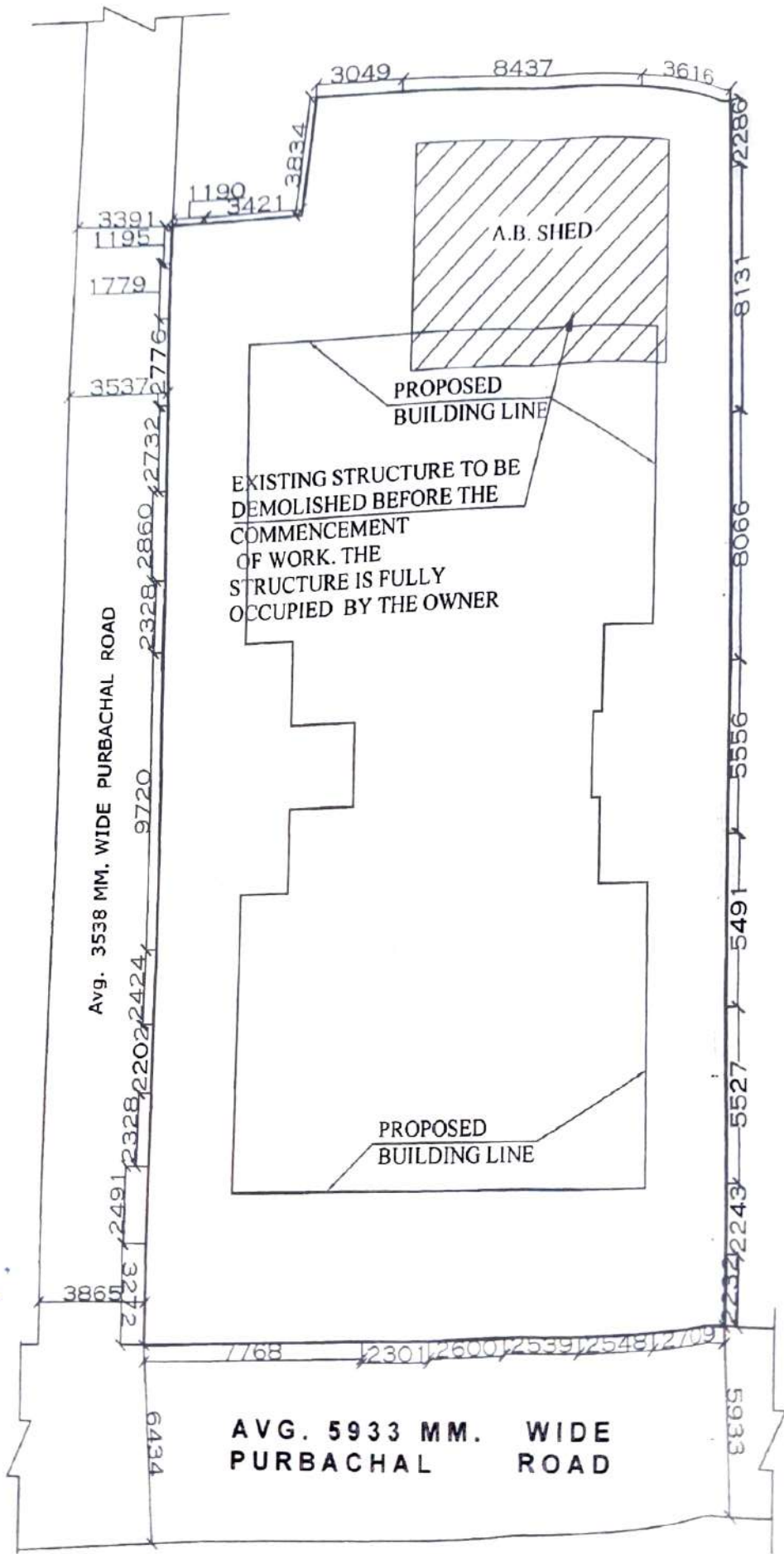


R. S. CONSTRUCTION
Kriti Sahu
 Partner

R. S. CONSTRUCTION
Reeti Sahu
 Partner

ROOF PLAN



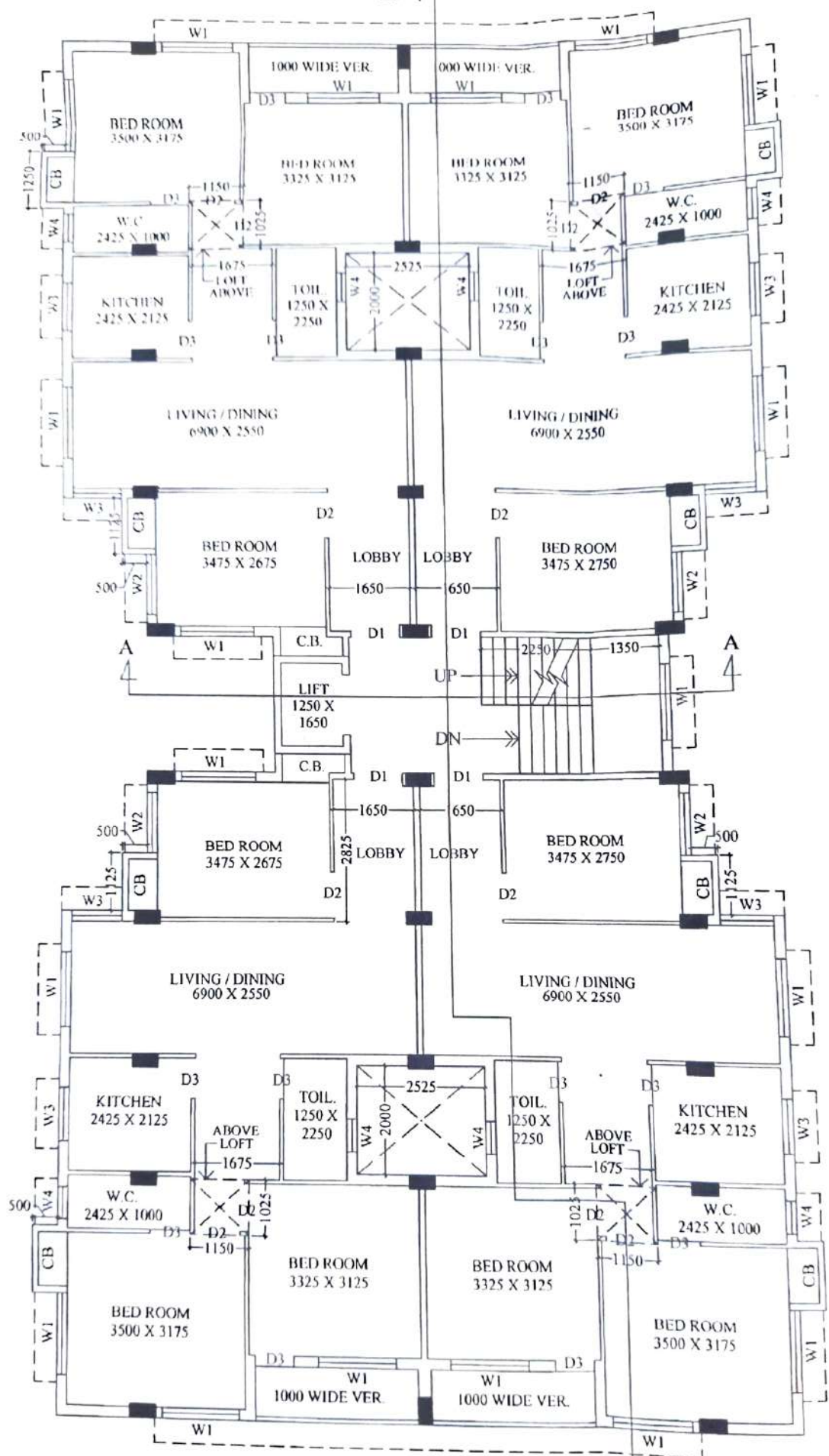


R. S. CONSTRUCTION
Reeti Safu
 Partner

R. S. CONSTRUCTION
Reeti Safu
 Partner

EXISTING GROUND FLOOR PLAN

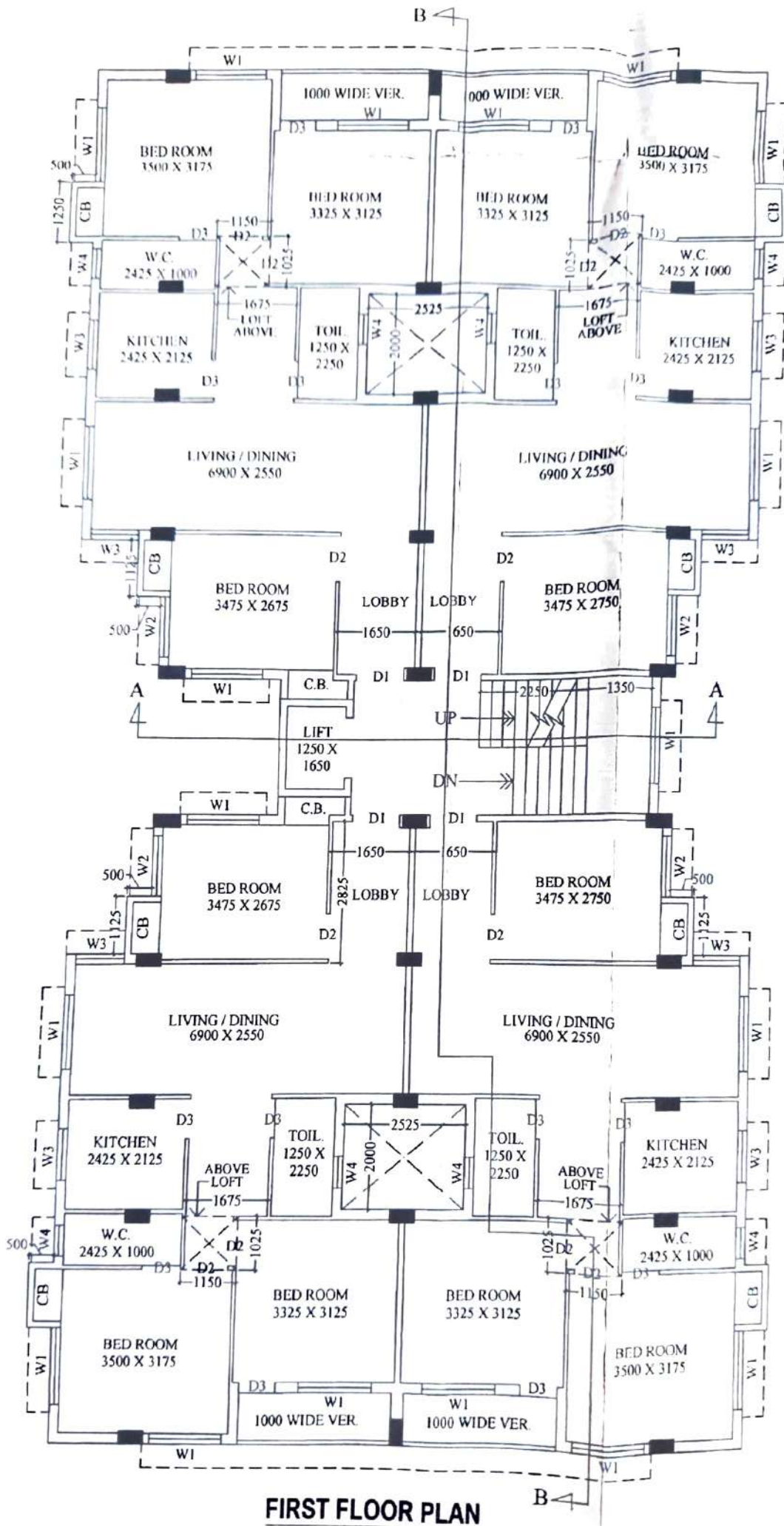
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TYP. (2ND, 3RD & 4TH) FLOOR PLAN

R. S. CONSTRUCTION
Routi Safer
 Partner

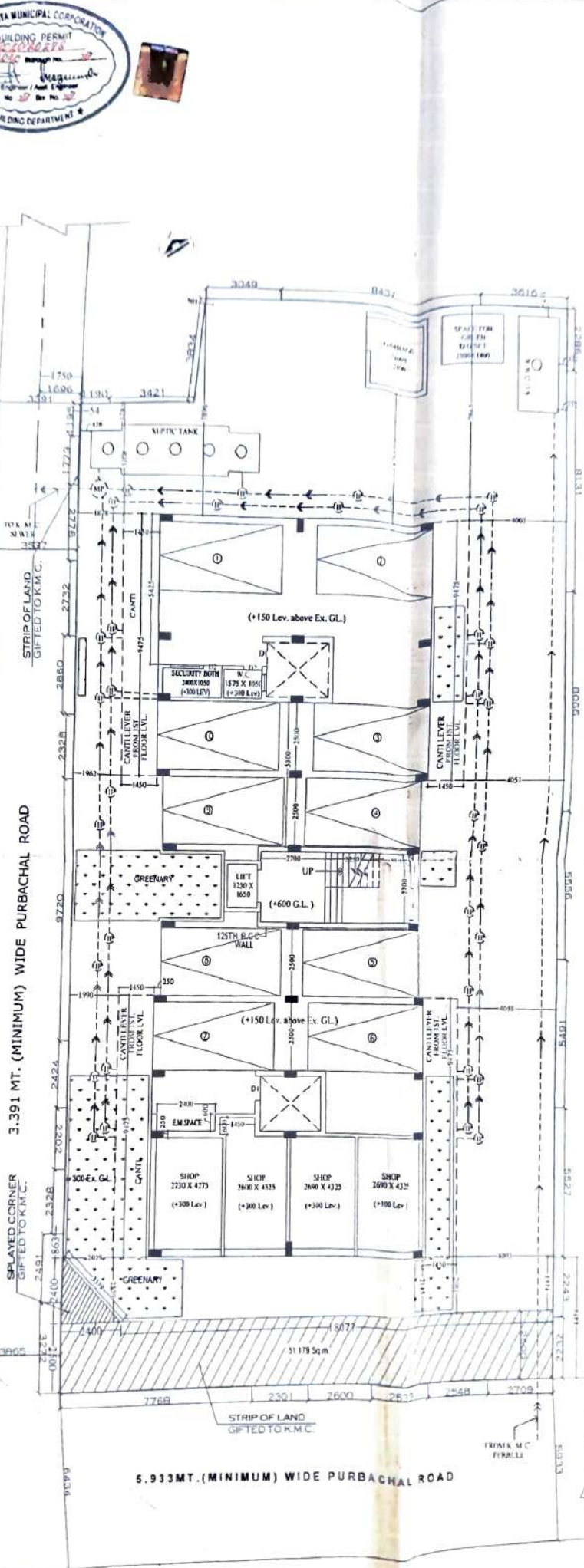
R. S. CONSTRUCTION
Recti Safer
 Partner



FIRST FLOOR PLAN

Kaite Safar
Partner

R. S. CONSTRUCTION
Reeti Safar
Partner



K. *Partner*
Recti Safar
 Partner

R. S. CONSTRUCTION
Recti Safar
 Partner

GROUND FLOOR PLAN

RESIDENTIAL BUILDING

vide Book No. I, Volume No. 65, Pages 383 to 396, Deed No. 2508, for the year 1997.

2. That at time of registration of the said property we succeeded and at present we jointly mutated our names in the records of the Kolkata Municipal Corporation, and was recorded in Premises No. 91/A, Purbachal Road, Assesse No. 31-106-17-1743-6 and also we paid rents and taxes regularly.

3. That we jointly submitted our sanctioned Building Plan before Kolkata Municipal Corporation, Building Department for construction a building.

4. That we are all Indian Citizen by Birth.

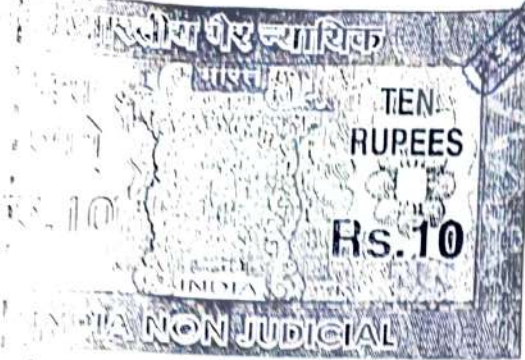
That the above statements are true to the best of my knowledge and belief.



1. Somarjit Bhowmik
2. Dulal Chowdhury
DEPONENTS
Identified by me,
Advocate

Affidavit solemnly affirmed before me this day of 11/01/2020 at 11/01/2020 by the declarant of proper identification of the swaror.
Judicial Magistrate
1st Class, Alipore

RESIDENTIAL BUILDING



WEST BENGAL 47AB 119517
In the Court of the 1st Class, Judicial Magistrate,
at Alipore, 24 Parganas (N).

AFFIDAVIT

We, (1) Somarjit Bhowmik, son of late Hari Gopal Bhowmik, by faith Hindu, by Occupation Business, residing at 1/42, Vivek Nagar, P.O. Santoshpur, P.S. Survey Park, Kolkata - 700075, and (2) Sri Dulal Chowdhury, son of late Hiralal Chowdhury, by faith Hindu, by Occupation Business, residing at 91/A, Purbachal Road, P.O. Hattu, P.S. Garfa, Kolkata - 700078, do hereby solemnly affirm and declare as follows :-

1. That we jointly purchased a plot of land measuring more or less 12 cottsahs 8 chittaks, situated at House No. 40, J.L. No. 13, Pargana - Kalikour, Dag No. 4130 & 4131, C.S. Khatian No. 1171, R.S. Khatian No. 1613, K.M.C. Ward No. 106, by a registered Deed of Sale dated 06.03.1997, registered at D.S.R. III, Alipore.

3. That suddenly the demise of Rana Safui (Developer) the said Development Agreement and Power of Attorney is null and void. As such no any dispute / litigation with the developer and Power of Attorney holder (since deceased) does not exist at present. If any dispute/litigation be raised in future, we are the owners of the premises shall not take any help of law. The corporation will have the liberty to revoke the aforesaid sanction issued by the K.M.C. authority. At present we are the owners of the premises are responsible to execute, sign and prepare building plan or plans and submit to building department of K.M.C. for obtaining building sanction plan for the construction of the multi-storied building.

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

Signed on this 7th day of January, 2020.

1. Somarjit Bhowmik
2. Dulal Chowdhury
DEPONENTS
Identified by me,
Advocate



Affidavit solemnly affirmed before me this day of 11/01/2020 at 11/01/2020 by the declarant of proper identification of the swaror.



WEST BENGAL 42AB 610631

1st CLASS JUDICIAL MAGISTRATE AT ALIPORE AFFIDAVIT

(1) Sri Somarjit Bhowmik, Son of Late Hari Gopal Bhowmik, residing at 1/42, Vivek Nagar, P.O. Santoshpur, P.S. Survey Park, Kolkata - 700075 and (2) Sri Dulal Chowdhury, Son of Late Hiralal Chowdhury, residing at Uttar Purbachal Road, P.O. Hattu, P.S. Garfa, Kolkata - 700078, both by faith - Hindu, by occupation - Business, do hereby solemnly affirm and declare as follows :-

1. That we are the owners of K.M.C. Premises No. 91/A, Purbachal Road, Assesse No. 31-106-17-1743-6.
2. That with a view to develop the said land as well as the said premises we are entered into an agreement for development with R.S. CONSTRUCTION, having its office at 210, Garfa Main Road, P.O. Hattu, P.S. Garfa, Kolkata - 700078, represented by its Proprietor RAMA SAFUI, Son of Sri Dibhupada Safui of 101/3, Garfa Main Road, P.O. Santoshpur, P.S. Survey Park, Kolkata - 700075 on 14.03.2018 and the said agreement was registered in the office of D.S.R.-III, Alipore, recorded in Book No. I, Vol. No. 1603-2018, Deing No. 01070 and a Development Power of Attorney was registered in favour of the said Development on 14.03.2018 and the said power of attorney was registered in the office of Book No. I, Vol. No. 1603-2018, Page from 31765 to 31783 in respect of sanction of Bldg. plan and other related work.

RESIDENTIAL BUILDING

R. S. CONSTRUCTION
Reeti Sahu
Partner

R. S. CONSTRUCTION
Reeti Sahu
Partner

PARTY'S COPY

Before starting any Construction the site must conform with the plans sanctioned and all the conditions as proposed in the plan should be fulfilled.
The validity of the written permission to execute the work is subject to the above conditions.

The building materials that will be stacked on Road/Passage or Foot-path beyond 3-months or after construction of G. Floor, whichever is earlier may be seized forthwith by the K.M.C. at the cost and risk of the owner.

A suitable pump has to be provided i.e. pumping unfiltered water for the distribution to the flushing cisterns and urinals in the building in case unfiltered water from street main is not available.

No rain water pipe should be fixed or discharged on Road or Footpath. Drainage plan should be submitted at the Borough Executive Engineer's Office and the sanction obtained before proceeding with the drainage work.

Non Commencement of Erection/ Re-Erection within Five year will Require Fresh Application for Sanction

Design of all Structural Members including that of the foundation should conform to Standards specified in the National Building Code of India



THE SANCTION IS VALIED UP TO 20-12-2025

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED U/S 496 (1) & (2) OF CMC ACT 1980. IN SUCH MANNER SO THAT ALL WATER COLLECTION & PARTICULARLY LIFT WELLS, VATS, BASEMENT CURING SITES, OPEN RECEPTACLES ETC. MUST BE EMPITED COMPLETELY TWICE A WEEK.

RESIDENTIAL BUILDING

Necessary steps should be taken for the safety of the lives of the adjoining public and private properties during construction.

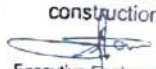
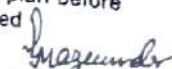
Plan for Water Supply arrangement including SEMILI G. & O. H. reservoirs should be submitted at the Office of the Ex-Engineer Water Supply and the sanction obtained before proceeding with the work of Water Supply any deviation may lead to disconnection/demolition.

All Building Materials to necessary & construction should conform to standards specified in the National Building Code of India.

DEVIATION WOULD MEAN DEMOLITION

Approved By: 26-08-2020
The Building Committee

Sanctioned subject to demolition of existing structure to provide open space as per plan before construction is started

Executive Engineer (C) BR. 2 Asst. Engineer (C) Br. PLAN 2

R. S. CONSTRUCTION
Keriti Saffu
Partner

R. S. CONSTRUCTION
Recti Saffu
Partner

RESIDENTIAL BUILDING

Memorandum Dated 15/11/2017 (SOLRO/ATN)/Kolkata

Form A

A Certificate of Mortgage

To SRI NUAL CHOWDHURY (Name and address of the applicant)

It is to be informed that this form has been accepted in respect of the land described in the Schedule below

- 1. Durgam Bazar, 24 Parganas
2. Police Station Na Nua
3. Khata No. 100
4. J.L. No. 13
5. Khata No. 100
6. Plot No. 100
7. Area 0.24



RAMA SAFU, CONSTITUTED ATTORNEY OF SAMSAGIT BHOWMIK & DUAL CHOWDHURY

Dual Chowdhury, Samsagit Bhowmik



Government of West Bengal, Office of the Sub-Divisional Land & Land Reforms Officer, Sadar, Alipore, South 24 Parganas, New Treasury Building, 6th Floor, Kolkata - 700 027

Memorandum No. 15/87 /SOL&LRO, Sadar Alipore, Date: 08.11.2017

To: SAMSAGIT BHOWMIK, 142, Vindhya Nagar, Tollygunge, Santoshpur, Calcutta, 700075



Sub-Conversion Case No. 42/15 R.S.L. No. 49/15

Re: His application dated 18.02.2015 praying for change of character of land from one class to another

In terms of the provisions laid down in section 4C of the W.B.L.R. Act, 1955 as amended up to date and with provisions of Rule 5A of W.B.L.R. Rules, 1965 (as amended) permission is hereby accorded to land for conversion of land from one class to another as noted in the schedule below with effect from this date subject to the terms and conditions as noted Schedule-II.

SCHEDULE-I

Schedule of lands specially demarcated in the site plan for which conversion is allowed:

Table with 7 columns: Memo No. J.L. No. R. S., Khata No. R.S. L.R., Plot No. R.S. L.R., Total area of the plot in acres, Area allowed to convert in acres, Classification as per R.O.R., Classification of land to which conversion is allowed. Row 1: Kachha J.L. No. 12 P.S. Kachha, 1413, 4131, 0.24, 0.23, Danga, Danga, Basti.

Samsagit Bhowmik

RESIDENTIAL BUILDING

R. S. CONSTRUCTION, Reeti Safu, Partner

R. S. CONSTRUCTION, Reeti Safu, Partner



Government of West Bengal, Office of the Sub-Divisional Land & Land Reforms Officer, Sadar, Alipore, South 24 Parganas, New Treasury Building, 6th Floor, Kolkata - 700 027

Memorandum No. 15/87 /SOL&LRO, Sadar Alipore, Date: 08.12.2017

To: SAMSAGIT BHOWMIK, 142, Vindhya Nagar, Tollygunge, Santoshpur, Calcutta, 700075



Sub-Conversion Case No. 42/15 R.S.L. No. 50/15

Re: His application dated 18.02.2015 praying for change of character of land from one class to another

In terms of the provisions laid down in section 4C of the W.B.L.R. Act, 1955 as amended up to date and with provisions of Rule 5A of W.B.L.R. Rules, 1965 (as amended) permission is hereby accorded to land for conversion of land from one class to another as noted in the schedule I below with effect from this date subject to the terms and conditions as noted Schedule-II.

SCHEDULE-I

Schedule of lands specially demarcated in the site plan for which conversion is allowed:

Table with 7 columns: Memo No. J.L. No. R. S., Khata No. R.S. L.R., Plot No. R.S. L.R., Total area of the plot in acres, Area allowed to convert in acres, Classification as per R.O.R., Classification of land to which conversion is allowed. Row 1: Kachha J.L. No. 13 P.S. Kachha, 1413, 4131, 0.24, 0.23, Danga, Danga, Basti.

RESIDENTIAL BUILDING

SCHEDULE-II

- a) that the order directing change, conversion or alteration is without prejudice to any of the provisions of Chapter II B of the said Act.
b) that the order directing change, conversion or alteration is without prejudice to the provision of sub-section (3) of section 6 of the West Bengal Estates Acquisition Act, 1953 (West Bengal Act. Of 1954)
c) that the petitioners will have no claim over the said land if in future the land (s) vest in State in any proceeding under any provision of law and shall be liable to be evicted from the said land as trespasser and also shall be liable to payment of damage for the use and occupation of the said land.
d) that where the land is situated within any urban agglomeration within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976 (33 to 1976) the order directing change, conversion or alteration is without prejudice to the provisions of the said Act
e) that where the land is situated within the jurisdiction of a Development Authority, constituted under the West Bengal Town and Country (Planning and Development) Act, 1979 (West Bengal Act XIII of 1979) the order directing change, conversion or alteration is without prejudice to the provision of the said Act.
f) that where the said land is situated within the area of East Kolkata Wetlands as defined in the East Kolkata Wetlands (Conservation and Management) Act, 2005 (West Bengal Act VII of 2005) the order directing change, conversion or alteration is without prejudice to the provisions of the said Act.
g) that where the order for change or conversion is to use the land for a purpose for which special permission or license from an appropriate authority is necessary, the order directing change, conversion or alteration is subject to obtaining such approval or permission or license from such authority as soon as the order granting change or conversion as sought for is made;
h) that where the application relates to permission for change, conversion or alteration of any land having water body, the order directing change, conversion or alteration is subject to creation of compensatory water body of equal or larger size of such water body within a period of 90 days from the date of issue of the order granting change, conversion or alteration as sought for is made;
i) the Land Revenue shall be determined as per Sec. 23 of the W.B.L.R. Act, 1955 as amended up to date, and
j) Conversion is allowed, However necessary no-objection approval from the concerned authorities must be obtained as required for such project
k) This permission for conversion will be revoked if there is any violation of any of the provisions of prevailing law in force or prevention of environmental pollution affecting public health in general of the locality at any point of time.
l) The permission for conversion will also stand voided if the land is used for the purpose other than the purpose for which permission is given.

Collector US 4C of the W.B.L.R. Act, 1955, Sub-Divisional Land & Land Reforms Officer, Sadar, Alipore, South 24 Parganas

Memorandum No. 677 /SOL&LRO, Sadar Alipore, Date:

- Copy forwarded to: 1. The Additional District Magistrate & District Land & Land Reforms Officer, South 24 Parganas for information and necessary action. 2. The Sub-Divisional Officer, Sadar, Alipore, South 24 Parganas for information and taking necessary action. 3. The B.L. & L.R.O., ATN, Kachha South 24 Parganas for information and taking necessary action as per 4C of the W.B.L.R. Act, 1955 and vide memo no 1347797-1397707/01. Pl. Dated Alipore 21-06-2002 of D.L. R. & L.R.C. West Bengal and circular No. 40/1878N/17/02005 dated 14.12.2005 of A.D.M. & D.L. & L.R.O., South 24 Parganas. A copy of site plan is enclosed.

Collector US 4C of the W.B.L.R. Act, 1955, Sub-Divisional Land & Land Reforms Officer, Sadar, Alipore, South 24 Parganas

Office of the Competent Authority, U.L.C. & S.D.O. Alipore, Sadar, 24 Parganas (S) District, West Bengal
 New Taramoni Building, 29 Floor, Alipore, Kolkata - 700 017.
 Memo No. 2117/2019
 Date: 11/08/2019



RESIDENTIAL BUILDING

Resolutions of MFC Meeting
 Meeting No. 572 Meeting Date: 26/08/2018 Total No. of Members: 6
 Members Present: 1. Assistant Commissioner, Kolkata
 2. Director General (Building) Kolkata
 3. Representative of DC (Traffic) Kolkata
 4. Representative of W.B.F. & S.
 5. Representative of MED
 6. Representative of Council of Architects
 7. Representative of I.T.P.I.
 8. Representative of W.B.P.C.B.

PROFESSIONAL CERTIFICATE
 To: Sri Dilal Choudhury, son of Hiral Choudhary and Sri Samajit Bhosmik, son of Brij Mohan Bhosmik, both residing at 91A, Park Road, P.S. Govt. Kolkata - 700 025.

Whereas the above mentioned applicant has made an application in compliance with the Rule 40 of the Building Rules, 1980 of the Kolkata Municipal Corporation, to file the sanction for a residential building on the plot of land of the Urban Land (Ceiling & Regulation) Act - 1976 against the violation of a Building Plan by the Kolkata Municipal Corporation for construction of a building over R.S. Plot No. - 4130, 4131, R.S. Khata No. - 1613 of M.C. - Kolkata - 13 P.S. Kolkata, for an area of 14 catha 12 chhataka 30 square feet (i.e. 1376.00 sq. mts) 500 square meter of land being K.M.C. Ward No. - 106, K.B.C. Premises No. 91A, Park Road, Kolkata - 700 025.

And whereas the undersigned is satisfied that the applicant does not appear to hold any land in excess of the ceiling limit under the provisions of the Urban Land (C & R) Act - 1976 against the land mentioned in the para above.

It is therefore, resolved that there is no objection from this end if sanction being accorded to the Plan by the Kolkata Municipal Corporation authorities for construction of a building over the said land.

However, it may please be noted that this Certificate will not deter the undersigned to proceed against the present land holder, or their predecessors in interest, if it subsequently reveals that the said land is in excess of the ceiling limit under the provisions of the U.L.C. & R. Act, 1976.

Competent Authority, U.L.C. & S.D.O. Alipore, Sadar, 24 Parganas (S) District, West Bengal
 Date: 11/08/2019

The Commissioner, Kolkata Municipal Corporation, 5, S. N. Boserjee Road, Kolkata 700 013 for favour of his kind information.

Competent Authority, U.L.C. & S.D.O. Alipore, Sadar, 24 Parganas (S) District, West Bengal
 Competent Authority (U.L.C.) & S.D.O. Sadar, Alipore South 24 Parganas

OFFICE OF THE D.G. (Bldg)
 13 JAN 2019

Item No. 4520-21 No. 12 Ward 106 Premises No. 91A, Park Road
 This is a proposal for sanction of G+IV storied residential building of height 15.475 meter w/e of the K.M.C. Act 1980. Area of the plot is 138.286 Sq.Mt (physical). This is a corner plot with width of the abutting roads are 9.23 meter and 3.391 meter as per northern and western side of the plot respectively. A strip of land of width 2.50 meter has been free gifted throughout the length of the plot to avoid the permissible height 15.50 meter.
 Name of Applicant: Ashis Kumar Mukherjee, 1926
 Name of G.P.E. (Sanction): Chakrabarti, 1918
 Name of Applicant: Dilal Choudhary and Other
 Total Proposed Covered Floor Area: 1570.88 Sq.Mt
 Proposed Area: 101.475 Sq.Mt
 MFC Observation: U.L.C. & R. Act 1976 (no. 31/1976/EA/2019 dated 15/08/2019), Consent to Plans (memo no. 6/46115475/UL&R), Sader Alipore (dated 08/12/2016 and etc), D.L.R.M. Mutation (vide memo no. 1/104670/9/ULLR/CA/2016/1 dated 17/05/2011 and etc.)

Resolution:
 The plan proposal has been examined in the Building Committee in detail. The proposal, as corrected, is recommended for sanction subject to compliance of above and other departmental requisitions and departmental circulars, if any.
 There is no violation of building rule as such.

Signatures of Members
 K.P. (TRAFFIC) W.B.F. & S. MED
 COA I.T.P.I. W.B.P.C.B.
 Mr. Mayor & MFC (Bldg)
 Director General (Bldg) Municipal Commissioner

Page 1 of 1

- SCHEDULE-I**
- that the order directing change, conversion or alteration is without prejudice to any of the provisions of Chapter-III of the said Act.
 - that the order directing change, conversion or alteration is without prejudice to the provisions of sub-section (3) of section 6 of the West Bengal Estates Acquisition Act, 1953 (West Bengal Act. Of 1954)
 - that the promoters will have no claim over the said land if in future the land (a) vest in State in any proceeding under any provision of law and shall be liable to be evicted from the said land as trespasser and also shall be liable to payment of damages for the use and occupation of the said land.
 - that where the land is situated within any urban agglomeration within the meaning of Urban Land (Ceiling and Regulation) Act, 1976 (31) to 1976) the order directing change, conversion or alteration is without prejudice to the provisions of the said Act.
 - that where the land is situated within the jurisdiction of a Development Authority constituted under the West Bengal Town and Country (Planning and Development) Act, 1976 (West Bengal Act XIII of 1976) the order directing change, conversion or alteration is without prejudice to the provision of the said Act.
 - that where the said land is situated within the area of East Kolkata Wetlands as defined in the East Kolkata Wetlands (Conservation and Management) Act, 2006 (West Bengal Act. No. 2006) the order directing change, conversion or alteration is without prejudice to the provisions of the said Act.
 - that where the subject to change of conversion is to use the land for a purpose for which approval or permission or license from an appropriate authority is necessary, the order directing change, conversion or alteration is subject to obtaining such approval or permission or license from such authority as soon as the order granting change or conversion or alteration is made;
 - that where the application relates to permission for change, conversion or alteration of any land having water body, the order directing change, conversion or alteration is subject to creation of compensatory water body of equal or larger size of such water body within a period of 90 days from the date of issue of the order granting change, conversion or alteration as sought for is made;
 - the Land Revenue shall be determined as per Sec. 23 of the W.B.L.R. Act, 1955 as amended up to date, and
 - Consent is allowed, However necessary no objection/approval from the concerned authorities must be obtained as required for such project.
 - This permission for conversion will be revoked if there is any violation of any of the provisions of prevailing law in force on prevention of environmental pollution affecting public health in general of the locality at any point of time.
 - The permission for conversion will also stand revoked if the land is used for the purpose other than the purpose for which permission is given.

Memo no 18/mult/ 2019 / BILRO/ATM/Kolkata (7)
 To: Samajit Bhosmik, S/o. Nami Gopal Bhosmik, 1/5/20 Vive (Name and address of the applicant) Nagan Sadar, Kolkata

Reference: Memo no. 258/2019
 He/She is informed that his/her claim is subject to the provisions of the said Act and Schedule below:
 in the Schedule

- District: South 24 Parganas
- Police Station: Karsha
- Mouza: Karsha
- J.L. No: 13
- Khata No: 1613
- Plot No: 4130 & 4131
- Area: 4130 - 3 kaatch = 5.24 dec
4131 - 3 kaatch = 5.24 dec
Total area: 10.48 dec

Clarification: as per R.R. 2019-2020
 PATA SAFUI
 CONSTITUTED ATTORNEY OF
 1) SAMAJIT BHOJUMIK
 2) DILAL CHOWDHURY

Collector US 4C of the W.B.L.R. Act, 1955
 Sub-Divisional Land & Land Reforms Officer
 Sadar, Alipore, South 24 Parganas

Copy forwarded to:-
 1. The Additional District Magistrate & District Land & Land Reforms Officer, South 24 Parganas for information and necessary action.
 2. The Sub-Divisional Officer, Sadar, Alipore, South 24 Parganas for information and taking necessary action.
 3. The D.L. & L.R.O, ATM, Karsha South 24 Parganas for information and taking necessary action as per 4C of the W.B.L.R. Act, 1955 and vide memo no. 1342/197-1971/2001. Dated Alipore 21-06-2002 of D.L.R. & S. and J.L.R.C, West Bengal and memo no. 931/1781/3709/2005 dated 14-12-2005 of ADM & D.L. & L.R.O, South 24 Parganas. A copy of the plan is enclosed.

Collector US 4C of the W.B.L.R. Act, 1955
 Sub-Divisional Land & Land Reforms Officer
 Sadar, Alipore, South 24 Parganas

RESIDENTIAL BUILDING

R. S. CONSTRUCTION
 Recti Safui
 Partner
 R. S. CONSTRUCTION
 Kouti Safui
 Partner