AMSL DECLARATION REGARDING OFFICE CIRCULAR NO. 13 OF 2022-23 OF D.G.(B), DT. 07/12/2022

PREMISES NO.- 13D, BEADON STREET (13D, DANI GHOSH SARANI, KOLKATA- 700 006, P.S.- BURTOLLA, P.O.- BEADON STREET,UNDER K.M.C. WARD NO.- 026, BR. - IV.
ASSESSEE NO.- 11-026-05-0037-5.

NAME OF OWNER(S)/APPLICANT(S): SRI RATAN SHAW AS SOLE PROPRIETOR OF 'SHAW PARIVAR'.

AREA OF LAND:- 03 K.- 01 CH.- 33 SFT. OR, 207.915 SQ.M. (M/L) (AS PER DEED)
02 K.- 15 CH.- 23 SFT. OR, 198.620 SQ.M. (M/L) (AS PER PHYSICAL MEASUREMENT).

NAME OF L.B.S.: SUBHASISH DEY (L.B.S./1365)

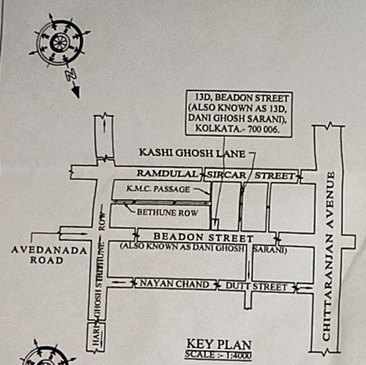
PERMISSIBLE HEIGHT IN REFERENCE TO CIRM (BUILDING AS AAI 33.00 M.
PROPOSED HEIGHT OF BUILDING FROM AMSL=(HAMSL+H+D+P+H1+H2+H3)= 30.+3+15.475+1.400 = 51.175 M.
CONGRUENCE IN WORDS AND SITE ELEVATION (AMSL)

REFERENCE POINTS MARKED IN THE SITE PLAN OF THE PROPOSAL	CO-ORDINATE IN WGS 84 LATITUDE	LONGITUDE	SITE ELEVATION (AMSL)
'A'	22°33.1126" N	88°21'57.1090" E	10.3 Meter
'B'	22°33.0152" N	88°21'57.3496" E	
'C'	22°33.0725" N	88°21'56.8341" E	
'D'	22°33.0720" N	88°21'57.4842" E	

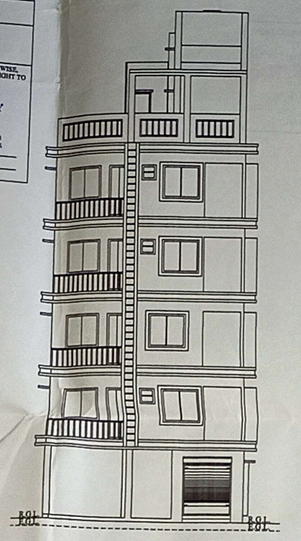
THE ABOVE INFORMATION IS TRUE AND CORRECT IN ALL RESPECT AND IF AT ANY STAGE, IT IS FOUND OTHERWISE, THEN WE SHALL BE FULLY LIABLE FOR WHICH K.M.C. AND OTHER APPROPRIATE AUTHORITY RESERVE THE RIGHT TO TAKE APPROPRIATE ACTION AGAINST US AS PER LAW.

Ratan Shaw
NAME OF OWNERS/APPLICANTS

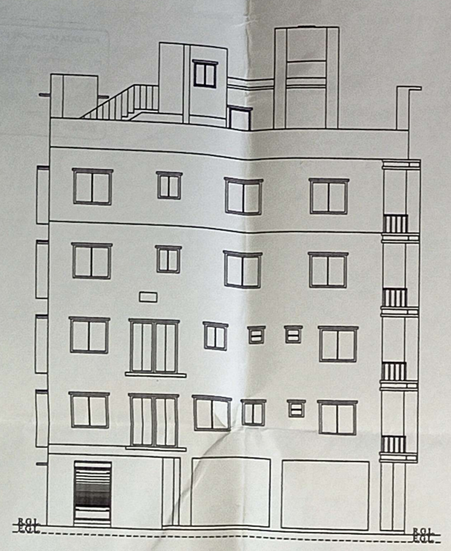
SUBHASISH DEY
Regd. Civil Engg.
Under Kolkata
Municipal Corporation
LBS Class-I, No.- 1365
SUBHASISH DEY (L.B.S./1365)
NAME OF L.B.S.



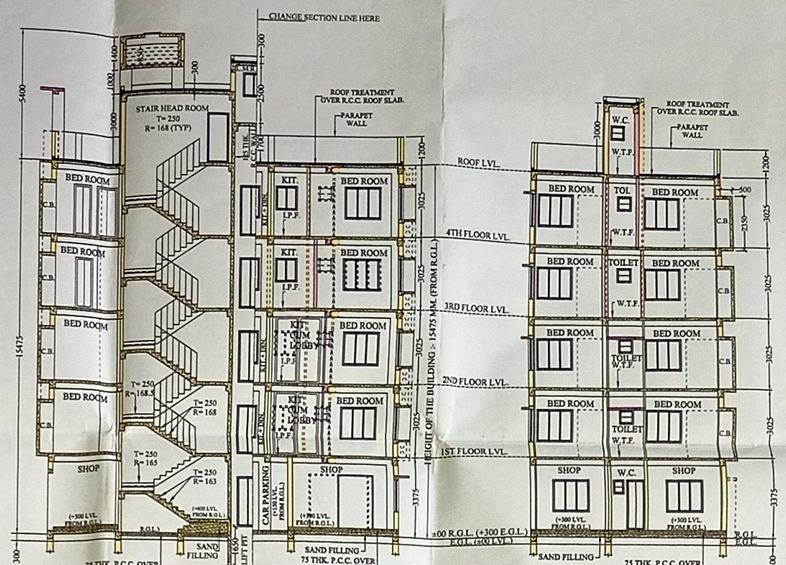
KEY PLAN
SCALE :- 1:2000



PRESENT FRONT ELEVATION
SCALE - 1:100



PRESENT EASTERN SIDE ELEVATION
SCALE - 1:100



PRESENT SECTION AT Y-Y'
SCALE :- 1:100

PRESENT SECTION AT X-X'
SCALE :- 1:100

REFERENCE:
a) DEED OF CONVEYANCE :-
BOOK -I; VOL. NO.-1901-2023; BEING NO.-190103580; PAGES FROM 136106 TO 136130; A.R.A-I, KOLKATA; YEAR 2023.
b) REGD. BOUNDARY DECLARATION:
BOOK -I; VOL. NO.-1904-2023; BEING NO.-190409610; PAGES FROM 468889 TO 468900; A.R.A.-IV, KOLKATA; YEAR 2023.
c) REGD. DEED OF GIFT OF STRIP OF LAND:-
BOOK -I; VOL. NO.-1904-2023; BEING NO.-190413215; PAGES FROM 766255 TO 766266; A.R.A.-IV, KOLKATA; YEAR 2023.
d) REGD. DEED OF GIFT OF SPLAYED CORNER:-
BOOK -I; VOL. NO.-1904-2023; BEING NO.-190413214; PAGES FROM 766267 TO 766278; A.R.A.-IV, KOLKATA; YEAR 2023.
e)REFERENCE OF S.O.R.:- CH. V. & S. ID. NO. - 537/2023-2024, DATED-08.08.2023.

ADDITION & ALTERATION PLAN OF FIVE STORIED RESIDENTIAL BUILDING OF HEIGHT 15.475 M. (FROM R.G.L.) FOR SANCTION U/R 26 (2a) OF K.M.C. BUILDING RULE 2009 AT PREMISES NO.- 13D, BEADON STREET (13D, DANI GHOSH SARANI), KOLKATA- 700 006, P.S. - BURTOLLA, P.O.- BEADON STREET,UNDER K.M.C. WARD NO. - 026, BR. - IV.

REF.:-
PREVIOUS BUILDING SANCTION PERMIT NO.- 2024040014 ; DATED - 28.06.2024 ; BR. - IV.

CONTENT:- PRESENT GROUND FLOOR PLAN, PRESENT FIRST TO FOURTH FLOOR PLAN, PRESENT ROOF PLAN, PRESENT ELEVATIONS, PRESENT SECTIONS, SITE PLAN, KEY PLAN, S.U.G.R. DETAILS, D/W SCHEDULE.

1. ASSESSEE NO.:- 11-026-05-0037-5.
2. LAND AREA :-
03 K.- 01 CH.- 33 SFT. OR, 207.915 SQ.M. (M/L) (AS PER DEED)
02 K.- 15 CH.- 23 SFT. OR, 198.620 SQ.M. (M/L) (AS PER PHYSICAL MEASUREMENT)

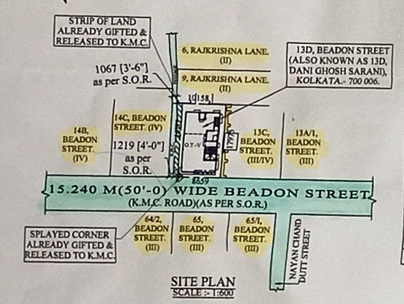
AREA OF STRIP OF LAND = 04 CH.-21 SFT. OR, 18.714 SQ.M. (M/L) (AT EASTERN SIDE OF THE PREMISES) .
AREA OF SPLAYED CORNER = 00 CH.-08 SFT. OR, 0.720 SQ.M. (M/L) (AT NORTH-EASTERN CORNER OF THE PREMISES).
LAND AREA AFTER DEDUCTING STRIP OF LAND & SPLAYED CORNER AREA = 02K - 10CH. - 39 SFT. OR, 179.186 SQ.M.(M/L).

GROUND COVERAGE		
PERMISSIBLE	SANCTIONED	PRESENT
60.000 % (119.172 SQ.M. ON 198.620 SQ.M.)	59.870 % (118.914 SQ.M. ON 198.620 SQ.M.)	59.870 % (118.914 SQ.M. ON 198.620 SQ.M.)

FLOOR AREA RATIO		
PERMISSIBLE	SANCTIONED	PRESENT
3.954	2.394	2.394 [{525.352 - 49.930)/ 198.620]

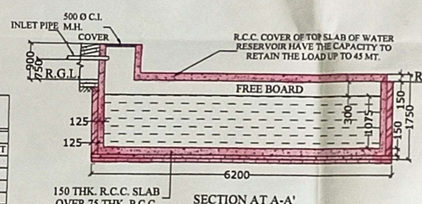
SANCTIONED	PRESENT
SANCTIONED GROUND FLOOR AREA = 118.914 SQ.M.	PRESENT GROUND FLOOR AREA = 118.914 SQ.M.
SANCTIONED AREA OF SHOP-1= 09.366 SQ.M. SANCTIONED AREA OF SHOP-2= 15.217 SQ.M. SANCTIONED AREA OF SHOP-3= 25.339 SQ.M. SANCTIONED SERVICE AREA= 01.726 SQ.M. SANCTIONED STAIR, LIFT & LIFT LOBBY AREA= 17.328 SQ.M. SANCTIONED CAR PARKING AREA= 49.938 SQ.M.	PRESENT AREA OF SHOP-1= 09.366 SQ.M. PRESENT AREA OF SHOP-2= 15.217 SQ.M. PRESENT AREA OF SHOP-3= 25.339 SQ.M. PRESENT SERVICE AREA= 01.726 SQ.M. PRESENT STAIR, LIFT & LIFT LOBBY AREA= 17.328 SQ.M. PRESENT CAR PARKING AREA= 49.938 SQ.M.
SANCTIONED 1ST TO 4TH FLR. AREA = 117.374 SQ.M. (EACH) SANCTIONED STAIR & LIFT LOBBY AREA = 14.593 SQ.M. SANCTIONED AREA OF FLAT 1A/2A/3A/4A= 57.836 SQ.M. SANCTIONED AREA OF FLAT 1B/2B/3B/4B= 44.945 SQ.M.	PRESENT 1ST. & 2ND. FLOOR COVERED AREA = 117.374 SQ.M. (EACH) PRESENT STAIR & LIFT LOBBY AREA = 14.593 SQ.M. PRESENT AREA OF FLAT 1A/2A= 57.836 SQ.M. PRESENT AREA OF FLAT 1B/2B= 44.945 SQ.M. PRESENT 3RD. & 4TH. FLOOR COVERED AREA = 117.374 SQ.M. (EACH) PRESENT AREA OF FLAT 3A/4A = 102.781 SQ.M. PRESENT STAIRCASE & LIFT LOBBY AREA = 14.593 SQ.M.
TOTAL SANCTIONED COVERED AREA= 588.410 SQ.M.	TOTAL SANCTIONED COVERED AREA= 588.410 SQ.M. [118.914 + (117.374 x 4)]
DETAILS OF EXEMPTION AREA:-	DETAILS OF EXEMPTION AREA:-
SANCTIONED TOTAL AREA EXEMPTED IN THIS RULE = 52.763 SQ.M. a) AT GROUND FLOOR = (0.903 SQ.M. AT 1ST. TO 4TH. FLOOR = 10.465 SQ.M. (EACH) b) AREA OF LIFT LOBBY :- FROM GROUND TO FOURTH FLOOR = 2.059 SQ.M. [1.350 x 1.525] (EACH) LIFT LOBBY AREA TAKEN FOR EXEMPTION (GROUND TO 4TH.) = 10.295 SQ.M. [2.059 x 5)]	PRESENT TOTAL AREA EXEMPTED IN THIS RULE = 52.763 SQ.M. a) AT GROUND FLOOR = (0.903 SQ.M. AT 1ST. TO 4TH. FLOOR = 10.465 SQ.M. (EACH) b) AREA OF LIFT LOBBY :- FROM GROUND TO FOURTH FLOOR = 2.059 SQ.M. [1.350 x 1.525] (EACH) LIFT LOBBY AREA TAKEN FOR EXEMPTION (GROUND TO 4TH.) = 10.295 SQ.M. [2.059 x 5)]
SANCTIONED TOTAL COVERED AREA EXCLU. THE SPACE EXEMP. IN THIS RULE = 525.352 SQ.M. (588.410 - 63.058)	PRESENT TOTAL COVERED AREA EXCLU. THE SPACE EXEMP. IN THIS RULE = 525.352 SQ.M. (588.410 - 63.058)
CAR PARKING COMPARATIVE STATEMENT :- MIN REQUIRED = 49.930 SQ.M. SANCTIONED = 49.938 SQ.M.	CAR PARKING COMPARATIVE STATEMENT :- NET GROUND FLOOR AREA = 99.860 sq.m. (118.914 - (17.328 + 1.726) MIN REQUIRED = 49.930 sq.m. (50.000 % of ground floor area) PRESENT = 49.938 sq.m. (50.008 % of ground floor area)
SANCTIONED HEIGHT OF THE BUILDING = 15.475 MTR. (FROM R.G.L.)	PRESENT HEIGHT OF THE BUILDING = 15.475 MTR. (FROM R.G.L.)
AREA OF SANCTIONED STAIR HEAD ROOM = 13.993 SQ.M. AREA OF SANCTIONED LIFT MACHINE ROOM = 8.048 SQ.M. AREA OF SANCTIONED LIFT MACHINE ROOM STAIR= 3.494 SQ.M. AREA OF SANCTIONED O/H WATER RESERVOIR = 7.891 SQ.M. AREA OF SANCTIONED W.C. ON ROOF= 2.975 SQ.M. SANCTIONED TOTAL AREA OF ROOF STRUCTURE= 36.401 SQ.M. PERMISSIBLE AREA FOR CUP-BOARD & LOFT= 17.652 SQ.M. TOTAL SANCTIONED C.B. AREA = 17.550 SQ.M. SANCTIONED TOTAL AREA OF ROOF= 118.914 SQ.M. SANCTIONED TOTAL PERGOLA AREA= NIL. PERMISSIBLE AREA OF TREE COVER= 2.922 SQ.M. SANCTIONED AREA OF TREE COVER = 2.925 SQ.M.	AREA OF PRESENT STAIR HEAD ROOM = 13.993 SQ.M. AREA OF PRESENT LIFT MACHINE ROOM = 8.048 SQ.M. AREA OF PRESENT LIFT MACHINE ROOM STAIR = 3.494 SQ.M. AREA OF PRESENT O/H WATER RESERVOIR = 7.891 SQ.M. AREA OF PRESENT W.C. ON ROOF= 2.850 SQ.M. PRESENT TOTAL AREA OF ROOF STRUCTURE= 36.276 SQ.M. 1/3 RD AREA OF TOTAL ROOF AREA = 39.638 SQ.M. PERMISSIBLE AREA FOR CUP-BOARD & LOFT = 17.652 SQ.M. TOTAL PRESENT C.B. AREA = 11.900 SQ.M. TOTAL PRESENT LOFT AREA = 5.143 SQ.M. TOTAL PRESENT LOFT & C.B. AREA = (11.900 + 5.143) = 17.043 SQ.M. PRESENT TOTAL AREA OF ROOF= 118.914 SQ.M. PRESENT TOTAL PERGOLA AREA= 4.825 SQ.M. PERMISSIBLE AREA OF TREE COVER = 2.922 SQ.M. PRESENT AREA OF TREE COVER= 2.925 SQ.M.

NOTE:-
1. ALL DIMENSIONS ARE IN MILLIMETRE. (UNLESS OTHERWISE STATED).
2. SCALE-1:100 ,UNLESS OTHERWISE STATED).
3. ALL OUTER WALLS ARE 200THK. & PARTITION WALLS 125 OR 75THK.
4. WALL 200THK. IN 1:6 MORTAR & 75 THK. & 125 THK. IN 1:4 MORTAR .
5. ALL BUILDING MATERIALS SHOULD CONFORM TO I.S. & N.B. CODES OR AS SPECIFIED BY THE ENGINEER IN CHARGE.
6. R.G.L. STANDS FOR RAISED GROUND LEVEL.
7. DEPTH OF SEMI UNDER GROUND WATER RESERVOIR WILL NOT EXCEED THE DEPTH OF NEIGHBORING FOUNDATION.
8. P.L.D. = PIPE LINE DUCT & R.W.P. = RAIN WATER PIPE.

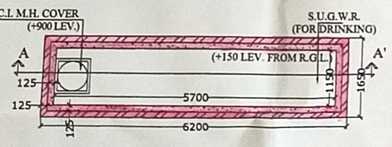


SITE PLAN
SCALE :- 1:600

SCHEDULE OF DOOR & WINDOW (for present plan only)					
DOORS			WINDOWS		
MKD.	WIDTH	HEIGHT	MKD.	WIDTH	HEIGHT
D_E	1200	2100	W1	1500	1350
D_1	900	2100	W2	900	1350
D_2	750	2100	W3	900	1000
C.G.	1200	2200	W4	600	600
R.S.	AS PER DWG	2400	W5	450	600
			S/W	1800	1800



SECTION AT A-A'
SCALE:-1:50



PLAN OF S.U.G.WATER RESERVOIR
(CAPACITY OF 1000 GAL.)
(3750 x 1150 x 1050)
SCALE:- 1:50

SANCTIONED AND PRESENT AREA CALCULATION OF TENANT(S) & OWNER(S) :-

a) AREA STATEMENT OF OWNER(S):-

SL. NO.	NAME OF OWNER(S)	SANCTIONED USE	FLOOR	AREA (SQ.M.) OCCUPIED	COMMON	TOTAL	PRESENT USE	FLOOR	AREA (SQ.M.) OCCUPIED	COMMON	TOTAL
	OWNER	RESI.	FIRST	57.836	2.021	59.857	RESI.	FIRST	57.836	2.021	59.857
		RESI.	THIRD	57.836	2.021	59.857	RESI.	THIRD	102.781	3.592	106.373
		RESI.	THIRD	44.945	1.571	46.516					
					TOTAL:(B)	166.230				TOTAL (B)	166.230

b) AREA STATEMENT OF TENANT(S):-

SL. NO.	NAME OF TENANT(S)	SANCTIONED USE	FLOOR	AREA (SQ.M.) OCCUPIED	COMMON	TOTAL	PRESENT USE	FLOOR	AREA (SQ.M.) OCCUPIED	COMMON	TOTAL
T-1	RAJ KUMAR SHAW ALIAS RAJ KUMAR SAW	M(R)	GROUND	15.217	---------	15.217	M(R)	GROUND	15.217	---------	15.217
T-2	SOMNATH CHAKRABORTY SON OF LATE RAM KRISHNA CHAKRABORTY	M(R)	GROUND	25.339	---------	25.339	M(R)	GROUND	25.339	---------	25.339
T-3	SIMA BANERJEE	RESI.	FIRST	44.945	1.571	46.516	RESI.	FIRST	44.945	1.571	46.516
		RESI.	SECOND	44.945	1.571	46.516	RESI.	SECOND	44.945	1.571	46.516
		RESI.	SECOND	57.836	2.021	59.857	RESI.	SECOND	57.836	2.021	59.857
		RESI.	FOURTH	57.836	2.021	59.857	RESI.	FOURTH	102.781	3.592	106.373
		RESI.	FOURTH	44.945	1.571	46.516					
T-4	SANJOY SARKAR SON OF LATE BENOY SHANKAR ALIAS BENOY KRISHNA SARKAR	M(R)	GROUND	09.366	---------	09.366	M(R)	GROUND	09.366	---------	09.366
					TOTAL (D)	309.184				TOTAL (D)	309.184

EXCEPT EXEMPTED AREA
c) AREA OF STAIR / LIFT (EXEMPTED AREA):- EXISTING = 17.395 SQ.M. , PROPOSED = 63.058 SQ.M.

COMPARATIVE STATEMENT	RESIDENTIAL (TENANT) (A) (SQ.M.)	MERCANTILE (TENANT) (B) (SQ.M.)	RESIDENTIAL (OWNER) (C) (SQ.M.)	COMMON AREA (D) (SQ.M.)	EXEMPTED AREA (E) (SQ.M.)	PARKING AREA (F) (SQ.M.)	GRAND TOTAL (G) = (A+B+C+D+E+F) (SQ.M.)	EXEMPTED PARKING AREA (H) (SQ.M.)	EXEMPTED AREA (E) (SQ.M.)	NET TOTAL (H) = (F-G-D) (SQ.M.)
PRESENT (excluding stair, lift lobby area)	250.507	49.922	160.617	14.368	63.058	49.938 (EXEMPTED 49.930)	588.410	49.930	63.058	475.422

DECLARATION OF L.B.S. :-

THIS TO CERTIFY THAT THE INTERNAL ALTERATION OF BUILDING PLAN HAS BEEN DRAWN UP U/R 26 (2a) OF K.M.C. BUILDING RULE 2009, FROM SANCTIONED BUILDING PERMIT NO. - 2024040014 ; DATED - 28.06.2024 ; BR. - IV. & THAT THE SITE CONDITION INCLUDING THE WIDTH OF ABUTTING ROAD CONFIRM WITH THE PLAN. THAT IT IS A BUILDABLE SITE.

SUBHASISH DEY
Regd. Civil Engg.
Under Kolkata
Municipal Corporation
LBS Class-I, No.- 1365

SUBHASISH DEY
Regd. Civil Engg.
Under Kolkata
Municipal Corporation
LBS Class I, No.1365
SIGNATURE OF L.B.S.

CERTIFICATE OF STRUCTURAL ENGINEER :-

THE STRUCTURAL DESIGN OF BOTH FOUNDATION AND SUPERSTRUCTURE ALONG WITH INTERNAL ALTERATION OF BUILDING PLAN HAS BEEN DRAWN UP U/R 26 (2a) OF K.M.C. BUILDING RULE 2009, FROM SANCTIONED BUILDING PERMIT NO. - 2024040014 ; DATED - 28.06.2024 ; BR. - IV. OF THE BUILDING HAVE BEEN MADE BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING THE SEISMIC LOAD AS PER N.B.C. OF INDIA AND ON BASIS OF SOIL INVESTIGATION REPORT BY "CIVIL TECH" (DULY SIGNED BY MR. (SHYAM SUNDAR KUNDU), 48A, GARFA MAIN ROAD , KOLKATA- 700 075, CERTIFY THAT IT IS SAFE & STABLE IN ALL RESPECT.

SHYAM SUNDAR KUNDU
B.C.E. (J.U.), MIGS
Empanelled Structural Engineer
Kolkata Municipal Corporation
Class-I, Reg. No. : 1/207
SIGNATURE OF STRUCTURAL ENGINEER

SHYAM SUNDAR KUNDU
B.C.E. (J.U.), MIGS
Empanelled Structural Engineer
Kolkata Municipal Corporation
Class-I, Reg. No. : 1/207
SIGNATURE OF STRUCTURAL ENGINEER

CERTIFICATE OF GEO-TECHNICAL ENGINEER :-

I INSPECTED THE SITE DURING THE FOUNDATION OF THE BUILDING AND THE SOIL CONDITION IS AS PER CARRIED OUT SOIL INVESTIGATION THERE ON. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOADS COMING FROM THE CONSTRUCTION AND THE FOUNDATION SYSTEM HERE IN IS SAFE & STABLE IN ALL RESPECT FROM GEO-TECHNICAL POINT OF VIEW.

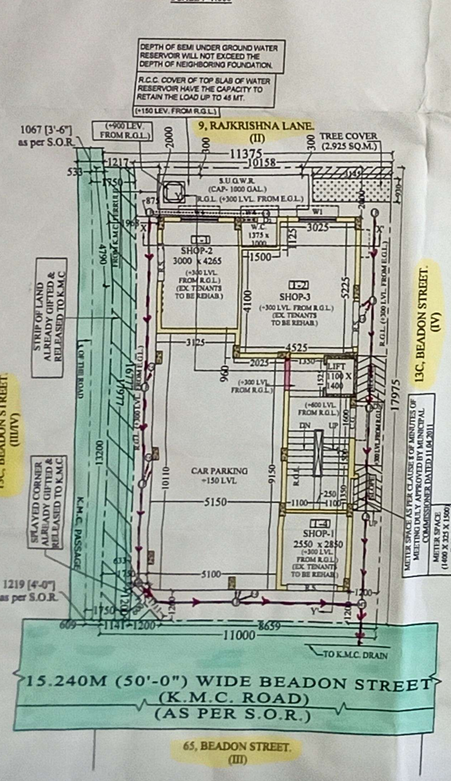
SHYAM SUNDAR KUNDU
B.C.E. (J.U.), MIGS
Empanelled Geotechnical Engineer
Kolkata Municipal Corporation
Class-I, Reg. No. : 1/51
SIGNATURE OF GEO-TECHNICAL ENGINEER

SHYAM SUNDAR KUNDU
B.C.E. (J.U.), MIGS
Empanelled Geotechnical Engineer
Kolkata Municipal Corporation
Reg. No.: II/09 & Reg. No.: I/59
SIGNATURE OF GEO-TECHNICAL ENGINEER

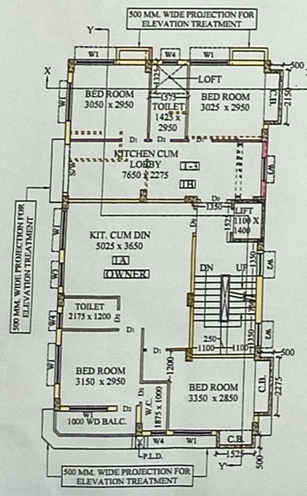
DECLARATION OF OWNER:-

WE DO HERE BY DECLARE WITH FULL RESPONSIBILITY THAT, WE HAVE ENGAGEED L.B.S., E.S.E. & G.T. DURING CONSTRUCTION. AND WE FOLLOW THE INSTRUCTION OF L.B.S., E.S.E. & G.T. DURING CONSTRUCTION OF THE BUILDING (AS PER PRESENT PLAN). K.M.C AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING STRUCTURE. IF ANY SUBMITTED DOCUMENTS WILL DETECT FAKE THEN THE UNDER SIGNED WILL BE HELD AS SOLE RESPONSIBLE FOR THE SAME, THEN THE K.M.C. AUTHORITY WILL HAVE THE LIBERTY TO REVOKE THE SANCTION PLAN. THE CONSTRUCTION OF S.U.G.W.R. IS CONSTRUCTED UNDER THE GUIDANCE OF L.B.S.,E.S.E. & G.T.

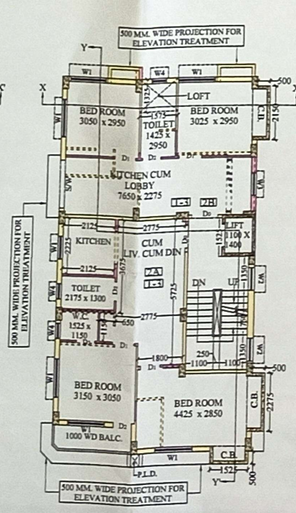
Ratan Shaw
RATAN SHAW
SIGNATURE OF OWNER(S)



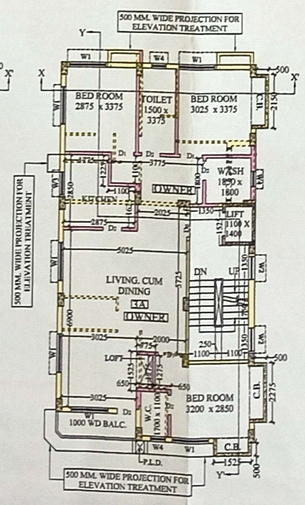
PRESENT GROUND FLOOR PLAN
SCALE :- 1:100
(FULLY REHABILITATED TO EXISTING TENANTS)
REF. OF S.O.R. : CH. V. & S. ID. NO. - 537/ 2023-2024, DATED-08.08.2023



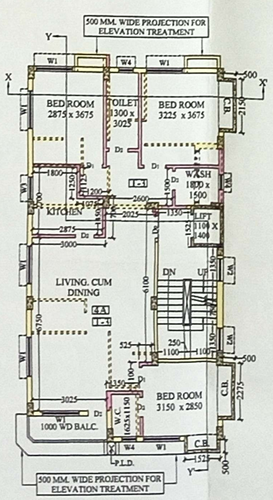
PRESENT FIRST FLOOR PLAN
(PARTLY UNDER TENANT & PARTLY UNDER OWNER)
SCALE:-1:100



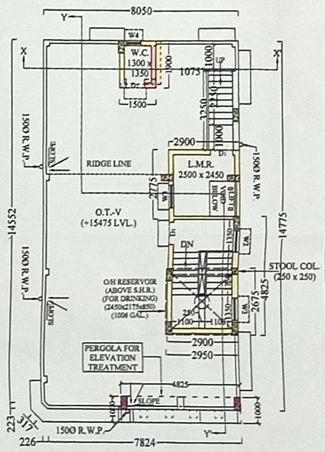
PRESENT SECOND FLOOR PLAN
(FULLY UNDER TENANT)
SCALE:-1:100



PRESENT THIRD FLOOR PLAN
(FULLY UNDER OWNER)
SCALE:-1:100



PRESENT FOURTH FLOOR PLAN
(FULLY UNDER TENANT)
SCALE:-1:100



PRESENT ROOF PLAN
SCALE:-1:100

PIONEER ENGINEERING & ASSOCIATES
35A, DR. NARAYAN ROY SARANI, KOLKOTA - 700 006.
MOB. - 98831 92148.

PARTY'S COPY

a) Sl. No. 26/Bldg/Br. IV/2025-26/dt. 12.11.2025.
b) Approved by Dy. C.E(C)/Bldg./North, dt. 19.09.2025

KOLKATA MUNICIPAL CORPORATION
BUILDING DEPTT.
PLANS APPROVED U/R 26 (2a) ~~& (2b)~~ of
C.M.C. BUILDING RULES ~~1990~~ 2009
B.P. No. 2024040014 Br. No. IV Dt. 28.06.2024

Assistant Engineer
Br. No. : IV

Ex. Engr. (Civil)
Br. No. : IV

BUILDING DEPT
KMC KMC KMC

THE KOLKATA MUNICIPAL CORPORATION
RECEIVED
CONTENT NOT VERIFIED
Date. 11/11/2025
Sig.
Borough No.-
IV & V
BUILDING DEPARTMENT