



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

Applicant Details : RADHESHYAM PANCHARIA AUTHORISED SIGNATORY OF PS GROUP REALTY PVT LTD

Financial Year	Borough No	BP No	Sanction Date	Premises No	Assessee No	Ward No	Applicant Type
2023	07	2023070221	22-FEB-24	17, RADHANATH CHOWDHURY ROAD	110561200580	056	Power of Attorney

LBS/Architect/ESE Details :

Processing Particulars

Licence No	Name	Under Section	Processing Category	Submission Date	Plan Case No:
C.A/94/17940	RAJKUMAR SURESHKUMAR AGRAWAL	393A	MBC	03/06/2023	2023070059
ESE/I/104	SANJIB J PAREKH				

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	9189.24	39.95	2.464	9.1	24960.071	24960.071	2296.729

JJ No E/07/2023/6618
JJ Date 21-FEB-24

Fees Details

Description	Amount
Sanction Fee	16410558
Surcharge For Non-Resi Use	321247
Infra. Dev. Fees	1096093
Stacking Fee	782923
Wet - Work Charge	913411
Waste Water Charges	260974
Drainage Development Fees	2609745
Drainage Observation Fees	660
Water Observation Charge	800
Fees For Survey Obs. Report	140000
Application fee for Submission of Building Plan	52000
Labour Welfare Cess on Building Sanction Plan	1905113
KMDA's Development Charge	0



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Recovery of Cost of Modern Scientific Compactor	0
Fees for Additional FAR U/R 69A	5226513
Water Connection Charges(Demanded by WS Dept.)	48165
Drainage Inspection Charges	393511
Assessment Book Copy Fees(demanded by Assessment D	2000
Mechanical parking Installation fees	5900000
Development of Water Supply Infrastructure Fees	2609745
Transportation charges for C&D waste Management Ne	600241
Processing Charges for C&D waste Management New Co	546741
Supervision Charges for C&D waste Management New C	229397
Transportation charges for C&D waste Management fo	539845
Processing Charges for C&D waste Management for De	54636
Supervision Charges for C&D waste Management for D	118896
Total :	40763214



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

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From-The Municipal Commissioner
The Kolkata Municipal Corporation

To : RADHESHYAM PANCHARIA AUTHORISED SIGNATORY OF PS GROUP REALTY PVT LTD
1002 EMBYPASS ,

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 M7 RADHANATH CHOWDHURY ROAD
Ward No 056
Borough No. 07

Sir,

With refrence to your application dated 03-JUN-23 for the sanction under section 393A of the Kolkata
Municipal Corporation Act,1980,for erection/reerection/addition to/alteration of the Building on 17 RADHANATH CHC
RADHANATH CHOWDHURY RO, Ward No.056 Borough No. 07 ,this Building Permit is hereby granted on the
basis of taking NOC/Clearance/Observation from the follwing department as applicable.

Water Supply Department :	Applicable	ULC Authority :	Not Applicable
Swerage & Drainage :	Applicable	IGBC :	Applicable
Surveyer Department	Applicable	BLRO :	Not Applicable
WBF&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. 2023070221 dated 22-FEB-24 is valid for Occupancy/use group Residential
2. The Building permit no. 2023070221 dated 22-FEB-24 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 : 17 RADHANATH CHOWDHURY ROAD

6. # The Building work for which this Building Permit is issued shall be completed within 22-FEB-2029
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
RAJKUMAR SURESHKUMAR AGRAWA (License No.) C.A/94/17940
has been duly approved by Building Department subject to condition that all such works a
are to be done by the Licensed Plumber under supervision of LBS / Architect RAJKUMAR SURESHKUMAR AGRAW
License No. C.A/94/17940
- 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,

Asst Engg/Executive Engg

by order
(Municipal Commissioner)

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

MUKTI
PRAKASH
TOONG

Digitally signed by
MUKTI PRAKASH
TOONG
Date: 2024.02.22
12:31:01 +05'30'

DIBYENDU
PAL
Digitally signed by
DIBYENDU PAL
Date: 2024.02.22
12:30:38 +05'30'

PS GROUP REALTY PVT. LTD.

Director / Authorised Signatory