



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

**Applicant Details :** Mr. Utkarsh Rai & Mr. Dipraj Das, Partners of Raiyath Skydwellers Group, CA of Mr. Rakesh Girish Sar

Financial Year	Borough No	BP No	Sanction Date	Premises No	Assessee No	Ward No	Applicant Type
2025	14	2026140015	10-APR-26	335, PASUPATI BHATTACHARJEE ROAD	411211302086	121	Power of Attorney

**LBS/Architect/ESE Details :**

**Processing Particulars**

Licence No	Name	Under Section	Processing Category	Submission Date	Plan Case No:
C.A/2004/3310	ADITYA GOSWAMI	393A	MBC	04/09/2025	2025140153
ESE//104	SANJIB J PAREKH				

**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	2517.662	21.45	1.958	7.4	6272.239	6272.239	1203.773

**JJ No** E/07/2026/432  
**JJ Date** 09-APR-26

**Fees Details**

Description	Amount
Sanction Fee	2534600
Surcharge For Non-Resi Use	0
Infra. Dev. Fees	283545
Stacking Fee	236287
Wet - Work Charge	270043
Waste Water Charges	81013
Drainage Development Fees	1012660
Drainage Observation Fees	660
Water Observation Charge	1000



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Fees For Survey Obs. Report	75000
Application fee for Submission of Building Plan	30000
Labour Welfare Cess on Building Sanction Plan	492828
KMDA's Development Charge	0
Recovery of Cost of Modern Scientific Compactor	2000000
Water Connection Charges(Demanded by WS Dept.)	51628
Drainage Inspection Charges	132521
Assessment Book Copy Fees(demanded by Assessment D	2000
Mechanical parking Installation fees	1600000
Development of Water Supply Infrastructure Fees	675107
Transportation charges for C&D waste Management Ne	173840
Processing Charges for C&D waste Management New Co	141435
Supervision Charges for C&D waste Management New C	63055
Transportation charges for C&D waste Management fo	47956
Processing Charges for C&D waste Management for De	39017
Supervision Charges for C&D waste Management for D	17395
<b>Total :</b>	<b>9961590</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 : Mr. Utkarsh Rai & Mr. Dipraj Das, Partners of Raiyath Skydwellers Group, CA of 1  
P-102, 5TH FLOOR, METROPOLITAN CO-OPERATIVE HOUSING SOCIETY, SECTOR A, KOLKATA

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 B35 PASUPATI BHATTACHARJEE ROAD

Ward No 121

Borough No. 14

Sir,

With reference to your application dated 04-SEP-25 for the sanction under section 393A of the Kolkata Municipal Corporation Act, 1980, for erection/reerection/addition to/alteration of the Building on 335 PASUPATI BHA PASUPATI BHATTACHARJEE Ward No.121 Borough No. 14, this Building Permit is hereby granted on the basis of taking NOC/Clearance/Observation from the following department as applicable.

Water Supply Department : Applicable	ULC Authority :	Not Applicable
Swerage & Drainage : Applicable		
Surveyer Department Applicable	IGBC :	Not Applicable
WBF&ES : 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. 2026140015 dated 10-APR-26 is valid for Occupancy/use group Residential
2. The Building permit no. 2026140015 dated 10-APR-26 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.



Premises & Street Name : 335 PASUPATI BHATTACHARJEE ROAD

6. # The Building work for which this Building Permit is issued shall be completed within 10-APR-2031
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  
ADITYA GOSWAMI (License No.) C.A/2004/33103  
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 ADITYA GOSWAMI  
License No. C.A/2004/33103
- 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 in case 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

by order

(Municipal Commissioner)

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