



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

|                                                                                                |                    |              |               |                                   |                     |                             |                   |
|------------------------------------------------------------------------------------------------|--------------------|--------------|---------------|-----------------------------------|---------------------|-----------------------------|-------------------|
| Applicant Details : SAKTIPADA DHAR DIRECTOR OF NST HOUSING DEVELOPMENT PVT LTD AND SMT SADHAN. |                    |              |               |                                   |                     |                             |                   |
| Financial Year                                                                                 | Borough No         | BP No        | Sanction Date | Premises No                       | Assessee No         | Ward No                     | Applicant Type    |
| 2024                                                                                           | 03                 | 2024030075   | 19-FEB-25     | 1, JOYNARAIN TARKA PANCHANAN LANE | 110300600013        | 030                         | Company/LLP       |
| LBS/Architect/ESE Details :                                                                    |                    |              |               | Processing Particulars            |                     |                             |                   |
| Licence No                                                                                     |                    | Name         |               | Under Section                     | Processing Category | Submission Date             | Plan Case No:     |
| LBS/II/1020                                                                                    |                    | KMALESH SEAL |               | 393A                              | MBC                 | 17/06/2024                  | 2024030028        |
| ESE/III/748                                                                                    |                    | KMALESH SEAL |               |                                   |                     |                             |                   |
| 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                                                                                             | 1739.038           | 15.475       | 1.693         | 4.877                             | 3419.608            | 3419.608                    | 685.884           |
| JJ No                                                                                          |                    | JJ Date      |               |                                   |                     |                             |                   |
| E/07/2024/6305                                                                                 |                    | 15-FEB-25    |               |                                   |                     |                             |                   |
| Fees Details                                                                                   |                    |              |               |                                   |                     |                             |                   |
| Description                                                                                    |                    |              |               |                                   |                     | Amount                      |                   |
| Sanction Fee                                                                                   |                    |              |               |                                   |                     | 866400                      |                   |
| Surcharge For Non-Resi Use                                                                     |                    |              |               |                                   |                     | 0                           |                   |
| Infra. Dev. Fees                                                                               |                    |              |               |                                   |                     | 0                           |                   |
| Stacking Fee                                                                                   |                    |              |               |                                   |                     | 52665                       |                   |
| Wet - Work Charge                                                                              |                    |              |               |                                   |                     | 70219                       |                   |
| Waste Water Charges                                                                            |                    |              |               |                                   |                     | 35110                       |                   |
| Drainage Development Fees                                                                      |                    |              |               |                                   |                     | 351097                      |                   |
| Drainage Observation Fees                                                                      |                    |              |               |                                   |                     | 660                         |                   |
| Water Observation Charge                                                                       |                    |              |               |                                   |                     | 800                         |                   |



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|                                                    |                |
|----------------------------------------------------|----------------|
| Fees For Survey Obs. Report                        | 37000          |
| Application fee for Submission of Building Plan    | 16000          |
| Labour Welfare Cess on Building Sanction Plan      | 256301         |
| KMDA's Development Charge                          | 0              |
| Recovery of Cost of Modern Scientific Compactor    | 0              |
| Water Connection Charges(Demanded by WS Dept.)     | 37794          |
| Drainage Inspection Charges                        | 85071          |
| Assessment Book Copy Fees(demanded by Assessment D | 2000           |
| Mechanical parking Installation fees               | 0              |
| Development of Water Supply Infrastructure Fees    | 351097         |
| Transportation charges for C&D waste Management Ne | 80752          |
| Processing Charges for C&D waste Management New Co | 73555          |
| Supervision Charges for C&D waste Management New C | 30861          |
| Transportation charges for C&D waste Management fo | 280181         |
| Processing Charges for C&D waste Management for De | 255208         |
| Supervision Charges for C&D waste Management for D | 107078         |
| <b>Total :</b>                                     | <b>2989849</b> |



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 : SAKTIPADA DHAR DIRECTOR OF NST HOUSING DEVELOPMENT PVT LTD AND SMT SADHANA J.  
20/1, MANINDRA MITRA ROW ,

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 M JOYNARAIN TARKA PANCHANAN LANE

Ward No 030

Borough No. 03

Sir,

With refrence to your application dated 17-JUN-24 for the sanction under section 393A of the Kolkata  
Municipal Corporation Act,1980,for erection/reerection/addition to/alteration of the Building on 1 JOYNARAIN TARKA  
JOYNARAIN TARKA PANCHAN Ward No.030 Borough No. 03 ,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 :                   | Not Applicable |
| KMDA/KIT : 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. 2024030075 dated 19-FEB-25 is valid for Occupancy/use group  
Residential
2. The Building permit no. 2024030075 dated 19-FEB-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.



Premises & Street Name : 1 JOYNARAIN TARKA PANCHANAN LANE

6. # The Building work for which this Building Permit is issued shall be completed within 19-FEB-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

KAMALESH SEAL (License No.) LBS/I/1020

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 KAMALESH SEAL

License No. LBS/I/1020

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,

Asst Engg/Executive Engg

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

by order  
(Municipal Commissioner)