



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

Applicant Details : SHANTANU BAROI REPRESENTED BY PERTNERSHIP COMPANY HAPPY HOMES CA OF ANIL							
Financial Year	Borough No	BP No	Sanction Date	Premises No	Assessee No	Ward No	Applicant Type
2024	16	2025160190	19-AUG-25	86, MAHATMA GANDHI ROAD	411240600850	124	Partnership Firm
LBS/Architect/ESE Details :				Processing Particulars			
Licence No		Name		Under Section	Processing Category	Submission Date	Plan Case No:
LBS//1558		SANTU SASHMAL		393A	NON MBC	05/02/2025	2024160479
ESE//143		BHASKAR ROY					
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	462.749	12.475	1.738	3.6	938.909	938.909	236.726
JJ No		JJ Date					
E/07/2025/3302		13-AUG-25					
Fees Details							
Description						Amount	
Sanction Fee						102900	
Surcharge For Non-Resi Use						0	
Infra. Dev. Fees						0	
Stacking Fee						19635	
Wet - Work Charge						24544	
Waste Water Charges						11781	
Drainage Development Fees						145470	
Drainage Observation Fees						660	
Water Observation Charge						1000	



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Fees For Survey Obs. Report	20000
Application fee for Submission of Building Plan	11000
Labour Welfare Cess on Building Sanction Plan	71668
KMDA's Development Charge	0
Recovery of Cost of Modern Scientific Compactor	0
Water Connection Charges(Demanded by WS Dept.)	27794
Drainage Inspection Charges	27378
Assessment Book Copy Fees(demanded by Assessment D	2000
Mechanical parking Installation fees	0
Development of Water Supply Infrastructure Fees	0
Transportation charges for C&D waste Management Ne	27980
Processing Charges for C&D waste Management New Co	0
Supervision Charges for C&D waste Management New C	2798
Transportation charges for C&D waste Management fo	48530
Processing Charges for C&D waste Management for De	0
Supervision Charges for C&D waste Management for D	4853
Total :	549991



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 : SHANTANU BAROI REPRESENTED BY PARTNERSHIP COMPANY HAPPY HOMES CA OF ANIL KUI
85, M.G. ROAD , 85, M.G. ROAD

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 86 MAHATMA GANDHI ROAD

Ward No 124

Borough No. 16

Sir,

With refrence to your application dated 05-FEB-25 for the sanction under section 393A of the Kolkata
Municipal Corporation Act,1980,for erection/reerection/addition to/alteration of the Building on 86 MAHATMA GANDH
MAHATMA GANDHI ROAD Ward No.124 Borough No. 16 ,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. 2025160190 dated 19-AUG-25 is valid for Occupancy/use group
Residential
2. The Building permit no. 2025160190 dated 19-AUG-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 : 86 MAHATMA GANDHI ROAD

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

SANTU SASHMAL (License No.) LBS/I/1558

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 SANTU SASHMAL

License No. LBS/I/1558

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 engage 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 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.

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)