



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

Applicant Details : BIKASH ROY & 3 OTHERS PARTNERS OF M/S. ROY & MONDAL CONSTRUCTION & CA

Financial Year	Borough No	BP No	Sanction Date	Premises No	Assessee No	Ward No
2021	12	2021120385	10-FEB-22	335, KALIKAPUR	311090603351	109

LBS/Architect/ESE Details :		Processing Particulars			
Licence No	Name	Under Section	Processing Category	Submission Date	Plan Case No:
LBS//1047	SANJIB SENGUPTA	393A	NON MBC	31/10/2021	2021120142
ESE//508	DEBJANI SENGUPTA				

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	392.899	15.425	2.016	75	1044.25	1044.25	210.35

JJ No	JJ Date
E/07/2021/2853	02-FEB-22

Fees Details

Description	Amount
Sanction Fee	186000
Surcharge For Non-Resi Use	0
Infra. Dev. Fees	0
Stacking Fee	43960
Wet - Work Charge	43960
Waste Water Charges	10990
Drainage Development Fees	164852
Drainage Observation Fees	660
Water Observation Charge	800
Fees For Survey Obs. Report	33000
Application fee for Submission of Building Plan	12000
Labour Welfare Cess on Building Sanction Plan	80228
KMDA's Development Charge	43960



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Recovery of Cost of Modern Scientific Compactor	0
Water Connection Charges(demanded by WS Dept.)	28205
Drainage Inspection Charges	46088
Assessment Book Copy Fees(demanded by Assessment D	1000
Total :	695703



From-The Municipal Commissioner
The Kolkata Municipal Corporation

To : BIKASH ROY & 3 OTHERS PARTNERS OF M/S. ROY & MONDAL CONSTRUCTION & CA

127, KALIKAPUR ROAD , KOLKATA

SUBJECT:-Issue of sanction/provisional sanction of erection/re-erection/addition
to or

Building permit, Premise B35 KALIKAPUR

Ward No 109

Borough No. 12

Sir,

With reference to your application dated 31-OCT-21 for the sanction under sect: 393A of the Kolkata Municipal Corporation Act, 1980, for erection/reerection/addition to/ alteration of ,the Buil B35 KALIKAPUR
KALIKAPUR Ward No 109 Borough No12

Water Supply Department :	Applicable	ULC Authority :	Not Applicable
Swirage & Drainage :	Applicable	IGBC :	Not Applicable
Surveyer Department	Not Applicable	BLRO :	Applicable
WBF&ES :	Not Applicable	Military Establishment	Not Applicable
KMDA/KIT :	Not Applicable	E-Undertaking :	Applicable
AAI :	Not Applicable		
ASI :	Not Applicable		
PCB:	Not Applicable		

subject to the following conditions namely:-

1. The Building Permit No. 2021120385 dated 10-FEB-22 is valid for Occupancy/use group Residential
2. The Building permit no. 2021120385 dated 10-FEB-22 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.



6. # The Building work for which this Building Permit is issued shall be completed w
Premises & Street Name: 335 KALIKAPUR

7. The construction will be undertaken as per sanctioned plan only and no deviation from the Kolkata Municipal Corporation Building Rules, 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

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 dis

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 /
(License No. LBS/I/1047 has been duly approved by Building Department subject to condition that all such works
to condition that all such works are to be done by the Licensed Plumber under supervision of LBS / Architect
SANJIB SENGUPTA License No LBS/I/1047

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

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 :

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.

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

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.

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 a

Yours faithfully,

Asst Engg/Executive Engg
by order
(Municipal Commissioner)

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