



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

**Applicant Details** : ANAND NEOTIA C.A. OF PAWAN PROPERTIES

Financial Year	Borough No	BP No	Sanction Date	Premises No	Assessee No	Ward No	Applicant Type
2021	07	2022070065	23-JUL-22	46, SHAKESPEARE SARANI	110634800451	063	Power of Attorney

**LBS/Architect/ESE Details :**

**Processing Particulars**

Licence No	Name	Under Section	Processing Category	Submission Date	Plan Case No:
C.A/95/18679	KAMAL KUMAR PERIWAL	393A	MBC	06/09/2021	2021070082
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	2693.305	58.95	2.75	18.29	9940.253	9940.253	729.345

**JJ No**  
E/07/2022/2499

**JJ Date**  
20-JUL-22

**Fees Details**

Description	Amount
Sanction Fee	5394621
Surcharge For Non-Resi Use	529102
Infra. Dev. Fees	0
Stacking Fee	419464
Wet - Work Charge	419464
Miscellaneous charges	1500000
Waste Water Charges	104866
Drainage Development Fees	1048661
Drainage Observation Fees	660
Water Observation Charge	800
Fees For Survey Obs. Report	85000
Application fee for Submission of Building Plan	33000
Labour Welfare Cess on Building Sanction Plan	765522



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KMDA's Development Charge	0
Recovery of Cost of Modern Scientific Compactor	4000000
Fees for Addtional FAR U/R 69A	5171531
Water Connection Charges(demanded by WS Dept.)	27767
Drainage Inspection Charges	198530
Assessment Book Copy Fees(demanded by Assessment D	2000
<b>Total :</b>	<b>19700988</b>



From-The Municipal Commissioner  
The Kolkata Municipal Corporation

To : ANAND NEOTIA C.A. OF PAWAN PROPERTIES

90N, BLOCK-E, NEW ALIPORE , KOLKATA

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

Building permit, Premise M6 SHAKESPEARE SARANI

Ward No 063

Borough No. 07

Sir,

With reference to your application dated 06-SEP-21 for the sanction under sect: 393A of the Kolkata Municipal Corporation Act, 1980, for erection/reerection/addition to/ alteration of ,the Buil 46 SHAKESPEARE SARANI Ward No 063 Borough No07

Water Supply Department :	Applicable	ULC Authority :	Applicable
Swerage & Drainage :	Applicable	IGBC :	Applicable
Surveyer Department	Applicable	BLRO :	Not Applicable
WBF&ES :	Applicable	Military Establishment	Not Applicable
KMDA/KIT :	Applicable	E-Undertaking :	Applicable
AAI :	Applicable		
ASI :	Not Applicable		
PCB:	Not Applicable		

subject to the following conditions namely:-

1. The Building Permit No. 2022070065 dated 23-JUL-22 is valid for Occupancy/use group Residential

2. The Building permit no. 2022070065 dated 23-JUL-22 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.



6. # The Building work for which this Building Permit is issued shall be completed w  
Premises & Street Name: 46 SHAKESPEARE SARANI

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 disconnection.

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 /<sup>r</sup> KAMAL KUMAR PERIWAL (License No. C.A/95/18679 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 KAMAL KUMAR PERIWAL License No C.A/95/18679

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 responsible.

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)