

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



Applicant Details : Sn Satyabrata Chowdhury

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

LBS/Architect/ESE Details :

Licence No	Name	Under Section	Processing Category	Submission Date	Plan Case No:
LBSM/1120	SIBABRATA CHAKRABORTY	393A	NON MBC	26/10/2024	2024020055
ESE/1650	SATYABRATA CHAKRABARTI				

Processing Particulars

Description of Plan Proposal					
Use Group	Land Area (Sq mts)	Height (mts)	F.A.R of MA	Total Floor Area	Against proposal (In sqmt)
01	342209	15.475	1.993	8.039	633.5
					833.5
					168.38

JJ No E/07/2024/5122 JJ Date 07-DEC-24

Fees Details	Amount
Description	
Sanction Fee	97000
Surcharge For Non-Res Use	0
Infra Dev Fees	0
Sludging Fee	26332
Wet - Work Charge	30721
Waste Water Charges	8777
Drainage Development Fees	87775
Drainage Observation Fees	660
Water Observation Charge	800

For Swapnolit Infrastructure Developer Co.

Satyabrata Chowdhury  
Sole Proprietor



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

Fees For Survey Obs. Report	37000
Application fee for Submission of Building Plan	12000
Labour Welfare Cess on Building Sanction Plan	64075
KMDA's Development Charge	0
Recovery of Cost of Modern Scientific Compactor	0
Water Connection Charges(Demanded by WIS Deptt.)	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 Ne	20168
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	70837
Processing Charges for C&D waste Management for De	0
Supervision Charges for C&D waste Management for D	7084
Total :	568859

For Swapnonir Infrastructure Developer Co.

Satya Pal Singh  
Sole Proprietor



The Kolkata Municipal Corporation  
Building Department  
SCHEDULE -VI  
FORM OF BUILDING PERMIT (PART II)

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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 U6C 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 36C SIMLA ROAD, 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
Swage & Drainage :	Applicable	IGBC :	Not Applicable
Surveyer Department	Applicable	BLRO :	Not Applicable
WBF&ES :	Not Applicable	Military Establishment :	Not Applicable
KMDA/KIT :	Applicable	E-Undertaking :	Applicable
AMI :	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
2. The Building permit no. 2024020033 dated 09-DEC-24 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  
Building Department  
FORM OF BUILDING PERMIT (PART III)

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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 1930. 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 conform 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.

Satyakanta Chowdhury  
Sole Proprietor



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

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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

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PRITAM DAS  
Date: 2024.12.09  
14:55:09 +05'30'

SOMNATH  
BHADURY

Digitally signed by SOMNATH  
BHADURY  
Date: 2024.12.09 14:57:54  
+05'30'

Asst Engg/Executive Engg

by order  
(Municipal Commissioner)

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

For Swapnonir Infrastructure Developer Co.

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

PRITAM  
DAS

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PRITAM DAS  
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SOMNATH  
BHADURY

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BHADURY  
Date: 2024.12.09 14:58:11  
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Executive Engineer (C)/Bldg  
Borough No. 02

For Swapnonir Infrastructure Developer Co.

*Satyakanta Chowdhury*  
Sole Proprietor