

Kolkata Municipal Corporation  
Building Department  
FORM OF BUILDING PERMIT (PART I)



Financial Year	Borough No	BP No	Sanction Date	Premises	Assessee No	Ward No	Applicant Type
2024	02	2024020033	09-DEC-24	36C, SIMLA ROAD	110151900616	015	Power of Attorney

LBSA/Architect/ESE Details :

Licence No	Name	Under Section	Processing Category	Submission Date	Plan Case No:
LBSA/1120 ESEN/URG/50	SIBABRATA CHAKRABORTY SATYABRATA CHAKRABORTI	393A	NON MBC	26/10/2024	2024020055

Description of Plan Proposal

Use Group	Land Area (Sq mts)	Height (mts)	F.A.R	Width of MA	Total Floor Area	Against proposal ( In sqmt)
01	342.209	15.475	1.993	8.639	833.5	833.5

JJ No : E0712024/5122  
JJ Date : 07-DEC-24

Fees Details	Description	Amount
Sancion Fee		97000
Surcharge For Non-Res Use		0
Infra. Dev. Fees		0
Stacking Fee		26332
Wet. Wmn. Charge		30721
Waste Water Charges		8777
Drainage Development Fees		8775
Drainage Observation Fees		660
Water Observation Charge		800

For Swapnoor Infrastructure Developer Co.

Satyabrata Chowdhury  
Sole Proprietor

Kolkata Municipal Corporation  
Building Department  
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Fees For Survey Obs. Report	37000
Application fee for Submission of Building Plan	12000
Labour Welfare Cess on Building Sanction Plan	64075
KADA's Development Charge	0
Recovery of Cost of Modern Scientific Compactor	0
Water Connection Charges(Demanded by WS Dept.)	50514
Drainage Inspection Charges	52577
Assessment Book Copy Fees(demanded by Assessment D)	500
Mechanical parking Installation fees	0
Development of Water Supply Infrastructure Fees	0
Transportation charges for C&D waste Management New Co	20188
Processing Charges for C&D waste Management New Co	0
Supervision Charges for C&D waste Management New C	2019
Transportation charges for C&D waste Management to De	70837
Processing Charges for C&D waste Management for De	0
Supervision Charges for C&D waste Management for D	7084
<b>Total :</b>	<b>568859</b>

For Swapnonir Infrastructure Developer Co.

Satyajalala Chowdhury  
Sole Proprietor



The Kolkata Municipal Corporation  
Building Department  
SCHEDULE -VI

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From-The Municipal Commissioner  
The Kolkata Municipal Corporation

To : Sri Satyabrata Chowdhury  
106/C, RAJA DININDRA STREET ,

SUBJECT:-Issue of sanction/provisional sanction of erection/re-erection/addition to or  
alteration of the building and issue of Building Permit under Rule 13(1(a)).

Building Permit, Premise B6C SIMLA ROAD

Ward No. 015

Borough No. 02

Sir,

With reference to your application dated 26-OCT-24 for the sanction under section 393A of the Kolkata Municipal Corporation Act, 1980, for erection/reerection/addition to/alteration of the Building on B6C SIMLA ROAD Ward No.015 Borough No. 02, this Building Permit is hereby granted on the basis of taking NOC/Clearance/Observation from the following department as applicable.

Water Supply Department : Applicable	ULC Authority :	Not Applicable
Swearage & Drainage : Applicable	IGBC :	Not Applicable
Surveyor Department Applicable	BLRD :	Not Applicable
WBEDC : Not Applicable	Military Establishment :	Not Applicable
KMDA/KIT : Applicable	E-Undertaking :	Applicable
AAI : Not Applicable		
ASI : Not Applicable		
PCB: Not Applicable		

subject to the following conditions namely:-

1. The Building Permit No. 2024020033 dated 09-DEC-24 is valid for Occupancy/use group Residential  
2024020033 09-DEC-24
2. The Building permit no. dated is valid for 5 years from date of sanction.
3. Splayed Portion:-Sanctioned conditionally by undertaking of the owner that the splayed portion will be free gifted to the K.M.C and no wall can be constructed over it.
4. Any part of the building can not be used as storage of inflammable material without having License of appropriate Authority.

5. Further Conditions:-

- # 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 above conditions.
- # Sanctioned subject to demolition of existing structure to provide Open Space as per Sanctioned Plan before construction is started.

For Swapnonir Infrastructure Developer Co.

Satyabrata Chowdhury

sole Proprietor



Kolkata Municipal Corporation  
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Premises & Street Name : 36C SIMLA ROAD

6. \* The Building work for which this Building Permit is issued shall be completed within 09-DEC-2029  
7. The construction will be undertaken as per sanctioned plan only and no deviation from the Kolkata Municipal Corporation Building Rules 2009, will be permitted. Any deviation done against the Kolkata Municipal Corporation Building Rules is liable to be demolished and the supervising Architect/Licence Building Surveyor engaged on the job will run the risk on having his license cancelled.

8. One set of digitally signed plan and other related documents as applicable sent electronically.  
9. Observation/Sanction for water supply arrangement including semi underground & over head reservoirs should be obtained from water supply department before proceeding with the work of water supply, any deviation may lead to disconnection/demolition.

10. No rain water pipe should be fixed or discharged on Road or Footpath.  
11. A) Internal House Drainage plan prepared by Licensed Plumber under supervision of LBS /Architect SIBABRATA CHAKRABORTY (License No.) LBS/I/1120 has been duly approved by Building Department subject to condition that all such works are to be done by the Licensed Plumber under supervision of LBS / Architect SIBABRATA CHAKRABORTY License No. LBS/I/1120

B) However, in case of developments exceeding total floor area 5000 sq.m which includes construction of S.T.P, rain water harvesting, waste water recycling, Air conditioning of building, Construction of fire reservoir and fire pump room, mechanical compactor, solar panel, solar water heater system, lighting arrestor system etc, LBS/Architect will engage reputed Mechanical Electrical Plumbing(M.E.P) consultant who will implement the above works under supervision of LBS/Architect.

C) Any change of this proposal/deviation/modification of the plan requires approval before application for completion.

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

13. Deviation would mean demolition.

14. Construction site shall be maintained to prevent mosquito breeding as required u/s 496(1) & (2) of KMC act 1980. in such manner so that all water collection & particularly lift wells, vats, basement curing sites, open receptacles etc. must be emptied completely twice a week.

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

16. Before starting any construction the site must conform with the plans sanctioned and all the conditions as proposed in the plan should be fulfilled.

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

18. All Building Materials to necessary & construction should conforms to standard specified in the National Building Code of India.

19. Non commencement of Erection/Re-Erection within Five Year will Require Fresh Application for Sanction.

20. Approved subject to Compliance of requisition of West Bengal Fire & Emergency Services, if any.

21. 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.

For Swapnonir Infrastructure Developer Co.

Satyajalata Chowdhury  
Sole Proprietor



Kolkata Municipal Corporation  
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22. Provision for use of solar energy in the form of solar heater and/or solar photo-cells shall be provided as required under rule 147 of Building rules, 2009 and completion certificate will not be issued in case of building without having such provision as applicable.

23. Structural plan and design calculation as submitted by the structural engineer have been kept for record of the Kolkata Municipal Corporation without verification. No deviation from the submitted. Structural plan should be made at the time of erection without submitting fresh structural plan along with design calculation and stability certificate in the prescribed form. Necessary steps should be taken for the safety of the adjoining premises public and private properties and safety of human life during construction.

24. The validity of the written permission to execute the work is subject to the above conditions.

Yours faithfully,

**PRITAM DAS**

Digitally signed by  
PRITAM DAS  
Date 2024 12 09  
14:55:09 +0530'

(Signature and designation of the officer to whom powers have been delegated)

**SOMNATH  
BHADURY**

Digitally signed by SOMNATH  
BHADURY  
Date 2024 12 09 14:57:54  
+0530'

Asst Engg/Executive Engg  
by order  
(Municipal Commissioner)

For Swapnolit Infrastructure Developer Co.

*Satyajit Rakta Chowdhury*  
Sole Proprietor



The Kolkata Municipal Corporation  
Building Department  
Borough : 02

Stacking Memo

Dated: 09 DEC 2024

The Assistant Director  
Borough No : 02  
SWM-1 Department  
The Kolkata Municipal Corporation

The following particulars may please to noted for your information the building permit for constructional work at premises no. noted below has been issued on realisation of stacking fees as per rate specified in the resolution of Mayor-in-Council.

Premises No : 36C SIMLA ROAD

Built up area: 833.5 sqm Amount realised on built up area : Rs. 26332 /-

The above noted amount has been deposited as stacking fees vide B.S No 2024020033

at 09-DEC-24 for the period of three months w.e.f the date of commencement.

PRITAM  
DAS

Digitally signed by  
PRITAM DAS  
Date: 2024.12.09  
14:54:30 +05'30'

SOMNATH  
BHADURY

Executive Engineer (C)/Bldg  
Borough No. 02

Digitally signed by SOMNATH  
BHADURY  
Date: 2024.12.09 14:58:11  
+05'30'

For Swapnonir Infrastructure Developer Co.

*Satyajit Choudhury*  
Sole Proprietor