

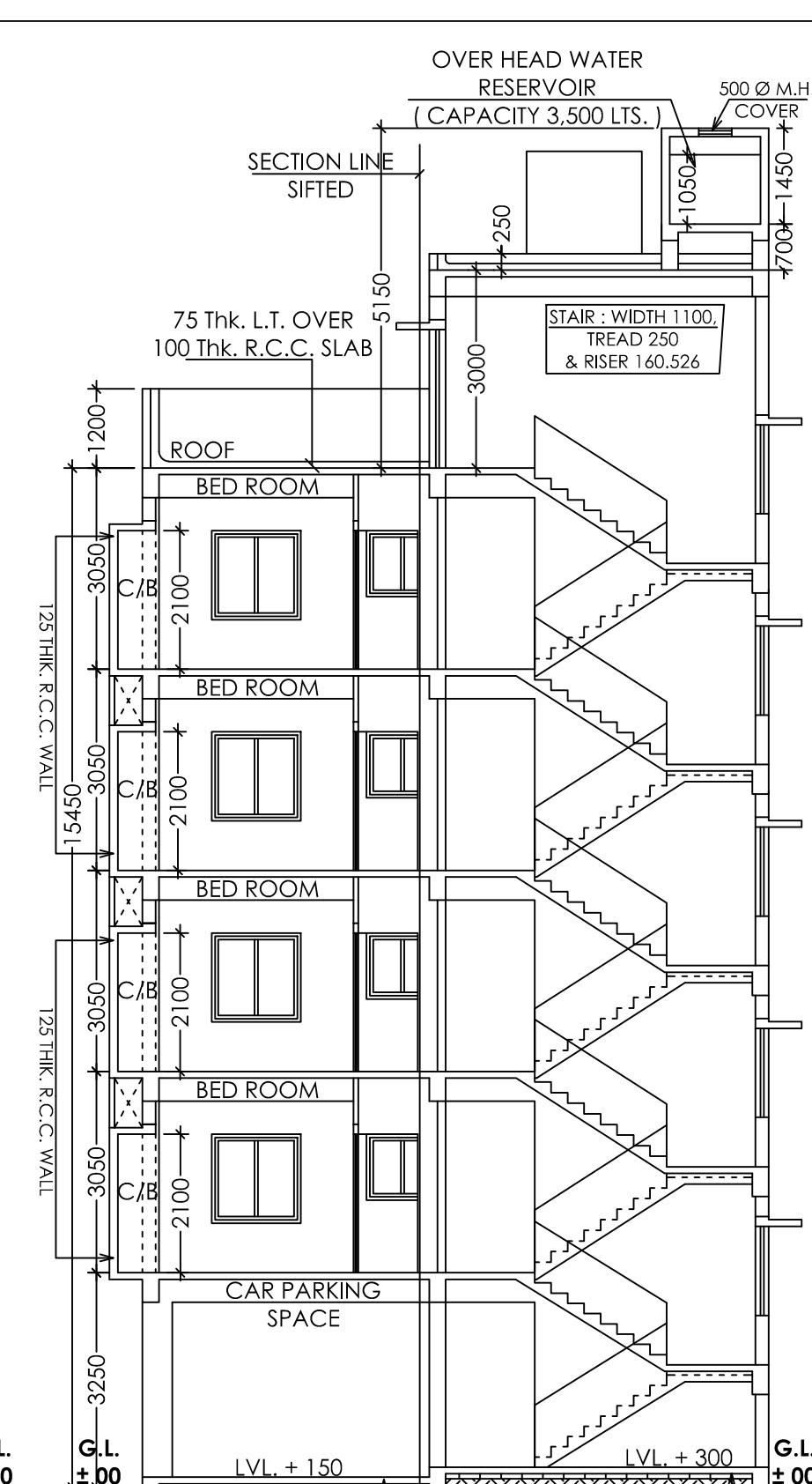


FRONT ELEVATION

SCALE - 1 : 100

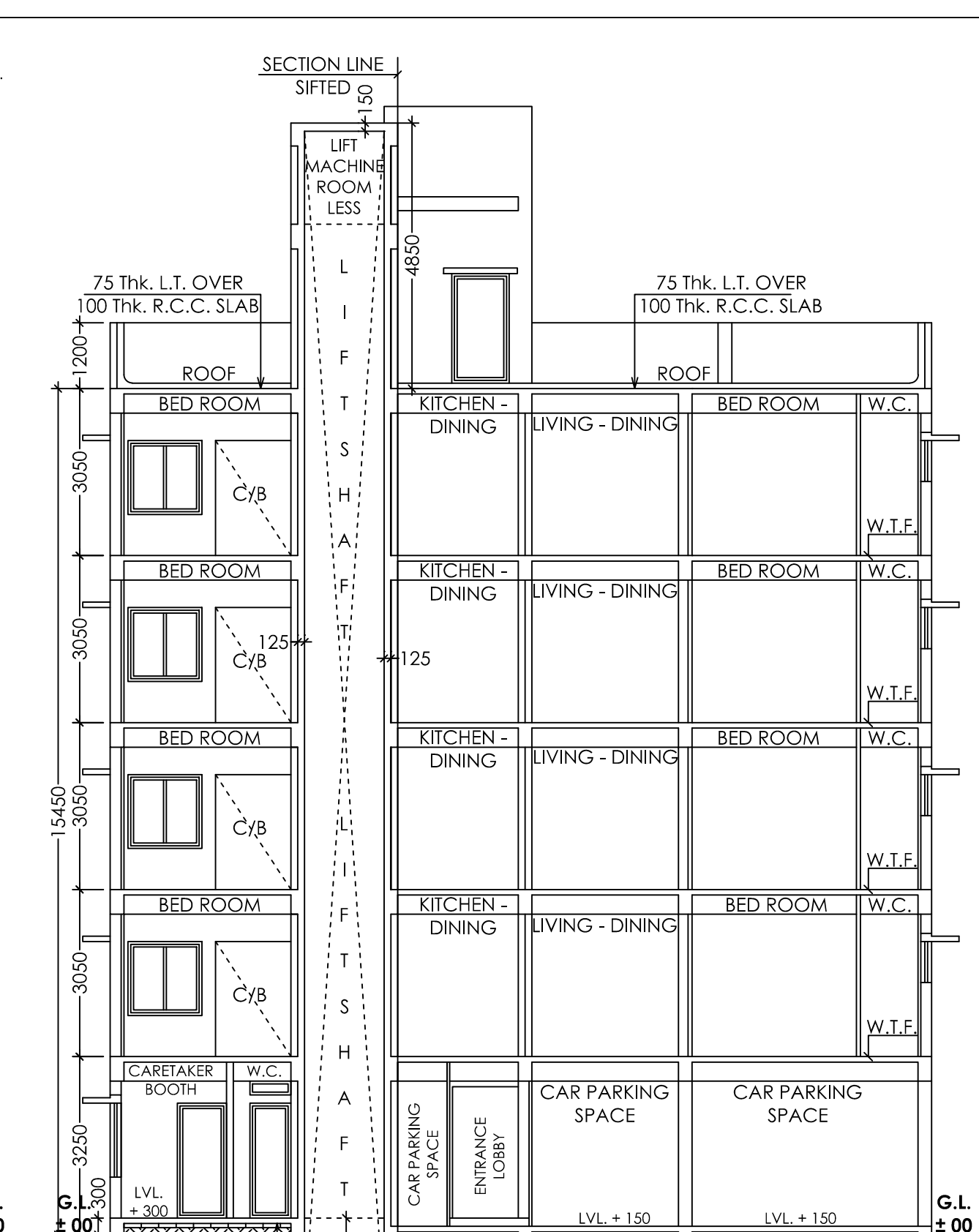
SIDE ELEVATION

SCALE - 1 : 100



SECTION THROUGH X - X'

SCALE - 1 : 100

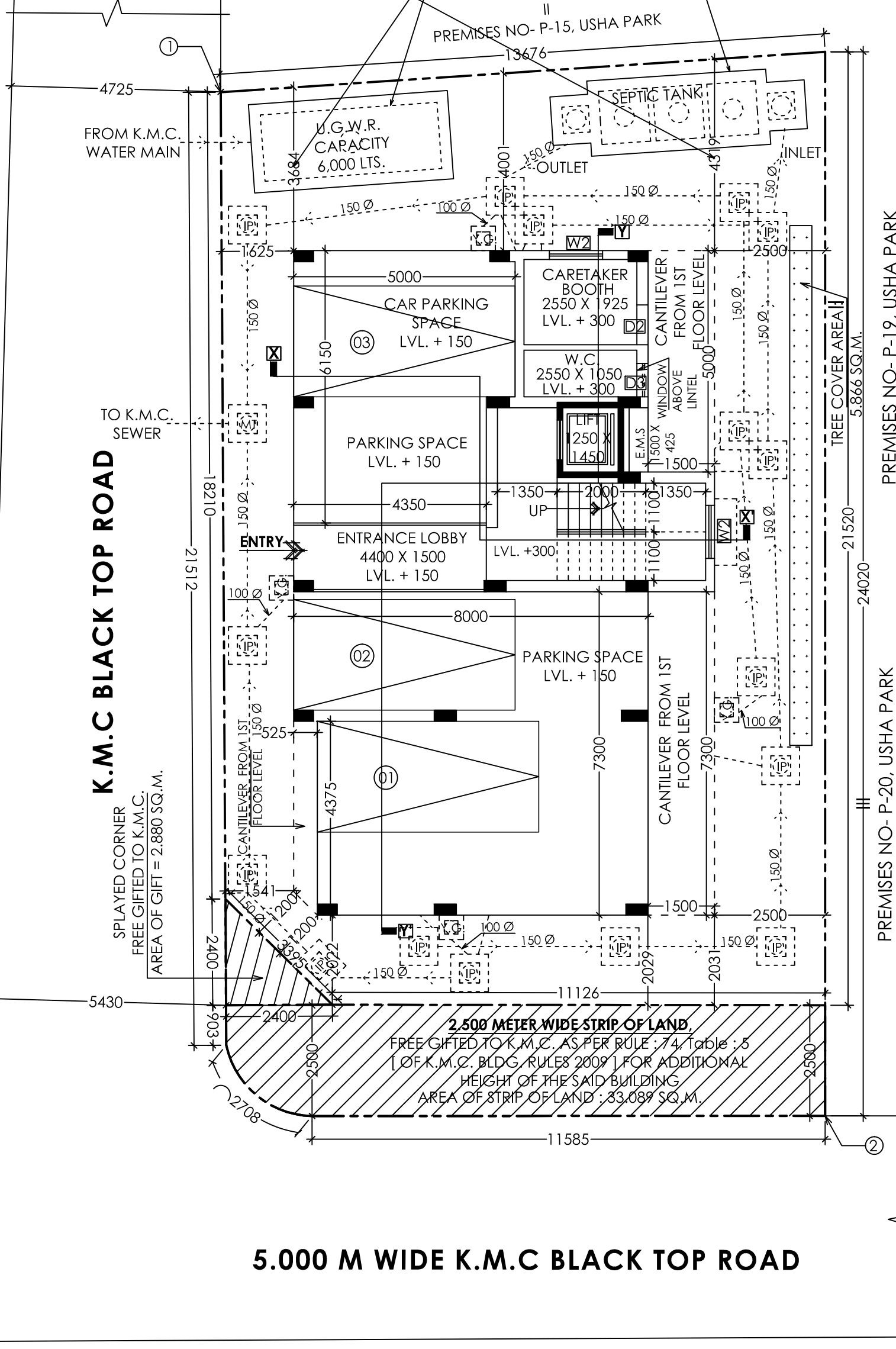


SECTION THROUGH Y - Y'

SCALE - 1 : 100

AVERAGE REAR OPEN SPACE CALCULATION
PROJECTED AREA OF THE REAR OPEN SPACE = 38.062 SQ.M.
WIDTH OF THE REAR OF THE BUILDING = 9.500 M.
AVERAGE REAR OPEN SPACE = 38.014 / 9.500 = 4.001 M.
AMENDMENT OF BUILDING RULES, 2009 VIDE NOTIFICATION NO.- 480/MA/O/C-4/3R-13/2012, DATED:- 21/10/2014.

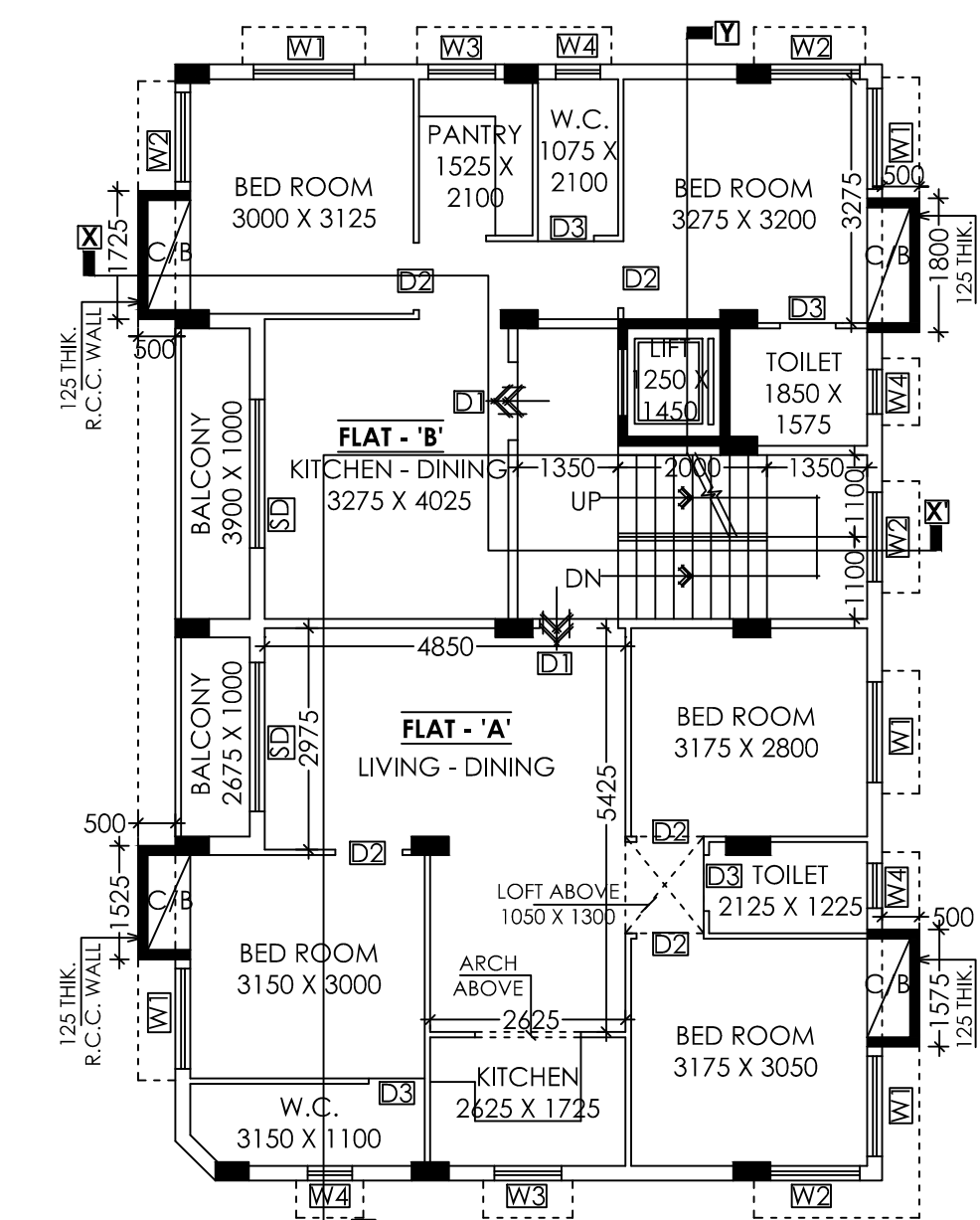
THE DEPTH OF U.G.W.R. & SEPTIC TANK WILL NOT EXCEED THE DEPTH OF FOUNDATION OF THE NEIGHBORING COLUMN OF THE BUILDING COVERED WITH 150THK. R.C.C. SLAB TOP LEVEL COVERED WITH R.C.C. SLAB CAPABLE OF WITHSTANDING 45 METRIC TON LOAD



5.000 M WIDE K.M.C BLACK TOP ROAD

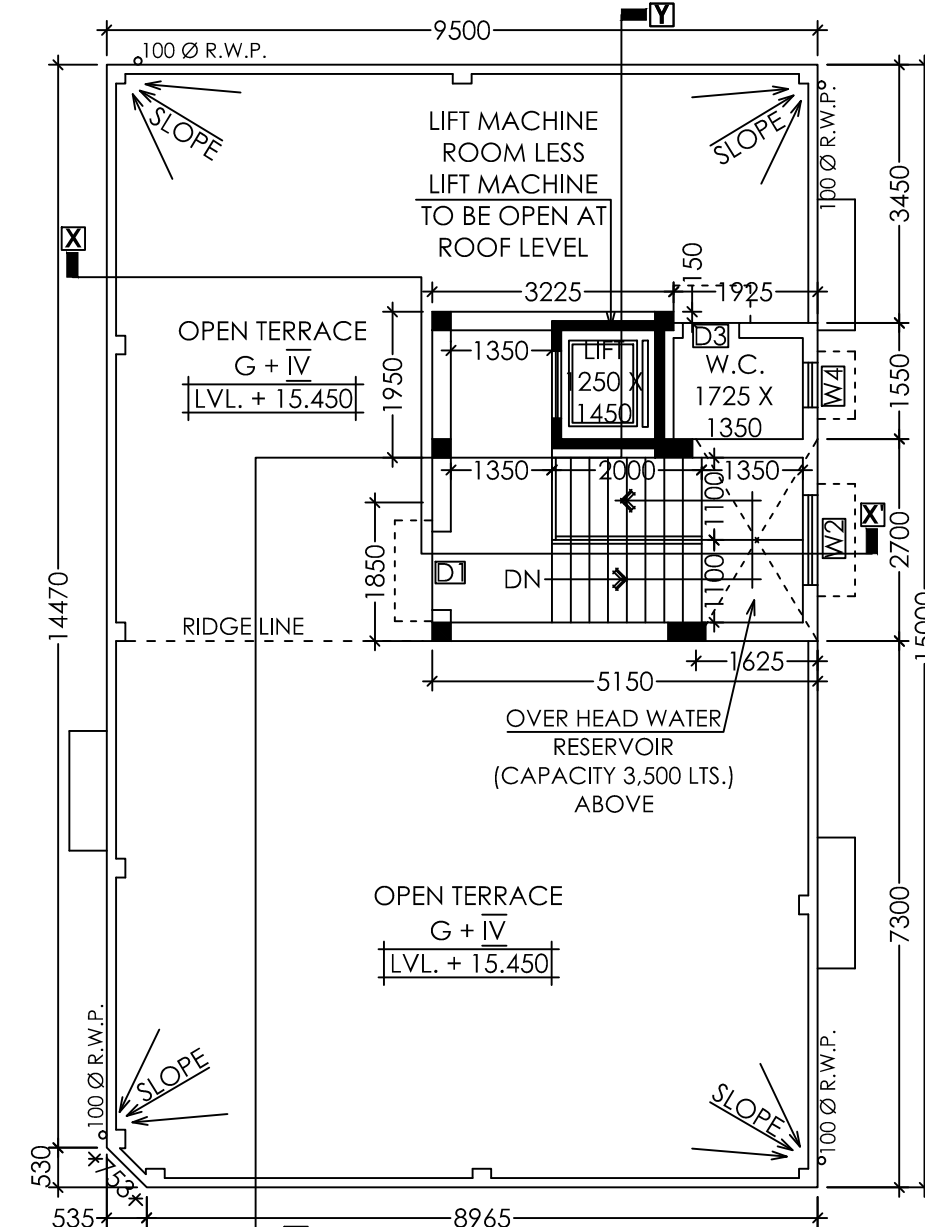
PROPOSED GROUND FLOOR PLAN

SCALE - 1:100



PROPOSED TYPICAL (1ST TO 4TH) FLOOR PLAN

SCALE - 1:100

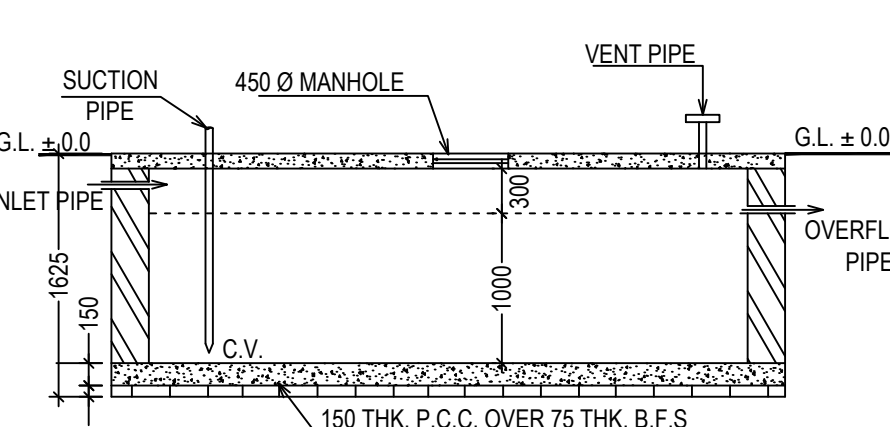


PROPOSED ROOF PLAN

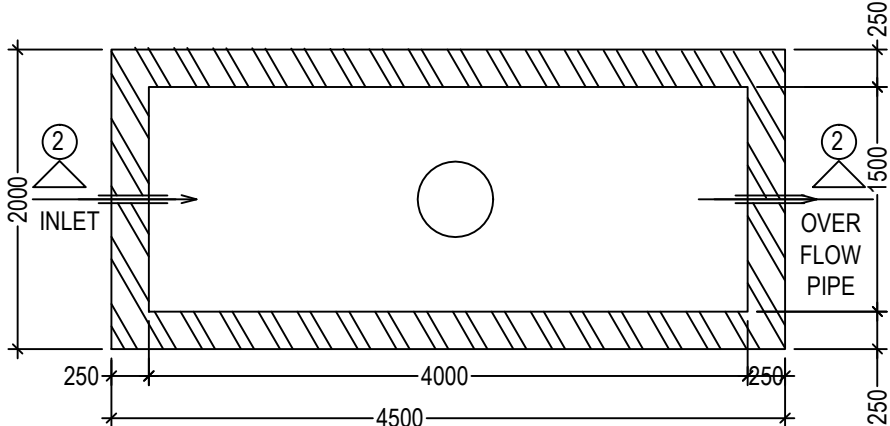
SCALE - 1:100

MAIN FEATURES OF THE PROPOSAL					
PART - A					
1. ASSEESSEE NO :- 31- 112 - 09 - 1609 - 2					
2. NAME OF OWNER / APPLICANT : SHANTI COTTAGE & INN PRIVATE LIMITED represented by one of its Director SRI RAMESH CHAND SINGHAL					
3. DETAILS OF REGISTERED DEED :-					
BOOK NO	VOLUME NO	PAGES	BEING NO	DATED	OFFICE
I	1603-2024	3698 TO 36612	160313853	21.08.2024	D.S.R. - III, SOUTH 24 PARGANAS
4. DETAILS OF REGD. BOUNDARY DECLARATION:-					
BOOK NO	VOLUME NO	PAGES	BEING NO	DATED	OFFICE
I	1630 - 2024	136234 TO 136243	163005110	06.11.2024	D.S.R. - V, SOUTH 24 PARGANAS
5. DETAILS OF REGD. STRIP OF LAND:-					
BOOK NO	VOLUME NO	PAGES	BEING NO	DATED	OFFICE
I	1630 - 2024	136163 TO 136173	163005111	06.11.2024	D.S.R. - V, SOUTH 24 PARGANAS
6. DETAILS OF REGD. CORNER PLAYED :-					
BOOK NO	VOLUME NO	PAGES	BEING NO	DATED	OFFICE
I	1630 - 2024	136186 TO 136195	163005112	06.11.2024	D.S.R. - V, SOUTH 24 PARGANAS
7. BLRRO CONVERSION : I) MEMO NO : 17 / 624 / BLRRO / KOL / 2023 DATED - 23.03.2023 II) MEMO NO : 17 / 622 / BLRRO / KOL / 2023 DATED - 23.03.2023 III) MEMO NO : 17 / 1460 / BL & LRO / KOL / DATED - 14.10.2024 IV) MEMO NO : 17 / 1466 / BL & LRO / KOL / DATED - 14.05.2024					
PROPOSED LOFT & CUP BOARD AREA :-					
FLOOR MARK	LOFT	CUP BOARD			
GROUND FLOOR	----	----			
FIRST FLOOR	1.365 SQ.M.	3.313 SQ.M.			
SECOND FLOOR	1.365 SQ.M.	3.313 SQ.M.			
THIRD FLOOR	1.365 SQ.M.	3.313 SQ.M.			
FOURTH FLOOR	1.365 SQ.M.	3.313 SQ.M.			
TOTAL	5.460 SQ.M.	13.252 SQ.M.			

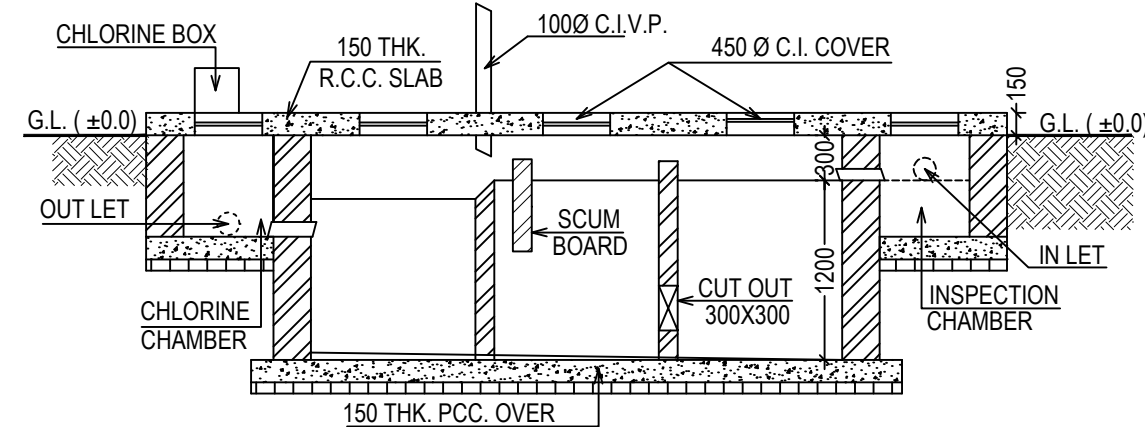
1. PROPOSED AREA:						Total Exemplified Area
Floor Mkd.	Floor Area	Lift Well	Gross Area	Stair Area	Lift Lobby	Net Floor Area
Ground Floor	121.708 SQ.M.	----	121.708 SQ.M.	10.340 SQ.M.	2.295 SQ.M.	109.073 SQ.M.
1st Floor	142.358 SQ.M.	1.813 SQ.M.	140.545 SQ.M.	10.340 SQ.M.	2.295 SQ.M.	127.910 SQ.M.
2nd Floor	142.358 SQ.M.	1.813 SQ.M.	140.545 SQ.M.	10.340 SQ.M.	2.295 SQ.M.	127.910 SQ.M.
3rd Floor	142.358 SQ.M.	1.813 SQ.M.	140.545 SQ.M.	10.340 SQ.M.	2.295 SQ.M.	127.910 SQ.M.
4th Floor	142.358 SQ.M.	1.813 SQ.M.	140.545 SQ.M.	10.340 SQ.M.	2.295 SQ.M.	127.910 SQ.M.
Total	691.140 SQ.M.	7.252 SQ.M.	683.888 SQ.M.	51.700 SQ.M.	11.475 SQ.M.	620.713 SQ.M.
2. PARKING CALCULATION:						
FLAT - A	Tenement size(SQ.M.)	Share of Service(SQ.M.)	Tenement Area(SQ.M.)	No. of Tenement	Required Parking Size	Parking No.
FLAT - A	71.231	12.787	84.023	04 NOS.	75 < 100 SQ.M.	04 NOS.
	55.715	10.001	65.716	04 NOS.	50 < 75 SQ.M.	04 NOS.
						03 NOS.
TOTAL REQUIRED CAR PARKING						
ABSTRACT AREA STATEMENT :						
AREA OF LAND : 104 KH. - 13 CH. - 35 SQ.FT. i.e. 325.158 SQ.M. i.e. 3500 SQ.FT. [AS PER DEED]						
AREA OF LAND : 04 KH. - 12 CH. - 14 SQ.FT. i.e. 319.212 SQ.M. i.e. 3436 SQ.FT. [AS PER PHYSICAL MEASUREMENT]						
ROAD WIDTH : 5.000 M. WIDE K.M.C. BLACK TOP ROAD						
STRIP OF LAND AREA : 33.089 SQ.M.						
CORNER PLAY AREA : 2.880 SQ.M.						
NET LAND AREA : [319.212 - [33.089 + 2.880]] = 283.243 SQ.M.						
PERMISSIBLE F.A.R. : 1.75						
PERMISSIBLE TOTAL BUILT UP AREA : 558.621 SQ.M.						
PERMISSIBLE BUILDING HEIGHT : 15.500 METER.						
PERMISSIBLE GROUND COVERAGE : 56.026 % i.e. 178.842 SQ.M.						
PROPOSED GROUND COVERAGE : 44.597 % i.e. 142.358 SQ.M.						
PROPOSED BUILDING HEIGHT : 15.450 METER [G + FOUR STORIED]						
REQUIRED CAR PARKING : 03 NOS.						
PROVIDED CAR PARKING : 03 NOS.						
PROVIDED AREA FOR PARKING AT GROUND FLOOR : 84.956 SQ.M.						
PROPOSED F.A.R. : [(620.777 - 75.00) / 319.212] = 1.710 < 1.75						
PROPOSED STAIR COVERED AREA : 13.099 SQ.M.						
PROPOSED O.H.W. TANK AREA : 4.388 SQ.M.						
LIFT MACHINE ROOM LESS AREA : 4.289 SQ.M.						
PROPOSED ROOF W.C. AREA : 2.984 SQ.M.						
PROPOSED CUPBOARD AREA : 13.252 SQ.M.						
PROPOSED LOFT AREA : 5.460 SQ.M.						
ADDITIONAL AREA : 13.099 + 4.289 + 2.984 + 13.252 + 5.460 = 41.084 SQ.M.						
TOTAL COMMON AREA : 97.710 SQ.M.						
TOTAL AREA FOR FEES : 683.888 + 41.084 = 724.972 SQ.M.						
REQUIRED TREE COVER AREA : 5.866 SQ.M. i.e. 1.812 %						
PROVIDED TREE COVER AREA : 5.866 SQ.M. i.e. 1.838 %						
TERRACE AREA : 142.363 SQ.M.						
OWNERS DECLARATION :-						
I DO HEREBY DECLARE WITH FULL RESPONSIBILITY THAT						
I SHALL ENGAGE L.B.A. E.S.E & G.T.E DURING CONSTRUCTION						
I SHALL FOLLOW THE INSTRUCTIONS OF L.B.A. E.S.E & G.T.E DURING CONSTRUCTION OF THE BUILDING						
[AS PER B.S PLAN] K.M.C. AUTHORITY WILL NOT BE RESPONSIBLE FOR STRUCTURAL STABILITY OF THE BUILDING & ADJOINING.						
IF ANY SUBMITTED DOCUMENTS ARE FOUND TO BE FAKE, THE K.M.C. AUTHORITY WILL REVOKE THE SANCTION PLAN.						
THE CONSTRUCTION OF WATER RESERVOIR AND SEPTIC TANK WILL BE UNDER TAKEN UNDER THE GUIDANCE OF E.S.E (L.B.A) BEFORE STARTING OF BUILDING FOUNDATION WORK. DURING DEPARTMENTAL INSPECTION THE PLOT IS IDENTIFIED BY ME.						
EXISTING STRUCTURE TO BE DEMOLISHED, THERE ARE NO TENANT .						
NAME OF THE OWNER / APPLICANT SHANTI COTTAGE & INN PRIVATE LIMITED represented by one of its Director SRI RAMESH CHAND SINGHAL						
CERTIFICATE OF ARCHITECT :-						
CERTIFIED WITH FULL RESPONSIBILITY THAT THE BUILDING PLAN HAS BEEN DRAWN UP AS PER PROVISION OF KOLKATA MUNICIPAL CORPORATION BUILDING RULES, 2009, AS AMENDED FROM TIME TO TIME & THAT THE SITE CONDITION INCLUDING THE WIDTH OF THE ABUTTING ROAD CONFORM WITH THE PLAN AND THAT IT IS A BUILDABLE SITE & NOT A FILLED UP TANK.LAND WITH EXISTING STRUCTURE IS DEMARCATED WITH BOUNDARY WALL.						
NAME OF THE ARCHITECT Ar. MILIA GHOSH Registered Architect Reg. No. C.A/2016/75359.						
CERTIFICATE OF STRUCTURAL ENGINEER:-						
THE STRUCTURAL DESIGN & DRAWING OF BOTH FOUNDATION & SUPER STRUCTURE OF THE BUILDING HAS BEEN PREPARED BY ME CONSIDERING ALL POSSIBLE LOADS INCLUDING SEISMIC LOAD AS PER NATIONAL BUILDING CODE OF INDIA AND CERTIFIED THAT IT IS SAFE AND STABLE IN ALL RESPECT.						
SOIL TESTING HAS BEEN SIGNED BY DR. S.K. CHAKRABORTY [GTE. / 1 / 16] DONE BY M / S. J.B. ASSOCIATES OF 1418, NAYABAD, PANCHASAYER, KOLKATA 700 094, THE RECOMMENDATIONS OF SOIL TEST REPORT HAS BEEN CONSIDERED DURING STRUCTURAL CALCULATIONS.						
NAME OF STRUCTURAL ENGINEER Mr. BIBEK BIKASH MULLICK Structural Engineer (ESE / 1 / 75)						
CERTIFICATE OF GEO-TECHNICAL ENGINEER:-						
UNDERSIGNED HAS INSPECTED THE SITE CARRIED OUT THE SOIL INVESTIGATION THEREIN. IT IS CERTIFIED THAT THE EXISTING SOIL OF THE SITE IS ABLE TO CARRY THE LOAD COMING FROM THE PROPOSED CONSTRUCTION AND THE FOUNDATION SYSTEM PROPOSED THEREIN IS SAFE AND STABLE IN ALL RESPECT FROM GEO - TECHNICAL POINT OF VIEW.						
NAME OF GEO-TECHNICAL ENGINEER Mr. SANTOSH KUMAR CHAKRABORTY G.T.E.- 1 / 16						
PROJECT :-						
PROPOSED GROUND + FOUR STORIED [15.450 METER] HEIGHT RESIDENTIAL BUILDING AT PREMISES NO. 651, HARI SAVA MATH, P.S.- BANSDRONI, MOUZA - BRAHMAPUR, J.L. NO. 48,R.S. KHATIAN NO. 540,541, L.R. KHATIAN 3853,3854,4033,4037, R.S. DAG NO & L.R. DAG NO. 298,299 & 299/417, KOLKATA 700 084, WARD NO.112, UNDER BOROUGH XI [K.M.C.] AS PER U / S 393A OF K.M.C. ACT, 1980 & K.M.C. BLDG. RULE 2009						
TITLE :-						
PLANS, ELEVATION, SECTIONS						
DRAWING SHEET NO.						
DEALT : D.SAHA						SCALE 1 : 100 (UNLESS OTHERWISE MENTIONED)
DATED : 14.11.2024						
ALL DIMENSIONS ARE IN M.M. (UNLESS OTHERWISE MENTIONED)						
Architectural Consultants :						
1486, RAJDAAG MAIN ROAD, (OPPOSITE PURBA ABASAN, DF BLOCK), KOLKATA 700 107, INDIA PHONE NO. 0331 4602 6909, E-MAIL: collage.architects.info@gmail.com THIS DRAWING IS A PROPERTY OF COLLAGE. ANY MODIFICATION, CHANGES, DEVIATIONS IS NOT PERMISSIBLE WITHOUT PRIOR INTIMATION OF THE ARCHITECT. TO THE CONTRARY THIS WILL BE TREATED AS ILLEGAL ACT.						
BUILDING PERMIT NO. - 2024110229 SANCTION DATE - 11.12.2024 VALID UPTO - 10.12.2029						
MANISH SARKAR Digitally signed by MANISH SARKAR Date: 2024.12.11 13:29:52 +05'30'						
SUBHASISH DAS Digitally signed by SUBHASISH DAS Date: 2024.12.11 18:08:26 +05'30'						
DIGITAL SIGNATURE OF A.E.(C)Bldg. BR. - XI						
DIGITAL SIGNATURE OF E.E.(C)Bldg. BR. - XI						



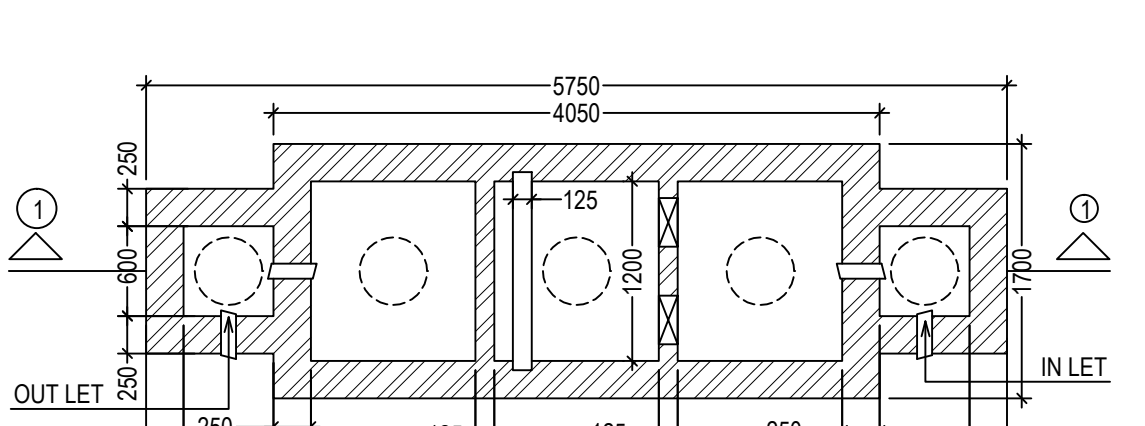
SECTION AT 2 - 2.
SCALE: 1:50



UNDER GROUND WATER
RESERVOIR CAPACITY : 6,000 LTS.
SCALE: 1:50

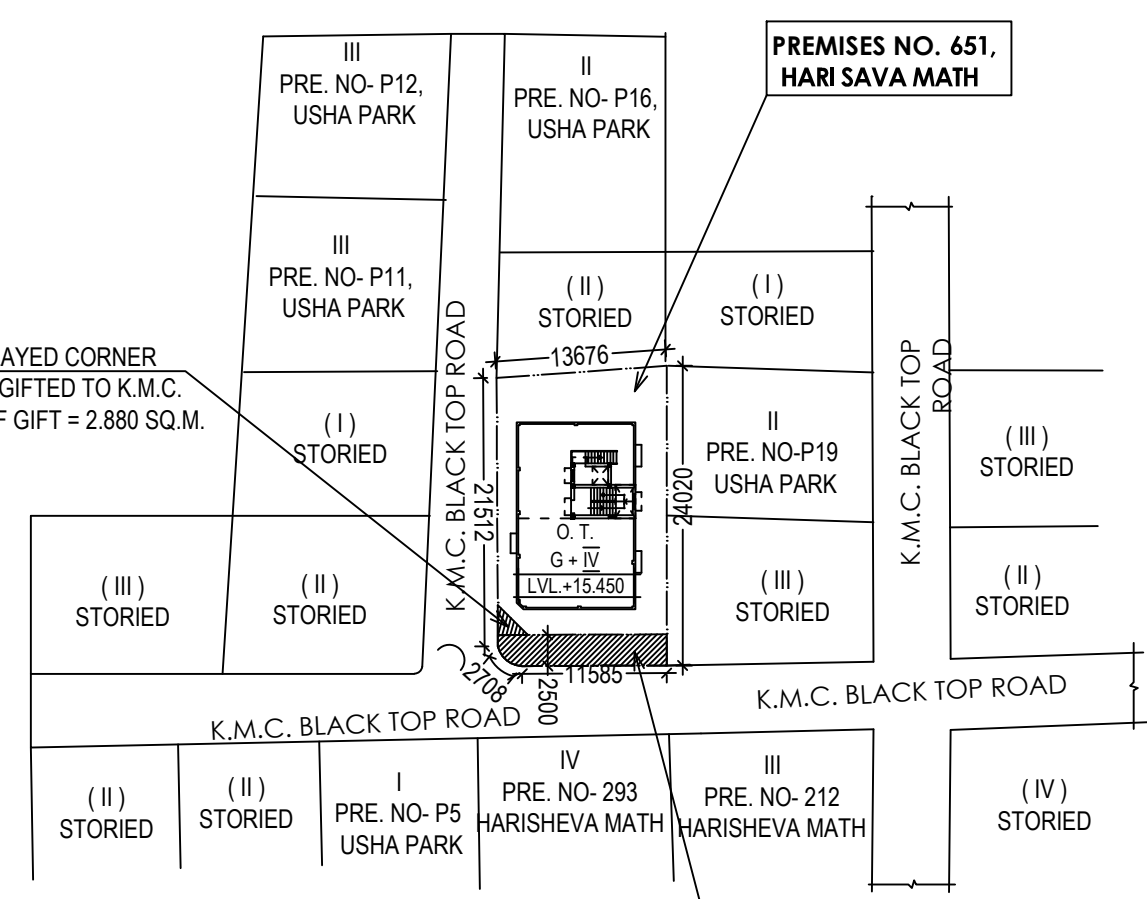


SECTION THROUGH 1 - 1
SCALE: 1:50



PLAN DETAIL OF SEPTIC TANK (FOR 50 USERS)
SCALE: 1:50

SPLAYED CORNER
FREE GIFTED TO K.M.C.
AREA OF GIFT = 2.880 SQ.M.

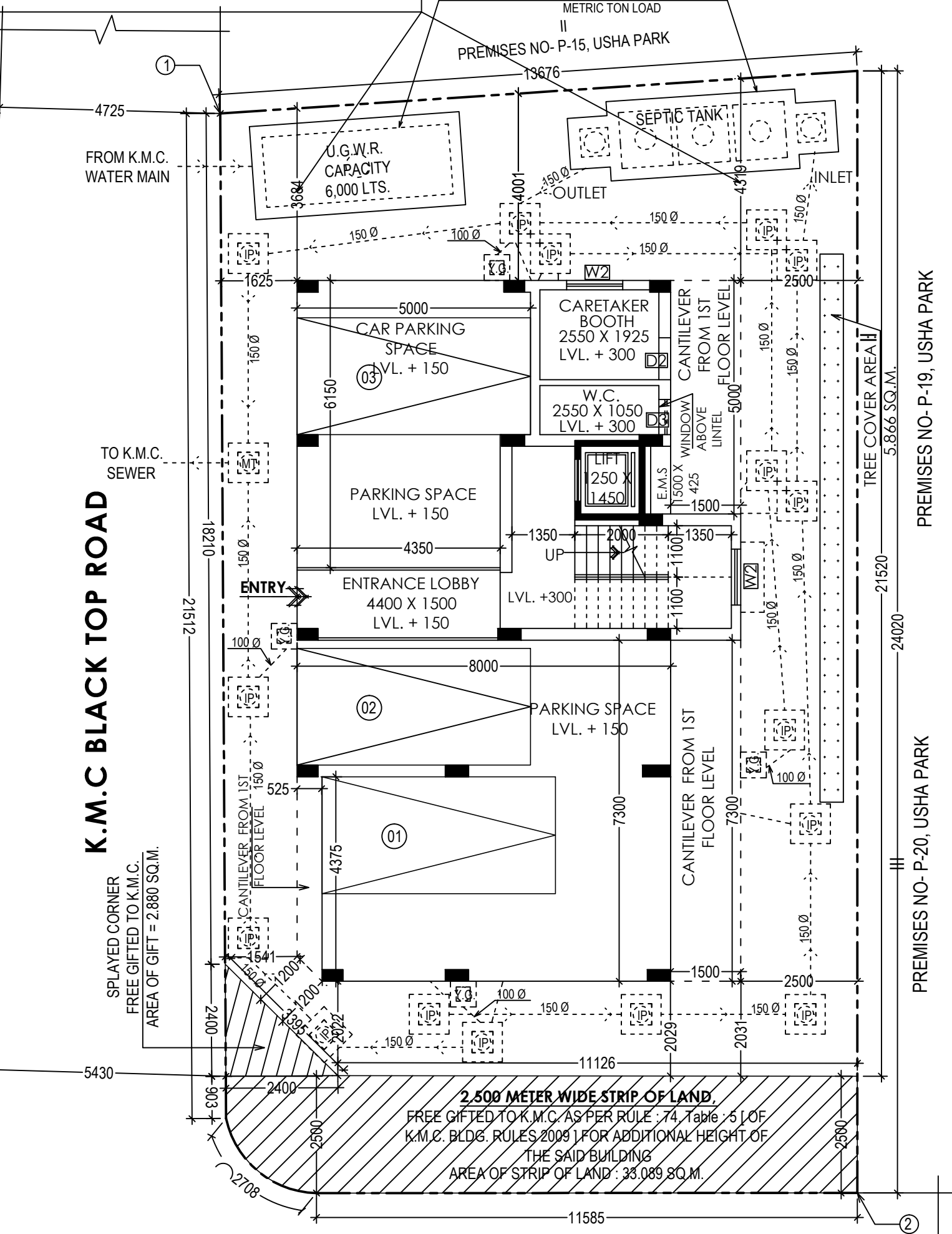


SITE PLAN
SCALE: 1:600

2.500 METER WIDE STRIP OF LAND,
FREE GIFTED TO K.M.C. AS PER RULE: 74, TABLE: 5 [
OF K.M.C. BLDG. RULES 2009] FOR ADDITIONAL
HEIGHT OF THE SAID BUILDING
AREA OF STRIP OF LAND: 32.972 SQ.M.

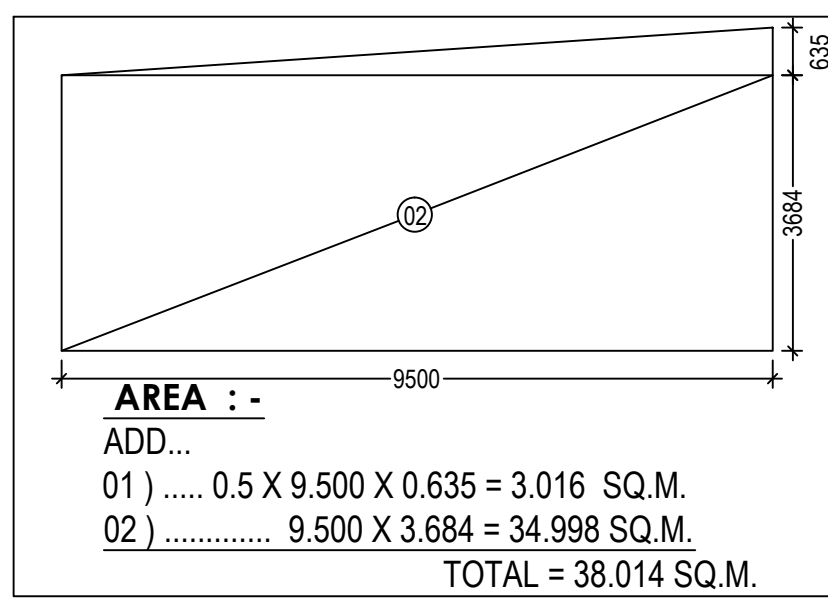
AVERAGE REAR OPEN SPACE CALCULATION
PROJECTED AREA OF THE REAR OPEN SPACE = 38.062 SQ.M.
WIDTH OF THE REAR OF THE BUILDING = 9.500 M.
AVERAGE REAR OPEN SPACE = 38.014 / 9.500 = 4.001 M.
AMENDMENT OF BUILDING RULES, 2009 VIDE NOTIFICATION
NO.-483/MA/OC-4/3R-13/2012, DATED:-21/10/2014.

THE DEPTH OF U.G.W.R. & SEPTIC TANK WILL NOT EXCEED THE
DEPTH OF FOUNDATION OF THE NEIGHBORING COLUMN OF THE
BUILDING COVERED WITH 150THK. R.C.C. SLAB TOP LEVEL
COVERED WITH R.C.C. SLAB CAPABLE OF WITHSTANDING 45
METRIC TON LOAD



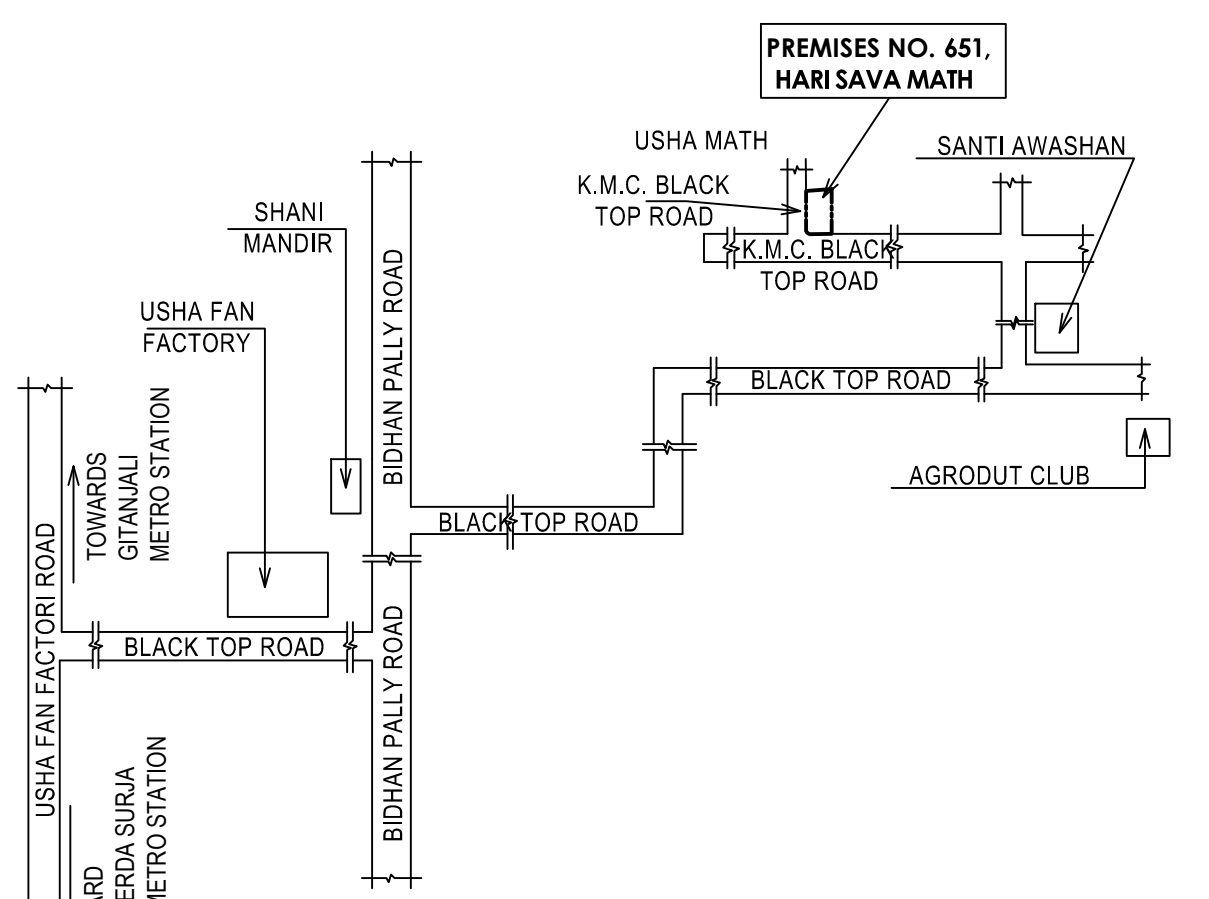
5.000 M WIDE K.M.C BLACK TOP ROAD

PROPOSED GROUND FLOOR PLAN
SCALE: 1:100



CALCULATION OF AVERAGE BACK -

TOTAL AREA = 38.014
WIDTH OF THE BUILDING - 9.500 M
REAR OPEN SPACE = 38.014 SQ.M. / 9.500 M.
= 4.001 M.



LOCATION PLAN
SCALE: 1:4000

MAIN CHARACTERISTICS OF THE PROPOSAL						1. PROPOSED AREA:						Total Exempted Area					
PART - A						Floor Mtd.	Floor Area	Lift Well	Gross Area	Stair Area	Lift Lobby	Net Floor Area					
1. ASSESSEE NO: 31- 112- 09- 1609- 2						Ground Floor	121.708 SQ.M.	----	121.708 SQ.M.	10.340 SQ.M.	2.295 SQ.M.	109.073 SQ.M.					
2. NAME OF OWNER / APPLICANT: SHANTI COTTAGE & INN PRIVATE LIMITED represented by one of its Director SRI RAMESH CHAND SINGHAL						1st Floor	142.358 SQ.M.	1.813 SQ.M.	140.545 SQ.M.	10.340 SQ.M.	2.295 SQ.M.	127.910 SQ.M.					
						2nd Floor	142.358 SQ.M.	1.813 SQ.M.	140.545 SQ.M.	10.340 SQ.M.	2.295 SQ.M.	127.910 SQ.M.					
						3rd Floor	142.358 SQ.M.	1.813 SQ.M.	140.545 SQ.M.	10.340 SQ.M.	2.295 SQ.M.	127.910 SQ.M.					
						4th Floor	142.358 SQ.M.	1.813 SQ.M.	140.545 SQ.M.	10.340 SQ.M.	2.295 SQ.M.	127.910 SQ.M.					
3. DETAILS OF REGISTERED DEED :-						Total	691.140 SQ.M.	7.252 SQ.M.	683.888 SQ.M.	51.700 SQ.M.	11.475 SQ.M.	620.713 SQ.M.					
2. PARKING CALCULATION:						FLAT-B	Tenement	Share of	Tenement	No. of	Required Parking	Parking					
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE	Marked	size(SQ.M)	Service(SQ.M)	Area(SQ.)	Tenors	Size SQ.M	Tenement					
I	1630- 2024	36300 TO 36512	160313863	21.08.2024	D.S.R. - III, SOUTH 24 PARGANAS	FLAT-A	71.231	12.787	84.023	04 NOS.	75 + 109 SQ.M.	04 NOS.					
4. DETAILS OF REGD. BOUNDARY DECLARATION:-						FLAT-A	56.715	10.001	65.716	04 NOS.	50 + 75 SQ.M.	04 NOS.					
BOOK NO.	REGD. NO.	PAGES	BEING NO.	DATED	OFFICE	Total Required CAR PARKING											
I	1630- 2024	136234 TO 136243	163005110	06.11.2024	D.S.R. - V, SOUTH 24 PARGANAS	ABSTRACT AREA STATEMENT:											
5. DETAILS OF REGD. STRIP OF LAND :-						AREA OF LAND : 04 KH. - 13 CH. - 35 SQ.FT. i.e. 325.158 SQ.M. i.e. 3500 SQ.FT. [AS PER DEED]											
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE	AREA OF LAND : 04 KH. - 12 CH. - 16 SQ.FT. i.e. 319.212 SQ.M. i.e. 3436 SQ.FT.											
I	1630- 2024	136173 TO 136173	163005111	06.11.2024	D.S.R. - V, SOUTH 24 PARGANAS	[AS PER PHYSICAL MEASUREMENT]											
6. DETAILS OF REGD. CORNER SPLAYED :-						ROAD WIDTH : 5.000 M. WIDE M.C.M. BLACK TOP ROAD											
BOOK NO.	VOLUME NO.	PAGES	BEING NO.	DATED	OFFICE	STRIP OF LAND : 33.089 SQ.M.											
I	1630- 2024	136185 TO 136195	163005112	06.11.2024	D.S.R. - V, SOUTH 24 PARGANAS	CORNER SPLAY AREA : 2.880 SQ.M.											
7. BLRRO CONVERSION :						NET LAND AREA : [319.212 - { 33.089 + 2.880 }] = 283.243 SQ.M.											
(I) MEMO NO: 17 / 624 / BLRRO / KOL / 2023 DATED - 23.03.2023						PERMISSIBLE F.A.R. : 1.75											
(II) MEMO NO: 17 / 622 / BLRRO / KOL / 2023 DATED - 23.03.2023						PERMISSIBLE TOTAL BUILT UP AREA : 558.621 SQ.M.											
(III) MEMO NO: 17 / 1460 / BL & LRO / KOL / DATED - 14.10.2024						PERMISSIBLE BUILDING HEIGHT : 15.500 METER											
(IV) MEMO NO: 17 / 1466 / BL & LRO / KOL / DATED - 14.05.2024						PERMISSIBLE GROUND COVERAGE : 56.026 % i.e. 178.842 SQ.M.											
PROPOSED LOFT & CUP BOARD AREA :-						PROPOSED GROUND COVERAGE : 44.597 % i.e. 142.358 SQ.M.											
FLOOR MARK						LOFT	CUP BOARD	PROPOSED BUILDING HEIGHT : 15.450 METER [G + FOUR STORIED]									
GROUND FLOOR						----	----	REQUIRED CAR PARKINGS : 03 NOS.									
FIRST FLOOR						1.365 SQ.M.	3.313 SQ.M.	PROVIDED CAR PARKING : 03 NOS.									
SECOND FLOOR						1.365 SQ.M.	3.313 SQ.M.	PROVIDED AREA FOR PARKING AT GROUND FLOOR : 84.956 SQ.M.									
THIRD FLOOR						1.365 SQ.M.	3.313 SQ.M.	PROPOSED F.A.R. : [{ 620.777 - 75.00 } / 319.212] = 1.710 - 1.75									
FOURTH FLOOR						1.365 SQ.M.	3.313 SQ.M.	PROPOSED STAIR COVERAGE AREA : 1.0099 SQ.M.									
TOTAL						5.460 SQ.M.	13.252 SQ.M.	PROPOSED O.H.W. TANK AREA : 4.388 SQ.M.									
								LIFT MACHINE ROOM LESS AREA : 4.269 SQ.M.									
								PROPOSED ROOF W.C. AREA : 2.984 SQ.M.									
								PROPOSED CUPBOARD AREA : 13.252 SQ.M.									
								PROPOSED LOFT AREA : 5.460 SQ.M.									
								ADDITIONAL AREA : 13.099 + 6.289 + 2.984 + 13.252 + 5.460 = 41.084 SQ.M.									
								TOTAL CONVENIENCE AREA : 97.710 SQ.M.									
								TOTAL AREA FOR FEES : 683.888 + 41.084 = 724.972 SQ.M.									
								PROPOSED TREE COVER AREA : 5.785 SQ.M. i.e. 1.812 %									
								PROVIDED TREE COVER AREA : 5.866 SQ.M. i.e. 1.838 %									
								TERRACE AREA : 142.363 SQ.M.									



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

Applicant Details : SHANTI COTTAGE AND INN PRIVATE LIMITED represented by one of its Director SRI RAMESH CH							
Financial Year	Borough No	BP No	Sanction Date	Premises No	Assessee No	Ward No	Applicant Type
2024	11	2024110229	11-DEC-24	651, HARI SAVA MATH	311120916092	112	Company / LLP
LBS/Architect/ESE Details :				Processing Particulars			
Licence No		Name		Under Section	Processing Category	Submission Date	Plan Case No:
C.A/2016/7535		MILIA GHOSH		393A	NON MBC	14/11/2024	2024110270
ESE/I/75		BIBEK BIKASH MULLICK					
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)	
						Floor Area	ground floor area
01	319.212	15.45	1.71	5	683.888	683.888	121.708
JJ No		JJ Date					
E/07/2024/5162		10-DEC-24					
Fees Details							
Description						Amount	
Sanction Fee						63600	
Surcharge For Non-Resi Use						0	
Infra. Dev. Fees						0	
Stacking Fee						10875	
Wet - Work Charge						14499	
Waste Water Charges						7250	
Drainage Development Fees						88806	
Drainage Observation Fees						660	
Water Observation Charge						800	



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	52923
KMDA's Development Charge	0
Recovery of Cost of Modern Scientific Compactor	0
Water Connection Charges(Demanded by WS Dept.)	43482
Drainage Inspection Charges	50692
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	18668
Processing Charges for C&D waste Management New Co	0
Supervision Charges for C&D waste Management New C	1867
Transportation charges for C&D waste Management fo	0
Processing Charges for C&D waste Management for De	0
Supervision Charges for C&D waste Management for D	0
Total :	403622



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

Page 3

From-The Municipal Commissioner
The Kolkata Municipal Corporation

To : SHANTI COTTAGE AND INN PRIVATE LIMITED represented by one of its Director SRI :

122, Harisava Math, Brahmapur, P.O. & Garia, P.S. Bansdroni, Kolkata , 293, Ha:

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 1651 HARI SAVA MATH

Ward No 112

Borough No. 11

Sir,

With refrence to your application dated 14-NOV-24 for the sanction under section 393A of the Kolkata
Municipal Corporation Act,1980,for erection/reerection/addition to/alteration of the Building on 651 HARI SAVA MA
HARI SAVA MATH Ward No.112 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	ULC Authority :	Not Applicable
Swerage & Drainage : Applicable		
Surveyer Departmemt Applicable	IGBC :	Not Applicable
WBF&ES : Not Applicable	BLRO :	Applicable
KMDA/KIT : Not Applicable	Military Establishment :	Not Applicable
AAI : Not Applicable	E-Undertaking :	Applicable
ASI : Not Applicable		
PCB: Not Applicable		

subject to the following conditions namely:-

1. The Building Permit No. 2024110229 dated 11-DEC-24 is valid for Occupancy/use group
Residential
2. The Building permit no. 2024110229 dated 11-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 stucture to provide Open Space as per
Sanctioned Plan before construction is started.



Premises & Street Name : 651 HARI SAVA MATH

6. # The Building work for which this Building Permit is issued shall be completed within 11-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
MILIA GHOSH (License No.) C.A/2016/75359

has been duly approved by Building Department subject to condition that all such works a
are to be done by the Licensed Plumber under supervision of LBS / Architect MILIA GHOSH
License No. C.A/2016/75359

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 enagage 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 is 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.



- 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: 2024.12.11
13:29:06 +05'30'

SUBHASISH DAS
Digitally signed by
SUBHASISH DAS
Date: 2024.12.11 18:08:05
+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: 11 DEC 2024

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 : 651 HARI SAVA MATH

Built up area: 683.888 sqm Amount realised on built up area : Rs. 10875 /-

The above noted amount has been deposited as stacking fees vide B.S No 2024110229

dt 11-DEC-24 for the period of three months w.e.f the date of commencement.

MANISH SARKAR
Digitally signed by
MANISH SARKAR
Date: 2024.12.11
13:28:45 +05'30'

SUBHASISH DAS
Digitally signed by SUBHASISH
DAS
Date: 2024.12.11 18:07:46 +05'30'

Excecutive Engineer (C)/Bldg
Borough No. 11