



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

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Applicant Details : SOUBHAGYA NIRMAN LLP REPRESENTED BY ASHOK SARAF						
Financial Year	Borough No	BP No	Sanction Date	Premises No	Assessee No	Ward No
2020	07	2021070025	29-JUN-21	4A, PICASSO BITHI	110632300062	063

LBS/Architect/ESE Details :		Processing Particulars			
Licence No	Name	Under Section	Processing Category	Submission Date	Plan Case No:
C.A/2003/3139	ANIRBAN BHADURIMONDAL	393A	MBC	21/01/2021	2020070151
ESE/1/172	ANKIT AGARWALA				

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	1161.915	40	2.875	18.896	4403.076	4403.076	309.824

JJ No	JJ Date
E/07/2021/582	16-JUN-21

Fees Details

Description	Amount
Sanction Fee	1000000
Surcharge For Non-Resi Use	0
Infra. Dev. Fees	0
Stacking Fee	184753
Wet - Work Charge	184753
Miscellaneous charges	600000
Waste Water Charges	46188
Drainage Development Fees	461882
Drainage Observation Fees	660
Water Observation Charge	800
Fees For Survey Obs. Report	53000
Application fee for Submission of Building Plan	26000
Labour Welfare Cess on Building Sanction Plan	337174
KMDA's Development Charge	0
Recovery of Cost of Modern Scientific Compactor	0
Fees for Additional FAR U/R 69A	5891271
Water Connection Charges(demanded by WS Dept.)	26379
Drainage Inspection Charges	87206
Assessment Book Copy Fees(demanded by Assessment D	2000
Total :	8902066



The Kolkata Municipal Corporation
Building Department
SCHEDULE - VI
FORM OF BUILDING PERMIT (PART II)

From-The Municipal Commissioner
The Kolkata Municipal Corporation
Kolkata

To : SOUBHAGYA NIRMAN LLP REPRESENTED BY ASHOK SARAF

2/5 SARAT BOSE ROAD , P.O ELGIN 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 No.4A PICASSO BITHI

Ward No. 063

Borough No. 07

Sir,

With reference to your application dated 21-JAN-21 for the sanction under section 393A of the Kolkata Municipal Corporation Act, 1980, for erection/reerection/addition to/ alteration of ,the Building on 4A PICASSO BITHI Ward No.063 Borough No.07 ,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 :	Applicable
Swerage & Drainage : Applicable	IGBC :	Not Applicable
Surveyer Department : Applicable	BLRO :	Not Applicable
WBF&ES : Applicable	Military Establishment :	Not Applicable
KMDA/KIT : Applicable	E-Undertaking :	Applicable
AAI : Not Applicable		
ASI : Not Applicable		
PCB: Not Applicable		

subject to the following conditions namely:-

1. The Building Permit No. 2021070025 dated 29-JUN-21 is valid for Occupancy/use group Residential
2. The Building permit no. 2021070025 dated 29-JUN-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. The following conditions regarding use of inflammable material:-
 - a)
 - b)
 - c)
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.



The Kolkata Municipal Corporation
Building Department
SCHEDULE VI
FORM OF BUILDING PERMIT

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Premises & Street Name: 4A PICASSO BITHI

6. # The Building work for which this Building Permit is issued shall be completed within 29-JUN-26
- # Commencement of Erection/Re-Erection Not within two years will require fresh application for sanction
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 licence cancelled.
8. One set of plans and specifications submitted along with the notice under Sub Rule (i) of Rule 4 duly countersigned is returned herewith.
9. Observation/Sanction for water supply arrangement including semi underground cover 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. Internal drainage arrangement should be strictly followed. Any deviation/modification of the plan needs approval from concerned department.
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,

RAJAT
MAJUMDAR

Digitally signed by
RAJAT MAJUMDAR
Date: 2021.06.29
15:28:17 +05'30'

DIBYENDU
PAL

Digitally signed by
DIBYENDU PAL
Date: 2021.06.29 15:43:32
+05'30'

Asst Engg/Executive Engg
by order
(Municipal Commissioner)



The Kolkata Municipal Corporation
Building Department
Borough : 07

Stacking Memo

Dated: 29 JUN 2021

The Assistant Director
Borough No : 07
SWM-1 Department
The Kolkata Municipal Corporation

The following particulars may please to noted for your information the building permit for constructional work at premises no. noted below has been issued on realisation of stacking fees as per rate specified in the resolution of Mayor-in-Council.

Premises No : 4A PICASSO BITHI

Built up area: 4403.076 sqm Amount realised on built up area : Rs. 184753 /-

The above noted amount has been deposited as stacking fees vide B.S No 2021070025
dt 29-JUN-21 for the period of three months w.e.f the date of commencement.

DIBYENDU PAL Digitally signed by DIBYENDU PAL
Date: 2021.06.29 15:44:30 +05'30'

Executive Engineer (C)/Bldg
Borough No. 07