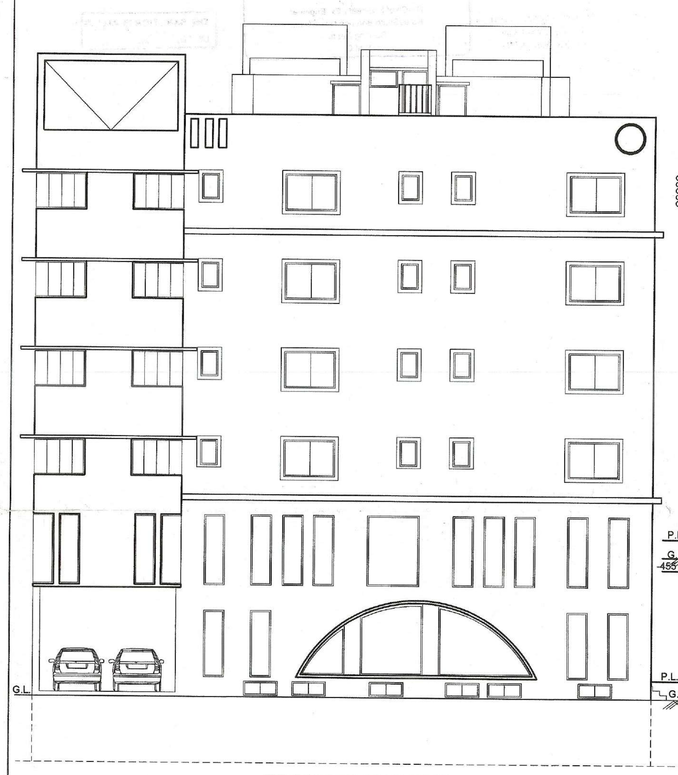
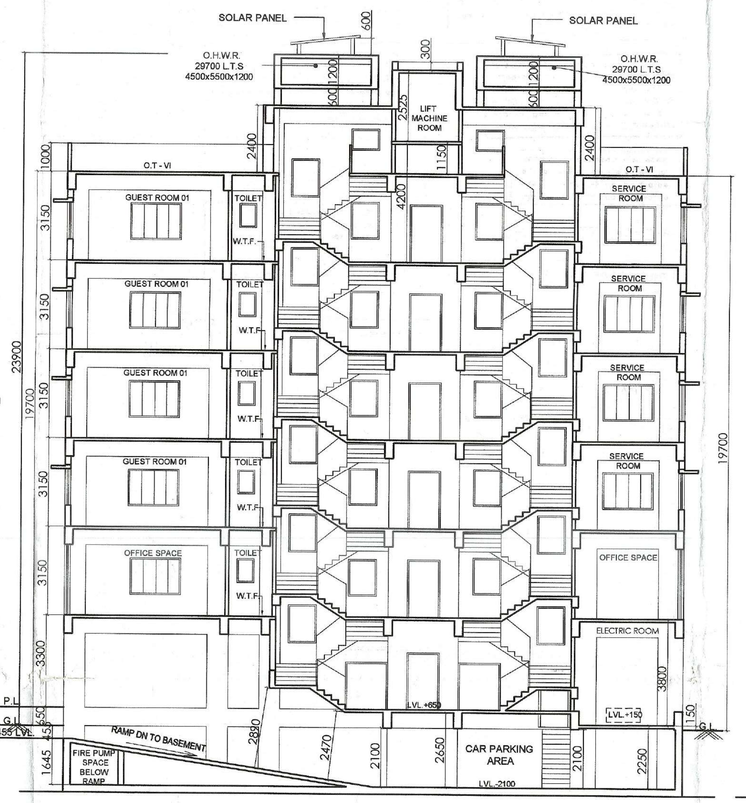
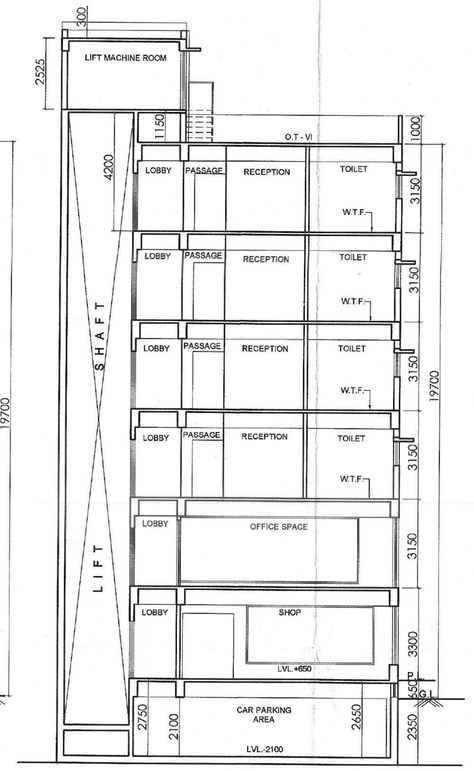
THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2017120972 76
Date 17.8.18 Borough No. VIII
Ex. Engineer / Asst. Engineer
Ex. / Asst. / Sub. Engineer
BUILDING DEPARTMENT



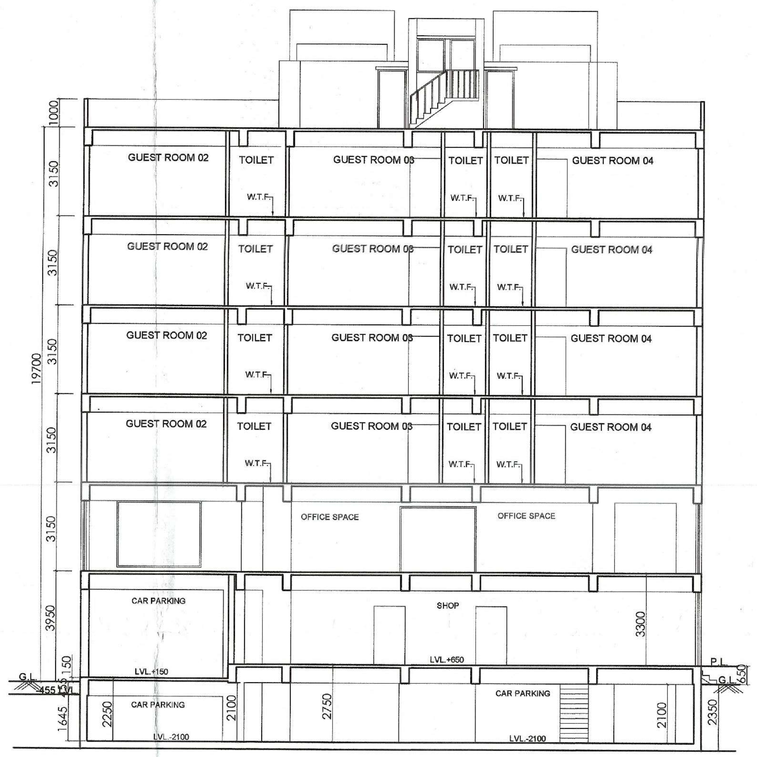
FRONT ELEVATION
SCALE = 1:100



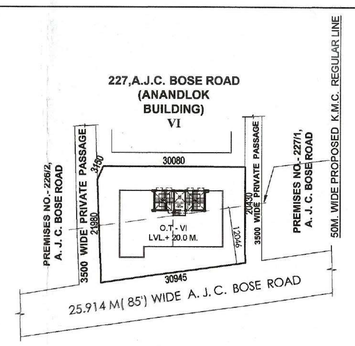
SECTION- XX'
SCALE = 1:100



SECTION THROUGH Y -Y'
SCALE = 1:100



SECTION THROUGH Z -Z
SCALE = 1:100



SITE PLAN
SCALE 1 : 600

MKD.	SIZE	LINTEL HEIGHT	SILL HEIGHT	REMARKS
SCHEDULE OF DOOR				
D	1100 X 2100	2100	—	WOODEN
D1	1000 X 2100	2100	—	WOODEN
D2	900 X 2100	2100	—	WOODEN
D3	800 X 2100	2100	—	WOODEN
SCHEDULE OF WINDOW				
W1	1800 X 1350	2100	750	STEEL
W2	1000 X 1350	2100	750	STEEL
W3	600 X 900	2100	1200	STEEL
W4	1200 X 1200	2100	900	STEEL
V	1200 X 450	2650	2200	STEEL
FG1	8450 X 2550	——	——	STEEL
FG2	3750 X 2550	——	——	STEEL
FG3	3300 X 2550	——	——	STEEL
FG3'	1850 X 2550	——	——	STEEL
FG4	725 X 2550	——	——	STEEL
FG5	4550 X 2700	——	——	STEEL
FG6	3325 X 2700	——	——	STEEL
FG7	2200 X 2700	——	——	STEEL
FG8	1560 X 2700	——	——	STEEL
FG9	725 X 2700	——	——	STEEL

SPECIFICATIONS :

1. STRUCTURAL CEMENT CONCRETE M-20 GRADE WITH 19MM DOWN STONECHIPS
2. GRADE OF REINFORCEMENTS Fe-415
3. 200 THK. FIRSTCLASS BRICKWORK AT EXTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE STATED.
4. 75 THK. FIRSTCLASS BRICKWORK AT INTERNAL WALLS WITH 1:6 CEMENT SAND MORTAR UNLESS OTHERWISE MENTIONED.
5. 125 THK. LIMETERRACING (2:2:7) ON ROOF.
6. ALL DIMENTIONS ARE IN MILLIMETER.
7. 25MM. THK. D.P.C. WITH CEMET CONCRETE (1:2:4) WITH 6MM. DOWN STONECHIPS & 5% WATERPROOFING COMPOUND.
8. 19MM. THK. CEMENT PLASTER (1:6) TO EXTERNAL WALLS.
9. 12MM. THK. CEMENT PLASTER (1:6) TO INTERNAL WALLS.
10. 6MM. THK. CEMENT PLASTER (1:6) TO BEAM, CEILING ETC.
11. 32MM. THK. CAST-IN-SITU MOSAIC FLOOR.
12. WOODWORK IN DOOR FRAMES WITH SAL WOOD.
13. 200MM. X 25MM. X 6MM. M.S. CLAMPS FOR DOORS &WINDOWS.
14. SANITARY & PLUMBING FITTINGS TO BE USED AS PER DIRECTION.
15. WRITTEN DIMENTIONS ARE TO BE FOLLOWED.
16. 500MM. CHAJJA PROJECTION.
17. DEPTH OF SEMI-UNDER GROUND WATER RESERVOIR AND SEPTIC TANK DOES NOT EXCEED THE DEPTH OF FOUNDATION.

CERTIFICATE OF ARCHITECT :

CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF CMC BUILDING RULES,2009,AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD / COMMON PASSAGE CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE & NOT A FILLED UP TANK .

INDRANIL GHOSH.
CA/2002/29164.
COUNCIL OF ARCHITECTURE
GOVT. OF INDIA.

INDRANIL GHOSH
CA/2002/29164
SIGNATURE OF ARCHITECT

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 & THE FOUNDATION IS CAPABLE OF TAKING THE LOAD. CERTIFIED THAT IT IS SAFE & STABLE IN ALL RESPECTS.

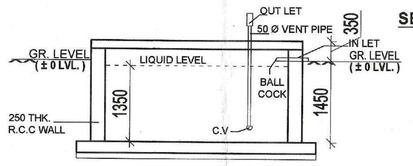
Rupak Kumar Banerjee

RUPAK KUMAR BANERJEE
B.C.E., M.E.M.I.E., M.I.G.S.
CHARTERED ENGINEER
STRUCTURAL REVIEWER
ESR-(I)144/2
(M) 9830149593

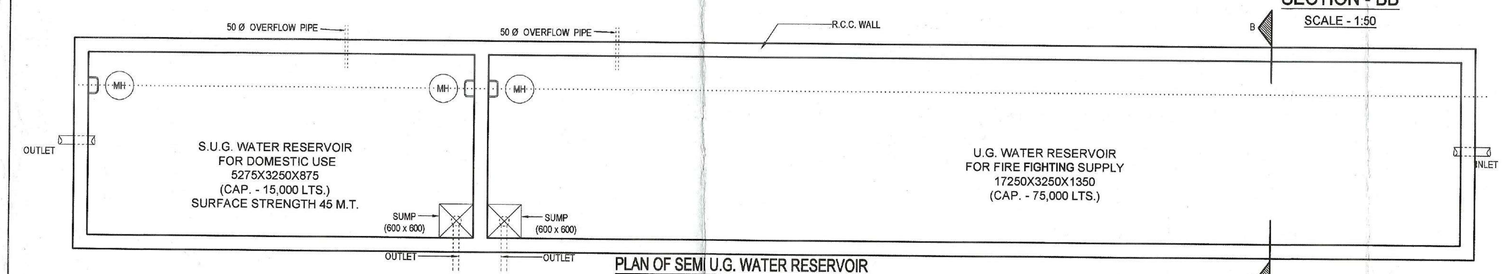
RUPAK KUMAR BANERJEE
E.S.R. NO.144/2
SIGNATURE OF STRUCTURAL REVIEWER

TUSHARBARAN PAHARI
ESE-II/146
M. E. (STRUCTURE)
P-22, Purbasha Pally,
Behala, Kolkata-700 034

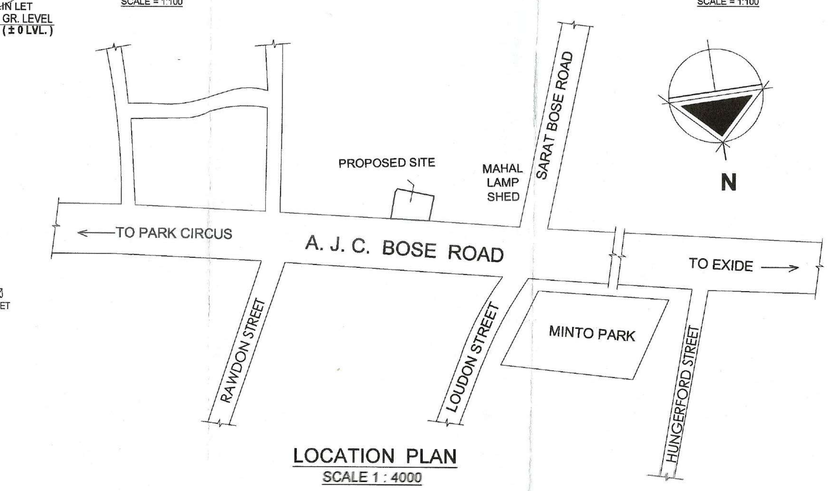
TUSHAR BARAN PAHARI
E.S.E NO.-II/146
SIGNATURE OF E.S.E.



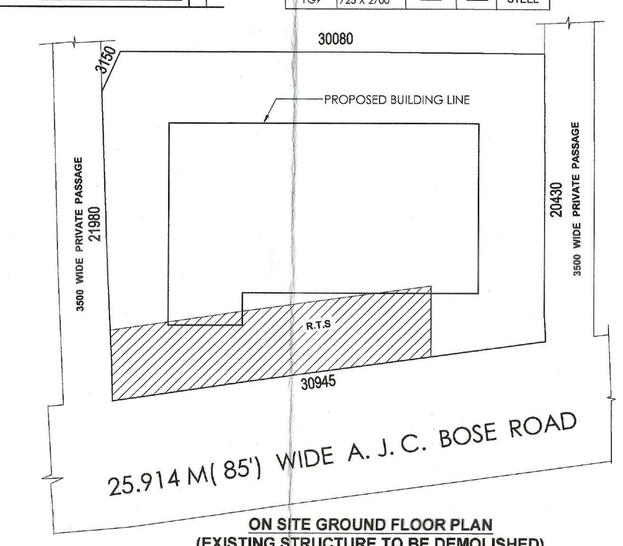
SECTION - BB
SCALE - 1:50



PLAN OF SEMI U.G. WATER RESERVOIR
SCALE - 1:50



LOCATION PLAN
SCALE 1 : 4000



ON SITE GROUND FLOOR PLAN
(EXISTING STRUCTURE TO BE DEMOLISHED)
SCALE 1 : 200

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 CON-STRUCTION AND THE FOUNDATION SYSTEM PROPOSED HEREIN IS SAFE & STABLE IN ALL RESPECT FROM GEOTECHNICAL POINT OF VIEW. SOIL TEST CONDUCTED BY TUSHAR BARAN PAHARI FOR TECHNO SOIL ADDRESS P-48C, ARCADIA EXTENSION, BEHALA,KOLKATA-700034

TUSHARBARAN PAHARI
M.E. (Structure)
P-22, Purbasha Pally, Kolkata-34
Empanelled Geotechnical Engineer of K.M.C., No.-G.T.-II/7
TUSHAR BARAN PAHARI
G.T.E NO.-II/7
SIGNATURE OF G.T.E.

TTA ENCLAVE PVT. LTD
Director
SIGNATURE OF OWNER

PROPOSED (B+G+V) STORYED ASSEMBLY BUILDING (GUEST HOUSE) AT PREMISES NO.227A, ACH. JAGADISH CHANDRA BOSE ROAD, (PREVIOUSLY AN APPORTIONED PORTION OF 227 ACH. JAGADISH CHANDRA BOSE ROAD) WARD NO. :- 69, BOROUGH NO.-VIII, P.S. :BALLYGUNGE, KOLKATA :700020

STATEMENT OF PLAN PROPOSAL

A

1. ASSESSE NO. - 110690104349
2. REGD. DEED : BEING NO. - 01335 BOOK NO. - I VOLUME - 6 , PAGES : 3059 - 3089 YEAR - 2009 OFFICE-ADSR/SEALDAH
3. DETAILS OF POWER OF ATTORNEY - N.A.
4.(A) LAND AREA - 700 SQ.M
(B) NO. OF STOREY INCLUDING BASEMENT, IF ANY SEVEN (B+G+V)
5. NO. OF TENEMENTS - NA SIZE OF TENEMENTS - NA

B

1. GROUND COVERAGE : PER. - (40 %) = 280 SQ.M PROP. - (39.614%) = 277.302 SQ.M
2. PROPOSED BUILDING HEIGHT =19.7 M ROAD WIDTH=25.914 M
3. TOTAL BUILT-UP AREA : PER. - 1925 SQM. PROP.- 1346.855 SQ.M(1656.819 - 309.964)
4. NO. OF CAR PARKING (MANDATORY) - 10 NOS.
5. NO. OF CAR PARKING (PROVIDED) - 11 NOS.
6. SERVICE AREA AT GROUND FLOOR = 16.17 SQM.

FLOORS	COVERED AREA(SQ.M.)	CUT OUT AREA(SQ.M.)	STAIR AREA(SQ.M.)	EXEMPTED AREA LIFT LOBBY (SQ.M.)	EFFECTIVE AREA(SQ.M.)
BASEMENT	265.227	5.06	2.7	-	257.467
GR. FL.	277.302	29.16	16X2=32	3	213.142
1ST FL.	277.302	2+5.06 =7.06	15X2=30	3	237.242
2ND FL.	277.302	2+5.06 =7.06	15X2=30	3	237.242
3RD FL.	277.302	2+5.06 =7.06	15X2=30	3	237.242
4TH FL.	277.302	2+5.06 =7.06	15X2=30	3	237.242
5TH FL.	277.302	2+5.06 =7.06	15X2=30	3	237.242
TOTAL	1329.039	69.52	184.7	18	1656.819

CAR PARKING CALCULATION FOR MERCANTILE (RETAIL)

FLOORS	COVERED AREA(SQM)	CARPET AREA	REQD. CAR PARKING
GR. FL.	131.528	123.086	CARPET AREA 85 SQ.M.=1 CAR

CAR PARKING REQUIRED FOR MERCANTILE (RETAIL):- 02 NOS

CAR PARKING CALCULATION FOR BUSINESS

FLOORS	COVERED AREA(SQM)	CARPET AREA	REQD. CAR PARKING
1ST. FL.	233.202 SQ.M	218.58 SQ.M	CARPET AREA 93 SQ.M.=1 CAR

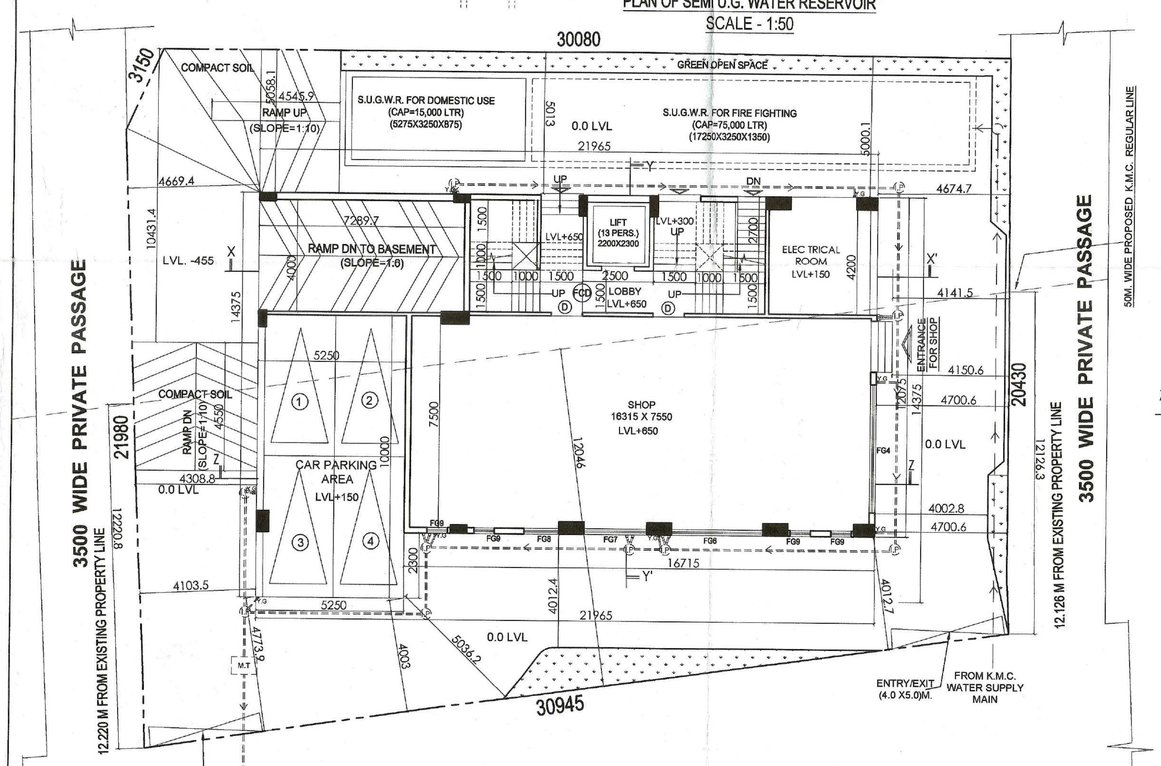
CAR PARKING REQUIRED FOR MERCANTILE (RETAIL):- 04 NOS

CAR PARKING CALCULATION FOR ASSEMBLY

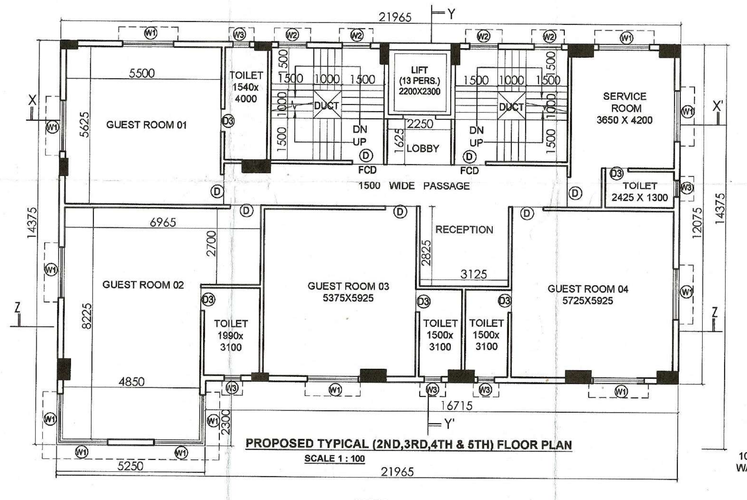
FLOORS	ROOMS PER FLOOR	TOTAL RMS	REQD. CAR PARKING
2ND - 5TH	4	16	PER FOUR NO. OF ROOMS.=1 CAR

CAR PARKING REQUIRED FOR ASSEMBLY:- 04 NOS

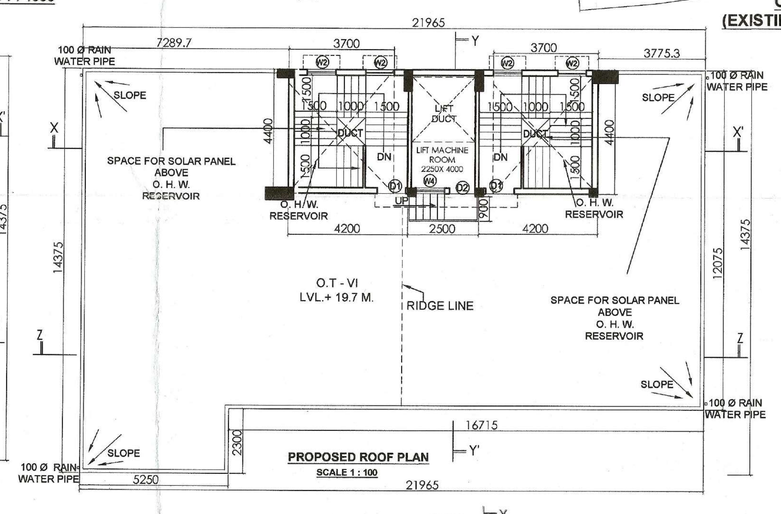
TOTAL NO. OF CAR PARKING = (2+4+4)10 NOS.(MANDATORY)
TOTAL NO.OF CAR PARKING = 11 NOS. (PROVIDED)



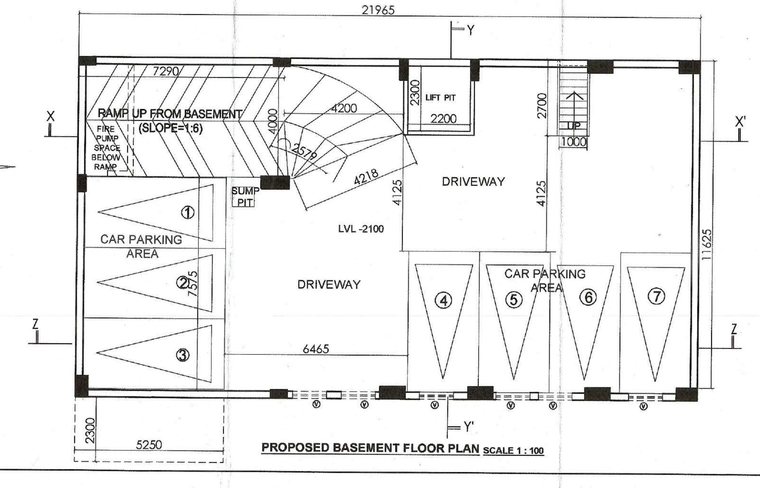
PROPOSED GROUND FLOOR PLAN
SCALE 1 : 100



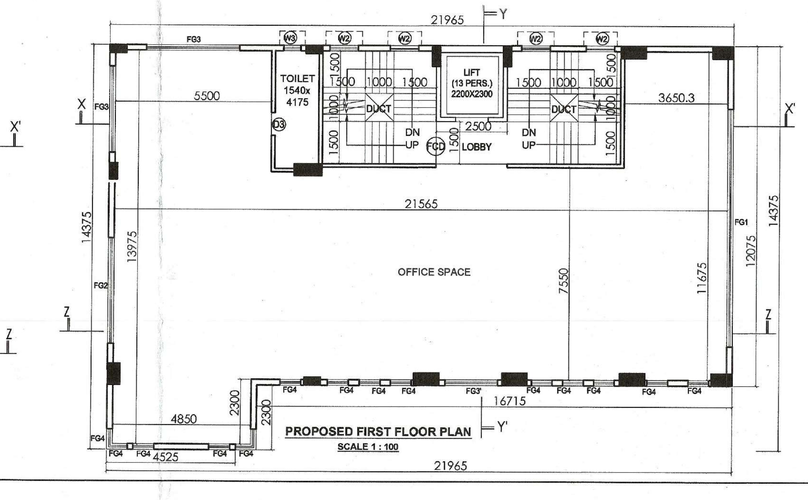
PROPOSED TYPICAL (2ND,3RD,4TH & 5TH) FLOOR PLAN
SCALE 1 : 100



PROPOSED ROOF PLAN
SCALE 1 : 100



PROPOSED BASEMENT FLOOR PLAN
SCALE 1 : 100



PROPOSED FIRST FLOOR PLAN
SCALE 1 : 100

GREEN OPEN SPACE PROPOSED	35.167 SQ.M.(5.024%)
PERMISSIBLE AREA OF PARKING	(4x25) +(7x40)=380 Sq.m.
PROVIDED AREA OF PARKING	257.464 +52.5 = 309.964 Sq.m.
PERMISSIBLE F.A.R.	2.75
PROPOSED F.A.R.	1.924
STAIR HEAD ROOM AREA	(4.2X4.4)X2=36.960 SQ.M.
OVER HEAD TANK AREA	16.28 SQ.M.
LIFT MACHINE ROOM AREA	(2.5X4.4)=11.00 SQ.M.
LIFT MACHINE ROOM STAIR AREA	2.45 SQ.M.
TERRACE AREA	277.302 SQ.M.

PLAN CASE NO. - 2018080027

akRiti
ARCHITECTS : ENGINEERS : INTERIORS
78, S.P.MUKHERJEE ROAD, KOLKATA - 700026
Ar.Indranil Ghosh

GOVERNMENT OF WEST BENGAL
Office of the Director,
West Bengal Fire & Emergency Services
13 B, Mirza Gali Street, Kolkata - 700 016.

Memo No.: [illegible] Dated: [illegible]

From : The Director,
Fire Prevention Wing,
West Bengal Fire & Emergency Services.

To : Mr. Sanjay Singh,
Managing Director,
M/S Lite Foodpro Pvt. Ltd.,
G.N. 32/4, Sahapedia, Street,
Kolkata-700091

Sub : Fire Safety Recommendation for proposed construction of B+GHT+10 storied Multi Unit Residential Building at premises Nos-32/1, G.N.Block Road Street, Kolkata, PS-Tilja Jorasanko Ward No. 7, Kolkata.

This is in reference to your letter no. Nil dated 23.08.2012 regarding Fire Safety measures for proposed construction of B+GHT+10 storied Multi Unit Residential Building at premises No-32/1, G.N.Block Road Street, Kolkata-700 031, Ward No.-07, Borough-VIII, P.S.-Jorasanko.

The fire drawing submitted by you was scrutinized and enclosed as Fire Safety recommendation. The fire safety order of Mr. is extending one set of plan with recommendation, this office is issuing the Fire Safety Recommendation in favour of the above-mentioned building subject to the compliance of the following Fire safety measures.

Encls :
1. One set of plan.
2. Recommendation.

Yours faithfully
Fire Prevention Wing
West Bengal Fire & Emergency Services

KITY ENCLOSURES LTD.

OFFICE OF THE EX-ENGINEER (CIVIL)
BUILDING DEPARTMENT
BOROUGH-VIII
THE KOLKATA MUNICIPAL CORPORATION
104, RASH BEHARI AVENUE
KOLKATA-700 029

RECOMMENDATION

A. CONSTRUCTION :
1. The whole construction of the existing building shall be carried out as per approved plan drawings conforming the relevant building rules of Coal Mountain Duty (Refrigerage) Kolkata Municipal Corporation.
2. The floor area exceeds 750m² shall be suitably compartmented by separation walls up to ceiling level having at least four hours fire resisting capacity.
3. The smoke Grab detection of the building shall be made free from special materials conforming I.S. specification.
4. Provision of ventilation at the crown of the roof over shaft of the building shall be provided.
5. Arrangement shall have to be made for sealing all the vertical & horizontal shaft by the materials of category F for resisting capacity.

B. OBSTRUCTION & APPROACH :
1. The open space surrounding the building shall conform the relevant building rules as well as provide the accessibility and unobstructed mobility of Fire engines with turning facility.
2. The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighing up to 15 M.T.
3. The width and height of the access gate into the premises should be less than 4.5 – 5 Meters for easy entering the yard.

C. STAIRCASE :
1. The staircase of the building shall be included with Fire proof door installed on each of floors F.R.C. type having Fire resisting capacity not less than 2 hours.
2. The staircase of the building shall have provision to be accessible from outside at each floor level to the main roof well of the building.
3. The width of the staircases shall be made as included in the rules. Corridors and all other exits shall conforming the relevant building rules with separate staircases.
4. All the staircase shall be enclosed up to lower of the building and shall be separated from the floor.
5. Fire exit ramps shall be the extension of all the staircase and ramps as included in the plan as such then shall not be permitted. The F.C.D. of the of staircase have Fire resisting wire glass window fitted with self closing type operable in the direction of escape.

D. EXIT :
1. The exits of the lift machine shall have four hours Fire resisting type Collapsible gate shall not be permitted.
2. One of the lift shall be designed for Fire Lift. The word "FIRE LIFT" shall be conspicuously written at ground floor.

E. BASEMENT :
1. The basement shall be adequately ventilated.

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Page 1 of 4

1. Additional staircase from the upper floor to the ground floor shall be provided inside the house conforming relevant I.S. Specification.
2. The basement shall be provided with Anti Explosion sensor based oil system etc.
3. Mechanical extractor for smoke Venting system from basement basement levels and also to provide the system shall be of such design so as to operate an operation of mechanical ventilation during a fire. It shall also have an emergency run in case it is inoperable.
4. Mechanical extractor system shall have an alternative source of supply.

F. FIRE FIGHTING SYSTEM :
Underground water reservoir having water capacity of 50,000 ltrs. and overhead reservoir of 10,000 ltrs. capacity exclusively for Fire fighting purpose shall be provided. Fire pump of 2500 ltrs. capacity and two diesel pump operated of water capacity shall be provided. The water capacity shall be sufficient for fire purpose and for domestic water purpose as well as for avoid stopping of water. The water pressure will be kept for all floor.

G. HYDRANT SYSTEM :
1. Hydrant system is provided with Dry Riser of 150 mm. internal diameter Pipe Line with provision of landing valve on each floor & hydrant in front of the building. Dry Riser is to be provided with Fire Brigade in the case of non-rush hour for 2000 ltrs. of Fire area. The system shall be designed for a pressure of 3.5 kg/sq.cm. at the top most hydrant and 7 kg/sq.cm. at the ground floor. Hydrant system shall be provided with Dry Riser, at the ground floor level and at terrace level. Pressure at the top most outlet shall be fully meet the normal pressure shall not be less than 3.5kg/sq.cm. All other specifications of installation, I.S. 2190 – 1992.
2. Provision for fire hose reel in conjunction with Wet Riser shall be made at each floor level. Conforming to relevant I.S. Specification.
3. Yard Hydrant Ring Main Hydrant with provision of Fire Brigade connection. Hydrant shall be installed surrounding the building in accordance with relevant I.S.

H. SPRINKLER INSTALLATION :
1. The automatic Sprinkler installation shall be provided in Basement & other areas of the building as per I.S. 9972. Where going to be installed in accordance with relevant codes or systems.

I. FIRE POND :
Provision of the Fire Pond shall have to be made to supply water at the rate required pressure and quantity to the Wet Riser System, which shall be installed in the building. One such pump shall always be kept in reserve to probability of dual drive type.

J. Alternate Power Supply :
Arrangements shall have to be made to supply power with the help of a generator to operate the Fire Pump, Pump for deep Tubewell, Fire alarm System, etc. and also for illuminating the Staircase, corridors, etc. in other places of accessibility of the building in case of normal power failure.

K. HOSE COMPARTMENT & LAND HYDRANT :
1. Hose box complete with Fire Hose System with at least three numbers of 15mm. jets (special brass Nozzle with Shutter) along with public address system, as well their connecting with wheel point hand and be made to be accessible from the outside of the building. Hose box shall be provided at the rate of 1 hose box for every 2000 sq.ft. of the compartment with an open shaft to each compartment (I.S. 2190 – 1992).
2. Hose box shall be provided with the help of iron and smoke detector shall be installed in all places of office and particularly every lift's ceiling of the building. Fire system shall also be made in place of motor where reliable vehicle have been kept. The other requirements of the system shall be made in accordance with I.S. 2190 – 1992.
3. Hydrant will be provided in such a manner so that an operation of a Hydrant Cell Pump Station will automatically start the Fire Pump and Controller Pump Unit.

L. ANTI CORROSIVE PAINTING SYSTEM :
1. The A.R.E. shall be supplied for each Floor with the system Air Cleaner for Individual Room.
2. Arrangement shall be made for isolation of the drainage branches by compensating joint dampers in the Air Conditioning system.
3. The gauge of duct shall from of F.R.H. shall be provided with Fire Damper, Fire detection and alarm system.
4. The air conditioning system shall not be used for any purpose other than air conditioning.

M. PARKING FOR FIGHTING VEHICLE :
The Fire Fighting Parking arrangement in the style of a temporary Shed to provide Fire Fighting vehicles, Fire hydrants etc. in all floors of exclusively function of the premises shall be made in accordance with I.S. 2190 – 1992.

N. GENERAL RECOMMENDATIONS :
1. Fire Extinguisher shall have to be installed for proposed staircase and proceeding with I.S.I. and other highly combustible service.
2. Illuminating type E.L. Lamp shall be kept always for emergency fire situation.
3. Fire Notice for Fire Fighting and evacuation from the building shall be prepared and be displayed at all conspicuous places of the building.
4. Floor numbers and directional signs of escape route shall be displayed prominently.
5. The occupants and security staff shall be informed with installed Fire Fighting equipments of the building and in case of the use of Fire and Turning.
6. Arrangement shall be made for regular checking, testing and proper maintenance of all the fire Safety equipments and Environment installed in the building to keep them in perfectly good working conditions at all times.
7. A copy of Fire and Emergency shall be maintained inside the premises for safety of the building.

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Page 2 of 4

8. Mock Fire practice and alternative drill shall be performed periodically with participation of all concerned staff.
9. Each and every recommendation shall be adhered from the Director General, West Bengal Fire & Emergency Services, Government of West Bengal, Kolkata, performance of all the Life and Fire Safety requirements are mandatory for building.

The compliance of all the above Fire and Life safety recommendations by the Director General, West Bengal Fire & Emergency Services shall be mandatory for issuing Occupancy Certificate and issuing of the Occupancy Certificate in favour of the occupancy shall be based on letter issued by the concerned office for non-compliance of fire safety measures of the building.

N.B. : Any deviation and changes the owner of one of the building in respect of the approved plan drawing without obtaining prior permission from this office, but the Fire Safety Recommendation will be found unsuitable.

Yours faithfully
Fire Prevention Wing
West Bengal Fire & Emergency Services

KITY ENCLOSURES LTD.

OFFICE OF THE EX-ENGINEER (CIVIL)
BUILDING DEPARTMENT
BOROUGH-VIII
THE KOLKATA MUNICIPAL CORPORATION
104, RASH BEHARI AVENUE
KOLKATA-700 029

OFFICE OF THE EX-ENGINEER (CIVIL)
BUILDING DEPARTMENT
BOROUGH-VIII
THE KOLKATA MUNICIPAL CORPORATION
104, RASH BEHARI AVENUE
KOLKATA-700 029

PARTY'S COPY

Arch Stage

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.

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.

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

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

DEVIATION WOULD MEAN DEMOLITION

THE SANCTION IS VALIED UP TO 16/03/2025

THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2300/W/E/6
Date 16/03/25 Borough No. VIII
Ward No. 7
Ex. Engineer / Asst. Engineer (C)
Bor. No. VIII Bor. No. VIII
BUILDING DEPARTMENT

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.

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED UIS 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 EMPTIED COMPLETELY TWICE A WEEK.

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

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

Sanctioned subject to demolition of existing structure to provide open space as per plan before reconstruction of structure.

Executive Engineer (C) Bir. VIII
Asst. Engineer (C) Br. Hom VIII

Approved By : MPC Meeting No. 363
Item. No. 143/19-20 Dt. 11/12/2019

ASSEMBLY BUILDING

SANCTION RENEWED
With effect From 17/03/2025

Validity of Sanctioned Plan is herby extended with effect from 17/03/25 for a period of ..... Months/Years (2025-Months/Years) vide order of the Mpl:Commissioner dated 19/03/25 U/s 399 of the C.M.C. Act'80

Dy. Chief Engineer / Ex. Engineer
Hybrid Borough No. VIII
Building Dept.
K.M.C.

Assistant Engineer (Civil)
Building Department
Br. No. VIII / KMC

THE SANCTION IS VALID UP TO 16/03/2026