



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

Applicant Details : PRADIP KR. MUSTAFI & ORS. (PARTS. OF LNB REALTY) C.A OF SRI BAPI PAL, SMT SHRABANI (

Financial Year	Borough No	BP No	Sanction Date	Premises No	Assessee No	Ward No
2021	14	2021140245	09-DEC-21	78/1E, BRAHMA SAMAJ ROAD	411300309190	130

LBS/Architect/ESE Details :

Processing Particulars

Licence No	Name	Under Section	Processing Category	Submission Date	Plan Case No:
LBS//1085	KRISHNENDU RAY	393A	NON MBC	29/10/2021	2021140083
ESE//228	DEBABRATA GHOSH				

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	206.386	12.5	1.735	4.267	441.577	441.577	112.054

JJ No
E/07/2021/2115

JJ Date
09-DEC-21

Fees Details

Description	Amount
Sanction Fee	27768
Surcharge For Non-Resi Use	3657
Infra. Dev. Fees	19567
Stacking Fee	6988
Wet - Work Charge	9318
Waste Water Charges	4659
Drainage Development Fees	45000
Drainage Observation Fees	660
Water Observation Charge	800
Fees For Survey Obs. Report	16000
Application fee for Submission of Building Plan	10000
Labour Welfare Cess on Building Sanction Plan	34010
KMDA's Development Charge	0



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Recovery of Cost of Modern Scientific Compactor	0
Water Connection Charges(demanded by WS Dept.)	15355
Drainage Inspection Charges	18150
Assessment Book Copy Fees(demanded by Assessment D	2000
Total :	213932



From-The Municipal Commissioner
The Kolkata Municipal Corporation

To : PRADIP KR. MUSTAFI & ORS. (PARTS. OF LNB REALTY) C.A OF SRI BAPI PAL, SMT SHRAB.

77B, D.H.ROAD,KOLKATA- ,

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

Building permit,Premise 78/1E BRAHMA SAMAJ ROAD

Ward No 130

Borough No. 14

Sir,

With reference to your application dated 29-OCT-21 for the sanction under sect:393A of the Kolkata Municipal Corporation Act, 1980,for erection/reerection/addition to/ alteration of ,the Buil 78/1E BRAHMA SAMAJ ROAD Ward No 130 Borough No14

Water Supply Department :	Applicable	ULC Authority :	Not Applicable
Swerage & 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 :	Applicable		
ASI :	Not Applicable		
PCB:	Not Applicable		

subject to the following conditions namely:-

1. The Building Permit No. 2021140245 dated 09-DEC-21 is valid for Occupancy/use group Residential
2. The Building permit no. 2021140245 dated 09-DEC-21 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.



6. # The Building work for which this Building Permit is issued shall be completed w
Premises & Street Name: 78/1E BRAHMA SAMAJ ROAD
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 disapproval.
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/1085 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
KRISHNENDU RAY License No LBS/I/1085
- 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 be required.
- C) Any change of this proposal/deviation/modification of the plan requires approval before application for Completion Certificate.
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 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.
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.

Yours faithfully,

Asst Engg/Executive Engg
by order
(Municipal Commissioner)

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