



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

Applicant Details : SANDIP KUNDU AND 3 ORS PARTNERS OF NIRMAN CONSTRUCTION AND CA OF BHASKAR BIS

Financial Year	Borough No	BP No	Sanction Date	Premises No	Assessee No	Ward No	Applicant Type
2025	11	202510217	07-NOV-25	134, SATINDRA PALLY	311112201341	111	Power of Attorney

LBS/Architect/ESE Details :

Licence No	Name	Under Section	Processing Category	Submission Date	Plan Case No:
LBS/II/538	MANIBHUSAN CHAKRAVARTI	393A	NON MBC	18/04/2025	2025110024
ESE/II/97	MANIBHUSAN CHAKRAVARTI				

Processing Particulars

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)	ground floor area
01	333.458	15.475	1.75	4.724	697.906	697.906	128.095

JJ No

JJ Date

E/07/2025/4704

22-OCT-25

Fees Details

Description

Amount

Sanction Fee	72500
Surcharge For Non-Res Use	0
Infra. Dev. Fees	0
Stacking Fee	14743
Wet - Work Charge	18428
Waste Water Charges	8846
Drainage Development Fees	97194
Drainage Observation Fees	660
Water Observation Charge	1000



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Fees For Survey Obs. Report	40000
Application fee for Submission of Building Plan	13500
Labour Welfare Cess on Building Sanction Plan	53811
KMDA's Development Charge	0
Recovery of Cost of Modern Scientific Compactor	37471
Water Connection Charges(Demanded by WS Dept.)	50842
Drainage Inspection Charges	500
Assessment Book Copy Fees(demanded by Assessment D	0
Mechanical parking Installation fees	0
Development of Water Supply Infrastructure Fees	18981
Transportation charges for C&D waste Management Ne	0
Processing Charges for C&D waste Management New Co	1898
Supervision Charges for C&D waste Management New C	14161
Transportation charges for C&D waste Management fo	0
Processing Charges for C&D waste Management for De	1416
Supervision Charges for C&D waste Management for D	
Total :	439951



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 : SANDIP KUNDU AND 3 ORS PARTNERS OF NIRMAN CONSTRUCTION AND CA OF BHASKAR BISWAS
V-26/63, VIVEKANANDA PARK, P.O.- GARIA, P.S.- BANSDRONI, KOLKATA. , V-26/63, VI

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 M34 SATINDRA PALLY

Ward No 111

Borough No. 11

Sir,

With refrence to your application dated 18-APR-25 for the sanction under section 393A of the Kolkata
Municipal Corporation Act,1980,for erection/reerection/addition to/alteration of the Building on 134 SATINDRA PALI
SATINDRA PALLY Ward No.111 Borough No. 11 ,this Building Permit is hereby granted on the
basis of taking NOC/Clearance/Observation from the follwing department as applicable.

Water Supply Department : Applicable
Sworage & Drainage : Applicable
Surveyer Department Applicable
WBF&ES : Not Applicable
KMDA/KIT : Not Applicable
AAI : Not Applicable
ASI : Not Applicable
PCB: Not Applicable

ULC Authority : Not Applicable
IGBC : Not Applicable
BLRO : Applicable
Military Establishment : Not Applicable
E-Undertaking : Applicable

subject to the following conditions namely:-

1. The Building Permit No. 2025110217 dated 07-NOV-25 is valid for Occupancy/use group
Residential

2. The Building permit no. 2025110217 dated 07-NOV-25 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 stucture to provide Open Space as per
Sanctioned Plan before construction is started.



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Premises & Street Name : 134 SATINDRA PALLY

6. # The Building work for which this Building Permit is issued shall be completed within 07-NOV-2030
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
MANIBHUSAN CHAKRAVARTI (License No.) LBS/I/538
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 MANIBHUSAN CHAKRAVARTI
License No. LBS/I/538
- 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 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.



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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,

**MANISH
SARKAR**

Digitally signed by
MANISH SARKAR
Date: 2025.11.07
18:06:56 +05'30'

SUBHASISH DAS

Digitally signed by SUBHASISH
DAS
Date: 2025.11.07 18:08:31
+05'30'

Asst Engg/Executive Engg

by order

(Municipal Commissioner)

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



The Kolkata Municipal Corporation
Building Department
Borough : 11

Stacking Memo

Dated: 07 NOV 2025

The Assistant Director
Borough No : 11
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 : 134 SATINDRA PALLY

Built up area: 697.906 sqm Amount realised on built up area : Rs. 14743 /-

The above noted amount has been deposited as stacking fees vide B.S No 2025110217

dt 07-NOV-25 for the period of three months w.e.f the date of commencement.

**MANISH
SARKAR** Digitally signed by
MANISH SARKAR
Date: 2025.11.07
18:07:14 +05'30'

**SUBHASISH
DAS** Digitally signed by
SUBHASISH DAS
Date: 2025.11.07 18:08:57
+05'30'

Executive Engineer (C)/Bldg
Borough No. 11