



THE KOLKATA MUNICIPAL CORPORATION
Assessment-Collection Department
No Outstanding Certificate (NOC)

NOC No: E2316892022/110140302818
NOC Issue Date : 04/03/2023

From
The Assessor-Collector

To

The Owner:
REAL DEVELOPER

Dear Sir(s)/Madam(s),

Re: Assessee No : 110140302818
Premises No : 46/C/21, BIPLABI BARIN GHOSH SARANI
Ward No : 014

This is to inform that, as per our records, there is no outstanding amount due against the above mentioned assessee no as on date.

This NOC is based on the AV Rs. 133120 w.e.f. 1/2017

This payment status is valid upto 31/03/2023.

For, Assessor-Collector

Date : 04/03/2023

Current unpaid amount Rs. 0.

Pending GR - NA.

As per available data as on our record.

This NOC will not cover any fresh/supplementary demand on account of General Revaluation/Interim Revaluation.
This NOC will be treated as invalid and cancelled, if any payment through Bank Draft / Pay Order drawn in favour of KMC, fails to be encashed.

This document being computer generated does not require any signature
For NOC Authentication visit url :<https://www.kmcgov.in/KMCPortal/jsp/NocDetails.jsp>



Kolkata Municipal Corporation
Building Department,
Receipt For :PlanCase Under Section 393A

Printed On 28-02-2023 03:41:48

Receipt Information

Receipt No E/07/2022/6360
Sanction Id 0720230000002013

Receipt Date 28/02/2023

Name and Communication Address

Applicant Name : REAL DEVELOPER
Address: 19A, MAHENDRA SREEMANY STREET KOLKATA 700054
Assessee No : 110140302818

Land Information

Land No : 2022030143
Road No : 014

Premises No: 46/C/21, BIPLABI BARIN GHOSH SARANI
Borough No: 03

Payment Head /Description	Amount(Rs.)
Fee For Survey Obs. Report	18000
Our Welfare Cess on Building Sanction Plan	34019
DA's Development Charge	0
Recovery of Cost of Modern Scientific Compactor	0
Mechanical parking Installation fees	0
La. Dev. Fees	0
Charge For Non-Resi Use	4283
Registration Fee	34844
Stamping Fee	13980
Plot - Work Charge	16310
State Water Charges	4660
Image Development Fees	35697
Image Observation Fees	660
Plotter Observation Charge	800
Application fee for Submission of Building Plan	10000
Plotter Connection Charges(Demanded by WS Dept.)	29899
Image Inspection Charges	22352
Assessment Book Copy Fees(demanded by Assessment Dept.)	500
Total amount paid	Rs.226004

Amount In Words : Rupees Two Lac Twenty Six Thousand Four only



This document being an e-Receipt, does not require any signature

For Receipt Authentication visit url :<https://www.kmcgov.in/KMCPortal/jsp/BuildingReceipt.jsp>



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

Page 3

From-The Municipal Commissioner
The Kolkata Municipal Corporation

To : REAL DEVELOPER

19A, MAHENDRA SREEMANY STREET , 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 M6/C/21 BIPLABI BARIN GHOSH SARANI

Ward No 014

Borough No. 03

Sir,

With reference to your application dated 24-JAN-23 for the sanction under section 393A of the Kolkata Municipal Corporation Act, 1980, for erection/reerection/addition to/alteration of the Building on 46/C/21 BIPLABI BIPLABI BARIN GHOSH SARANI Ward No.014 Borough No. 03, 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
Swage & Drainage :	Applicable	IGBC :	Not Applicable
Surveyer Department	Applicable	BLRO :	Not Applicable
WBF&ES :	Not 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. 2022030104 dated 02-MAR-23 is valid for Occupancy/use group Residential
2. The Building permit no. 2022030104 dated 02-MAR-23 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.



Uses & Street Name : 46/C/21 BIPLABI BARIN GHOSH SARANI

02-MAR-2028

The Building work for which this Building Permit is issued shall be completed within 02-MAR-2028. 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 KAMRUZZAMAN CHOUDHURY (License No.) LBS/I/1404 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 KAMRUZZAMAN CHOUDHURY License No. LBS/I/1404
- 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,

**SWAPAN
DAS**

Digitally signed by
SWAPAN DAS
Date: 2023.03.02
14:25:06 +05'30'

Asst Engg/Executive Engg
by order'
(Municipal Commissioner)

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



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

Applicant Details : REAL DEVELOPER

Financial Year	Borough No	BP No	Sanction Date	Premises No	Assessee No	Ward No	Applicant Type
2022	03	2022030104	02-MAR-23	46/C/21, BIPLABI BARIN GHOSH SARANI	110140302818	014	Partnership Firm

LBS/Architect/ESE Details :

Licence No	Name	Under Section	Processing Category	Submission Date	Plan Case No:
LBS/I/1404	KAMRUZZAMAN CHOUHURY	393A	NON MBC	24/01/2023	2022030143
ESE/I/181	NIRMALYA CHATTERJEE				

Processing Particulars

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	Against proposal (in sqmt)	Floor Area	ground floor area
01	195.082	12.5	1.842	10.058	432.704	432.704	109.331	

JJ No E/07/2022/6360 JJ Date 28-FEB-23

Fees Details

Description	Amount
Sanction Fee	34844
Surcharge For Non-Resl Use	4283
Infra. Dev. Fees	0
Stacking Fee	13980
Wet - Work Charge	16310
Waste Water Charges	4550
Drainage Development Fees	35697
Drainage Observation Fees	680
Water Observation Charge	800
Fees For Survey Obs. Report	18000
Application fee for Submission of Building Plan	10000
Labour Welfare Cess on Building Sanction Plan	34019
KMDA's Development Charge	0



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

Recovery of Cost of Modern Scientific Compaclor	0
Water Connection Charges(Demanded by WS Dept.)	29899
Drainage Inspection Charges	22352
Assessment Book Copy Fees(Demanded by Assessment D	500
Mechanical parking Installation fees	0
Total :	226004

Kolkata Municipal Corporation
Building Department
Applicants Sanction Detail Register

Applicant Details : REAL DEVELOPER

Financial Year	Borough No	BP No	Sanction Date	Premises No	Assessee No	Ward No
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LBS/Architect/ESE Details :

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E/07/2022/6360

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Total :

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