



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

<b>Applicant Details :</b> GHOSH HOUSING PROJECTS LLP PARTNER AVISEK GHOSH ROY AND PRAMIT GHOSH							
<b>Financial Year</b>	<b>Borough No</b>	<b>BP No</b>	<b>Sanction Date</b>	<b>Premises No</b>	<b>Assessee No</b>	<b>Ward No</b>	<b>Applicant Type</b>
2022	11	2022110247	06-SEP-22	221, BIDHAN PALLY	311120502212	112	Power of Attorney
<b>LBS/Architect/ESE Details :</b>							
<b>Licence No</b>	<b>Name</b>		<b>Under Section</b>	<b>Processing Category</b>	<b>Submission Date</b>	<b>Plan Case No:</b>	
LBS//1623	SOUVIK DAS		393A	NON MBC	28/08/2022	2022110287	
ESE//83	ANJAN KUMAR DUTTA						
<b>Description of Plan Proposal</b>							
<b>Use Group</b>	<b>Land Area (Sq mts)</b>	<b>Height (mts)</b>	<b>F.A.R</b>	<b>Width of MA</b>	<b>Total Floor Area</b>	<b>Against proposal ( in sqmt)</b>	<b>ground floor area</b>
01	390.097	15.325	1.745	5.841	858.089	858.089	178.313
<b>Fees Details</b>							
<b>Description</b>						<b>Amount</b>	
Sanction Fee						115046	
Surcharge For Non-Resi Use						10618	
Infra. Dev. Fees						0	
Stacking Fee						18141	
Wet - Work Charge						27211	
Waste Water Charges						9070	
Drainage Development Fees						127622	
Drainage Observation Fees						660	
Water Observation Charge						800	
Fees For Survey Obs. Report						37000	
Application fee for Submission of Building Plan						12000	
Labour Welfare Cess on Building Sanction Plan						66213	
KMDA's Development Charge						0	



**Kolkata Municipal Corporation**  
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Recovery of Cost of Modern Scientific Compactor	0
Water Connection Charges(demanded by WS Dept.)	33367
Drainage Inspection Charges	56037
Assessment Book Copy Fees(demanded by Assessment D	2000
Mechanical parking Installation fees	0
<b>Total :</b>	<b>515785</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 : GHOSH HOUSING PROJECTS LLP PARTNER AVISEK GHOSH ROY AND PRAMIT GHOSH

3330, E.M BYPASS EXTENSION (S) ,

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

Building permit,Premise 221 BIDHAN PALLY

Ward No 112

Borough No. 11

Sir,

With reference to your application dated 28-AUG-22 for the sanction under sect: 393A of the Kolkata Municipal Corporation Act, 1980, for erection/reerection/addition to/ alteration of ,the Build 221 BIDHA  
BIDHAN PALLY Ward No 112 Borough No 11

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

subject to the following conditions namely:-

1. The Building Permit No. 2022110247 dated 06-SEP-22 is valid for Occupancy/use group Residential
2. The Building permit no. 2022110247 dated 06-SEP-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.



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**Building Department**  
**FORM OF BUILDING PERMIT (PART III)**

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6. # The Building work for which this Building Permit is issued shall be completed within  
Premises & Street Name: 221 BIDHAN PALLY
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  
SOUVIK DAS (License No.) LBS/I/1623  
has been duly approved by Building Department subject to condition that all such works a  
to condition that all such works are to be done by the Licensed Plumber under supervision of LBS / Architect  
SOUVIK DAS License No. LBS/I/1623
- 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,

**MODHU  
SUDAN  
HALDER**

Digitally signed by  
MODHU SUDAN  
HALDER  
Date: 2022.09.06  
14:14:19 +05'30'

**ARUN KANTI  
GHOSH**

Digitally signed by  
ARUN KANTI GHOSH  
Date: 2022.09.06  
14:12:54 +05'30'

Asst Engg/Executive Engg

by order

(Municipal Commissioner)

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