

No.

023245

THE KOLKATA MUNICIPAL CORPORATION

ASSESSMENT - COLLECTION DEPARTMENT

S. S. N. BANERJEE ROAD, KOLKATA - 700 013

MUTATION CERTIFICATE

CASE No. 462006-03-27-00.00.00.00000017862

SUB: Your application for mutation dated 10/5/2006,

in respect of

Premises Number: 10, ROW STREET
Assessee No.: 110460/00013

To,
Sri/Smt

M. S. PRAKASH PLY CENTRE PVT. LTD.
Mailing Address of the Applicant (is)
61, CHITTAPAHAN AVENUE KOL-12

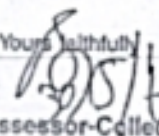
Dear Sir/Madam,

With reference to the aforesaid subject you are hereby informed that the prayer of mutation has been granted in your favour by this department on 30/5/2006 and henceforth the person(s) who will be treated as owner(s)/person(s) liable to pay tax in respect of the premises in question are as follows.

M. S. PRAKASH PLY CENTRE PVT. LTD.

Dated: 30/5/2006

Yours faithfully


Dy. Assessor-Collector
Dy. Assessor-Collector
The Kolkata Municipal Corporation

THE KOLKATA MUNICIPAL CORPORATION
ASSESSMENT-COLLECTION DEPARTMENT (NORTH)
3RD FLOOR, HUDCO BUILDING
15N, NELLIE SENGUPTA SARANI
KOLKATA-700087

Memo No. AC/NI/XVI/046/83/21-22

DATE: 24/09/2021

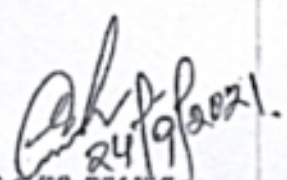
To
Ram Prakash Pandey (Director)
Prakash Ply Centre Pvt. Ltd.
Kolkata-700012

Re: premises no-10, Bow Street
Assessee No.11-016-07-0007-2

Sir,

I am directed to state that in response to your letter dated 22/09/2021, it is to inform you that the revaluation of the above said premises which is fully commercial from Basement to Top floor is under process. You will be informed after completion of the revaluation of the said premises.

Thanking you,


ASST. A.C. (N. DIV. XI)
24/9/2021

THE KOLKATA MUNICIPAL CORPORATION
Office of ASSESSOR-COLLECTOR (NORTH),
2nd Floor, Hogg Building, 1 Hogg Street,
Kolkata 700 087

Memo No.: RTI/190/2022-23

Date: 05.08.2022.

To,
Sujay Kumar Sinha,
35, Ganesh Chandra Avenue,
3rd Floor,
Kolkata- 700013

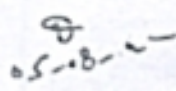
Sub.: Information sought vide RTI application no. 190/2022-23, under the Right to Information Act, 2005, read with West Bengal Right to Information Rules, 2006, in respect of premises no. 10, Bow Street, Assessee no. 110460700073.

Sir,

With reference to your RTI application dtd. 29/07/2022, received on 29/07/2022 by the Assessment-Collection (North) Department vide RTI No. 190/2022-23, in respect of premises no. 10, Bow Street, Assessee no. 110460700073, as per available records, the information is as under:

- As per available Inspection Book for the period 2/2015-16 the premises No. 10, Bow Street, Assessee no. 110460700073 is used fully commercial purpose. The Basement is used as "Godown".

Yours faithfully,


Assessor-Collector (North) & S.P.I.O.
Assessment-Collection (North) Department

Secretary (North)
The Kolkata Municipal Corporation

N.B.: If you are aggrieved with this reply, you may file an appeal under section 19 of Right to Information Act, 2005 to 1st Appellate Authority & Chief Manager Revenue (N), KMC, Central Municipal Office Building, Room No. 119, 1st Floor, 5, S. N. Banerjee Road, Kolkata- 700 013 within one month from the date of receipt of this letter.

AD-0390203

THE KOLKATA MUNICIPAL CORPORATION

DEPARTMENT: BUILDING
UNIT/ZONE/BOROUGH: 06
WARD:

PARTICULARS:

Case Considered U/S

400(1), 416 of BMC Act 1920

RECEIPT: 007240 DATE: 28/06/2011 14:15:19
OPERATOR: 61921
APARNA BANERJEE
COUNTER: 1

COLLECTION CENTRE: 1 (H.Q (DIST - III))

Assessee No. : Denand No. : 872811060010
Applicant Name : SATYA PRAKASH PANDEY

Premises No. and Street : 10, BOW STREET

Head/Description	Amount (Rs.)
Chrg. For Regularisation Of Un-Auth. Const.	7909127.00
sketch fees only	8000.00

- ** TOTAL AMOUNT PAID :Rs. 7917127
** AMOUNT IN WORDS : Rupees Seventy Nine Lac Seventeen Thousand One Hundred Twenty Seven only

Mode	Chq/DD No.	Chq/DD Date	Bank Name	Branch Name	Amount (Rs.)
DD	056592	27/06/2011	STATE BANK OF INDIA		7917127.00

N.B. Cheque/Draft is subject to realization

TREASURER

SIGNATURE OF OPERATOR

E. and U.K.



*Please do not fold & put any mark on BARCODE

KOLKATA MUNICIPAL CORPORATION
BUILDING DEPARTMENT



Demand Notice
Case Considered U/S 400(1), 416 of KMC Act 1980

Demand No. 072011060010

Issue Date. 28/06/2011
Due Date. 13/07/2011

To.
SATYA PRAKASH PANDEY
10 BOW STREET
KOLKATA-700012

Premises No. 10, BOW STREET
Assessee No.
Sanction No.
D/CASE NO- 02-D/VI/11-12

Ward No. 046 Borough No. 06
Sanction Date.

The fees details are as follows:

Description	Budget Code	Amount (in Rs)
sketch fees only	2330/232	8000
Chrg. For Regularisation Of Un-Auth. Const.	2330/232	7909127

Total: Rs 7917127

Rupees Seventy Nine Lac Seventeen Thousand One Hundred Twenty Seven only

S. B. S. S. S.
Signature and Designation



He is requested to report within fifteen days whether the applicant is willing / or not to deposit the fees

Copy forwarded to the Architect / LBS for information-

Before Sri A. K. Mukharjee, Special Officer (Building), K.M.C.
Demolition Case No. 02 - D/2011-12, Br. V

K. M. C.

Vs.

Mr. Prakash Pandey

Sub: Demolition proceeding u/S: 400(1) of M.C. Act '80
in respect of premises No. 10, Bow Street.

05.05.2011

This demolition proceeding was brought against one Prakash Pandey of premises No. 10, Bow Street. The departmental allegation against him is that he made some unauthorised constructions at the above premises. The details of unauthorised constructions are as follows :- (1) Construction of basement and one additional floor, (2) Cantilever projection and construction of one stair towards the rear side and (3) Construction of lift towards the side open space. All these constructions were made over the sanctioned G.I.I. storied commercial building in deviation from B.S. plan vide No. 2008060035 dt. 15.12.08 and all these constructions have been shown in the demolition sketch plan by red colour. Rules violated are 62, 62, 62, 69, 70, 74, 78, 133 & 134. Hence, this demolition proceeding.

The case of the P.R. is that the allegation is undisputed. Retention of the unauthorised constructions was prayed for. There is no private complainant in this case.

During hearing before me the P.R. was represented through his authorised representative who admitted the unauthorised constructions. He also do not challenge the contents of the précis as well as the demolition sketch plan. I also do not find any cogent reason to disbelieve those two unchallenged departmental documents. Now, relying upon those two unchallenged departmental documents and also accepting the admission made on behalf of the P.R. I am of opinion without any hesitation that the P.R. is responsible for constructing the impugned unauthorised constructions.

Regarding the violation of building rules I find that building rule 62 was violated because width of the front open space is 1.50 mt. instead of 4.0 mt. Building rule 62 was violated because width of the side open spaces are 0.51 mt. and 3.35 mt. instead of 4.0 mt. Building rule 69 was violated because consumed FAR is 2.90 instead of 1.305, whereas required ground coverage is 2.4-2.6. Building rule 70 was violated because height of the building is 14.40 mt. instead of 12.60 mt. Building rule 78 was violated because required car parking space is 24 Nos. but provided 9 Nos. so there is a shortfall of 15 Nos. of car parking space. Building rules 133 & 134 were violated as the structural stability, quality of materials used and workmanship applied are not known.

P/2

Now, let me consider the prayer of the P.R. for allowing retention of the impugned unauthorised constructions. This forum as a delegate of a Municipal Commissioner has got the necessary discretionary power not to order for demolition in each and every case of unauthorised constructions of course on finding sufficient cause. In the present case I find that the deviated unauthorised constructions are grave and serious and the infractions of building rules for the same can not be said to be minor in nature. On the other hand I find that the infractions of building rules do not offend neither any inmates nor any public in general and moreover there is no complaint from any corner against such unauthorised constructions alleged to have been made by the P.R. at the above premises. It is submitted by the P.R. that such constructions were made to meet the requirement of his family members as the building with business ^{is} the only source of income and the basement was made for utilising more space at upper floors. As the constructions were made for his own use and occupation the same may be considered sympathetically on humanitarian ground particularly when there is no complaint from any corner against such unauthorised constructions. So, considering the above facts and circumstances I am of the view that there is sufficient cause in favour of the P.R. for not passing any order for demolition and allowed to retain the same ~~efforts~~ of course subject to comply with certain preconditions and I believe ~~this~~ that this will meet the ends of justice. So, the point is decided accordingly. Hence,

ORDERED

that no order for demolition is hereby passed in respect of impugned unauthorised constructions subject to comply with the following preconditions, within 30 days from the date of the communication of this order. Those conditions are (1) P.R. must produce a certificate from any RMC panelled Structural Engineer certifying that the structural stability and the foundation of the impugned constructions are safe and sound and the materials used as well as workmanship are as per the latest edition of National Building Code of India, (2) he must furnish an affidavit declaring on oath that he will not make any construction whatsoever in the impugned premises without prior permission from the RMC authority and (3) he will pay the necessary retention charges as well as shortfall of 15 Nos. of Car parking space of the RMC as calculated by the deptt. in a separate sheet of paper attached and supplied with this final order. On non compliance of either of the conditions within the above stated specified period the RMC authority shall demolish the same at the cost and at the risk of the P.R.

Copy to P.R. for his/her information and necessary action.

(A. K. Mukherjee)
(A. K. Mukherjee)
Special Officer (Building)

SPECIAL OFFICER BUILDING
THE CORPORATION OF MUMBAI

Res 10, Bow Street,

D/Case No. 02 - D/2011-12, P.M. VI.

Calculation of fees for not demolishing the unauthorised constructions
as per order of Special Officer (B) and as per Demolition Sketch plan.

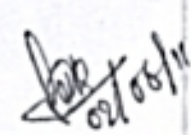
Charges for Regularisation of u/a

Construction (BI Code 2330/232) = Rs. 79,09,127-00

Sketch fees (BI Code 2330/232) = " 8,000-00

Rs. 79,17,127-00

(Rupees Seventy nine lakhs seventeen thousand one hundred
twenty seven only).


D/M^o(C)