

**Kolkata Municipal Corporation  
Building Department  
Applicants Sanction Detail Register**

**Applicant Details :** SRI ARNAB ROY, M/S ROYAN ASSOCIATE(OPC) PVT. LTD., C.A. OF SRI AMALESH BANERJEE,S

Financial Year	Borough No	BP No	Sanction Date	Premises No	Assessee No	Ward No
22	16	2022160151	05-JUL-22	106, HO-CHI-MINH SARANI	411260501037	126

**LBS/Architect/ESE Details :**

**Processing Particulars**

Licence No	Name	Under Section	Processing Category	Submission Date	Plan Case No:
LBS//1552	GOPAL CHANDRA BAG	393	NON MBC	26/05/2022	2022160112
ESE//206	GOPAL CHANDRA BAG				

**Description of Plan Proposal**

Case 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
1	228.827	12.5	1.742	4.875	496.144	496.144	108.955

**JJ No** E/07/2022/2107  
**JJ Date** 02-JUL-22

**Fees Details**

Description	Amount
Surcharge For Non-Resi Use	1069
Infra. Dev. Fees	0
Stacking Fee	7886
Net - Work Charge	10515
Waste Water Charges	5257
Drainage Development Fees	53925
Drainage Observation Fees	660
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	38378
WDA's Development Charge	0
Recovery of Cost of Modern Scientific Compactor	0
Water Connection Charges(demanded by WS Dept.)	17252
Drainage Inspection Charges	22438
Assessment Book Copy Fees(demanded by Assessment D	500
Sanction Fee	38713
<b>Total :</b>	<b>225393</b>

The Kolkata Municipal Corporation  
Building Department  
Borough : 16



Stacking Memo

Dated: 05 JUL 2022

The Assistant Director  
Borough No : 16  
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 : 106 HO-CHI-MINH SARANI

Built up area : 496.144 sqm Amount realised on built up area : Rs. 7886 /-

The above noted amount has been deposited as stacking fees vide B.S No 2022160151  
dt 05-JUL-22 for the period of three months w.e.f the date of commencement.

SANJIT MAJI

Digitally signed by SANJIT MAJI  
Date: 2022.07.05 11:37:44 +05'30'

Executive Engineer (C)/Bldg  
Borough No. 16

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

Applicant Details : SRI ARNAB ROY, M/S ROYAN ASSOCIATE(OPC) PVT LTD, C A OF SRI AMALESH BANERJEE, S

Financial Year	Borough No	BP No	Sanction Date	Premises No	Assessee No	Ward No	Applicant Type
2022	16	2022160151	05-JUL-22	106 HO-CHI-MINH SARANI	411260501037	126	Power of Attorney

**LBS/Architect/ESE Details :**

**Processing Particulars**

Licence No	Name
LBS//1552	GOPAL CHANDRA BAG
ESE//206	GOPAL CHANDRA BAG

Under Section	Processing Category	Submission Date	Plan Case No:
393A	NON MBC	26/05/2022	2022160112

**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	228 827	12.5	1.742	4.875	496 144	496 144	108 955

JJ No : E/07/2022/2107  
 JJ Date : 02-JUL-22

**Fees Details**

Description	Amount
Surcharge For Non-Resi Use	1069
Infra Dev Fees	0
Stacking Fee	7886
Wet - Work Charge	10515
Waste Water Charges	5257
Drainage Development Fees	53925
Drainage Observation Fees	660
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	38378
KMDA's Development Charge	0
Recovery of Cost of Modern Scientific Computer	0

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

Water Connection Charges(demanded by WS Dept )	17252
Drainage Inspection Charges	22438
Assessment Book Copy Fees(demanded by Assessment D	500
Sanction Fee	38713
<b>Total :</b>	<b>225393</b>



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

For: The Municipal Commissioner  
 The Kolkata Municipal Corporation

TO SRI ARNAB ROY, M/S ROYAN ASSOCIATE(OPC) PVT. LTD., C.A. OF SRI AMALESH BANERJEE

39/5/6, NARAYAN ROY ROAD, P.O- BARISHA, P.S. THAKURPUKUR, , 39/5/6, NARAYAN ROY R

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

Building permit, Premise M06 HO-CHI-MINH SARANI

Ward No 126

Borough No 16

Sir,  
 With reference to your application dated 26-MAY-22 for the sanction under sect: 393A of the Kolkata Municipal Corporation Act, 1980, for erection/reerection/addition to/ alteration of , the Buil 106 HO-CHI-MINH SARANI Ward No 126 Borough No 16

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 :	Applicable		
ASI :	Not Applicable		
PCB :	Not Applicable		

subject to the following conditions namely:-

1. The Building Permit No. 2022160151 dated 05-JUL-22 is valid for Occupancy/use group Residential
2. The Building permit no. 2022160151 dated 05-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 ha 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 stucture to provide Open Space as per Sanctioned Plan before construction is started.

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

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1. The Building work for which this Building Permit is issued shall be completed within 12 months from the date of issue of this permit. Premises & Street Name 106 HO-CHI-MINH SARANI
2. 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 shall be held responsible.
3. One set of digitally signed plan and other related documents as applicable sent electronically.
4. 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 of water supply.
5. No rain water pipe should be fixed or discharged on Road or Footpath.
6. All Internal House Drainage plan prepared by Licensed Plumber under supervision of LBS / **GOPAL CHANDRA BAG** License No. LBS/I/1552 has been duly approved by Building Department subject to condition that all such works to condition that all such works are to be done by the Licensed Plumber under supervision of LBS / Architect **GOPAL CHANDRA BAG** License No. LBS/I/1552.
7. 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, mechanical compactors, solar panel, solar water heater system, lighting arrestor system etc. LBS/Architect will be responsible for the design and construction of such works. Any change of this proposal/deviation/modification of the plan requires approval before application for Completion Certificate. A suitable pump has to be provided i.e. pumping unfiltered water for the distribution to the flushing cisterns.
8. Deviation would mean demolition.
9. Construction site shall be maintained to prevent mosquito breeding as required u/s 496(1) & (2) of KMC act 1980. Necessary steps should be taken for the safety of the lives of the adjoining public and private properties during construction.
10. Before starting any construction the site must conform with the plans sanctioned and all the conditions as proposed in the plan should be fulfilled.
11. Design of all Structural Members including that of the foundation should conform to standards specified in the National Building Code of India.
12. All Building Materials to necessary & construction should conform to standard specified in the National Building Code of India.
13. The building materials that will be stacked on Road/Passage or Foot-path beyond 3-months or after construction of Floor, whichever is earlier may be seized forthwith by the K.M.C at the cost and risk of the owner.
14. 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.
15. 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.

Sincerely,  
s faithfully,

**SANJIT MAJI**  
Asst Engg/Executive Engg  
by order  
(Municipal Commissioner)

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