



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

Applicant Details : DIPAK YADUKA

Financial Year	Borough No	BP No	Sanction Date	Premises No	Assessee No	Ward No	Applicant Type
2021	03	2022030106	09-MAR-23	223C, SATIN SEN SARANI	110301400408	030	Proprietorship Firm

LBS/Architect/ESE Details :

Processing Particulars

Licence No	Name	Under Section	Processing Category	Submission Date	Plan Case No:
C.A/86/10098	JAYPRAKASH BHARATKUMAR AGRAWAL	393A	MBC	27/04/2021	2021030004
ESE/1/172	ANKIT AGARWALA				

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	5791.04	63	3.574	34.48	28376.835	28376.835	2186.031

JJ No
E/07/2022/6404

JJ Date
02-MAR-23

Fees Details

Description	Amount
Sanction Fee	22487178
Surcharge For Non-Resi Use	975316
Infra Dev Fees	0
Stacking Fee	1155588
Wet - Work Charge	1155588
Waste Water Charges	288897
Drainage Development Fees	2888970
Drainage Observation Fees	680
Water Observation Charge	800
Fees For Survey Obs. Report	165000
Application fee for Submission of Building Plan	40000
Labour Welfare Cess on Building Sanction Plan	2108948
KMDA's Development Charge	0



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Recovery of Cost of Modern Scientific Compactor	4000000
Fees for Additional FAR U/R 69A	26035732
Water Connection Charges(Demanded by WS Dept.)	32613
Drainage Inspection Charges	448915
Assessment Book Copy Fees(demanded by Assessment D	2000
Mechanical parking Installation fees	1700000
Total :	63486205



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 : DIPAK YADUKA

1E, SHREE KRISHNA CHAMBER , 7B, BENTINCK STREET, 5TH FLOOR, ROOM NO. 1 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 223C SATIN SEN SARANI

Ward No 030

Borough No. 03

Sir,

With reference to your application dated 27-APR-21 for the sanction under section 393A of the Kolkata Municipal Corporation Act,1980,for erection/reerection/addition to/alteration of the Building on 223C SATIN SEN S SATIN SEN SARANI Ward No.030 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 :	Applicable
Swirage & Drainage :	Applicable	IGBC :	Not Applicable
Surveyer Department	Applicable	BLRO :	Not Applicable
WBP&ES :	Applicable	Military Establishment :	Not Applicable
KMDA/KIT :	Applicable	E-Undertaking :	Applicable
AAI :	Applicable		
ASI :	Not Applicable		
PCB:	Applicable		

subject to the following conditions namely:-

1. The Building Permit No. 2022030106 dated 09-MAR-23 is valid for Occupancy/use group Residential
2. The Building permit no. 2022030106 dated 09-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 stucture to provide Open Space as per Sanctioned Plan before construction is started.



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Premises & Street Name : 223C SATIN SEN SARANI

6. # The Building work for which this Building Permit is issued shall be completed within 09-MAR-2028
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 JAYPRAKASH BHARATKUMAR AGRA (License No.) C.A/86/10098 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 JAYPRAKASH BHARATKUMAR AGA License No. C.A/86/10098
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,

SANTANU
DUTTA

Digitally signed by
SANTANU DUTTA
Date: 2023.03.09 16:13:52
+05'30'

Asst Engg/Executive Engg

by order

(Municipal Commissioner)

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

Skieys Almondreal LLP
Prasanta Das
Partner / Authorized Signatory