



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

Applicant Details : MANDHAN PROJECTS, PARTNERS BHAVESH TANWANI & OTHERS.

| Financial Year | Borough No | BP No | Sanction Date | Premises No | Assessee No | Ward No |
|----------------|------------|------------|---------------|------------------|--------------|---------|
| 2021 | 10 | 2021100180 | 02-MAR-22 | 28, JUBILEE PARK | 210940600455 | 094 |

| LBS/Architect/ESE Details : | | Processing Particulars | | | |
|-----------------------------|----------------------|------------------------|---------------------|-----------------|---------------|
| Licence No | Name | Under Section | Processing Category | Submission Date | Plan Case No: |
| C.A/87/10587 | RANJIT BHATTACHARYYA | 393A | NON MBC | 17/01/2022 | 2021100240 |
| ESE/1/70 | SUSANTA SAHA | | | | |

| 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 | 369.015 | 15.425 | 1.74 | 5.405 | 820.366 | 820.366 | 153.134 |

| JJ No | JJ Date |
|----------------|-----------|
| E/07/2021/3199 | 25-FEB-22 |

Fees Details

| Description | Amount |
|---|--------|
| Sanction Fee | 89000 |
| Surcharge For Non-Resi Use | 0 |
| Infra. Dev. Fees | 0 |
| Stacking Fee | 17410 |
| Wet - Work Charge | 26115 |
| Waste Water Charges | 8705 |
| Drainage Development Fees | 87049 |
| Drainage Observation Fees | 660 |
| Water Observation Charge | 800 |
| Fees For Survey Obs. Report | 33000 |
| Application fee for Submission of Building Plan | 12000 |
| Labour Welfare Cess on Building Sanction Plan | 63545 |
| KMDA's Development Charge | 0 |



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| | |
|--|---------------|
| Recovery of Cost of Modern Scientific Compactor | 0 |
| Water Connection Charges(demanded by WS Dept.) | 30079 |
| Drainage Inspection Charges | 43739 |
| Assessment Book Copy Fees(demanded by Assessment D | 2000 |
| Total : | 414102 |



From-The Municipal Commissioner
The Kolkata Municipal Corporation

To : MANDHAN PROJECTS, PARTNERS BHAVESH TANWANI & OTHERS.

26/1A, S.N.ROY ROAD , P.O.- SAHAPUR, P.S.- BEHALA,

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

Building permit,Premise 128 JUBILEE PARK

Ward No 094

Borough No. 10

Sir,

With reference to your application dated 17-JAN-22 for the sanction under sect: 393A of the Kolkata Municipal Corporation Act, 1980, for erection/reerection/addition to/ alteration of ,the Buil 28 JUBILEE

JUBILEE PARK Ward No 094 Borough No 10

| | | | |
|---------------------------|----------------|------------------------|----------------|
| Water Supply Department : | Applicable | ULC Authority : | Not Applicable |
| Swerage & 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. 2021100180 dated 02-MAR-22 is valid for Occupancy/use group Residential
2. The Building permit no. 2021100180 dated 02-MAR-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: 28 JUBILEE PARK

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 dis

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 /^r RANJIT BHATTACHARYYA (License No. C.A/87/10587 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 RANJIT BHATTACHARYYA License No C.A/87/10587

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

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 :

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

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 a

Yours faithfully,

Asst Engg/Executive Engg
by order
(Municipal Commissioner)

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