

(4)

GOVERNMENT OF WEST BENGAL
Office of the Competent Authority, Kolkata Under
The Urban Land (Ceiling and Regulation) Act, 1976
Nagarayan 4th floor, Block-DF-8, Sector-1
Bidhannagar, Kolkata-700064

Memo No. 123 U.L.
XVI-3854/2015

Date 15-06-2016

To
M/S.

- | | |
|-----------------------------------|--|
| 1. Ma Kali Properties Pvt. Ltd. | 9. Angels Housing Complex Pvt. Ltd. |
| 2. Neel Kamal Housing Pvt. Ltd. | 10. Balaji Housing Complex Pvt. Ltd. |
| 3. Trishul Binimoy Pvt. Ltd. | 11. Bimla Properties Pvt. Ltd. |
| 4. Vinayak Binimoy Pvt. Ltd. | 12. Crystal Properties Pvt. Ltd. |
| 5. Vinayak Plaza Makers Pvt. Ltd. | 13. K S Marketing Pvt. Ltd. |
| 6. Yamuna Binimoy Pvt. Ltd. | 14. Mukul Housing Pvt. Ltd. |
| 7. Yogamaya Binimoy Pvt. Ltd. | 15. Pioneer Land & Building Developers Pvt. Ltd. |
| 8. Yogsiddhi Binimoy Pvt. Ltd. | 16. Shree Biharijee Properties Pvt. Ltd. |

5A/1C, Lord Sinha Road, Kolkata-700071.

Sub :- Your application for No-objection Certificate dated 14.06.2016 in respect of Premises No. 5A/1C, Lord Sinha Road, Kolkata-700071 in terms of Rule 4(4) of the Kolkata Municipal Corporation Building Rules 1990.


1. In consideration of your application and prayer thereof No-objection certificate is hereby granted in terms of rule 4(4) of the Kolkata Municipal Corporation Building Rules, 1990 in respect of the landed property mentioned hereunder.
2. A statement required in terms of provision of section 22(1) of the Urban Land (Ceiling & Regulation) Act, 1976 must be filed by you after demolition or destruction of existing structures within the stipulated time.
3. It is, however, mentioned that this certificate will not deter the undersigned from proceeding against the holder if it is subsequently reveals that there is excess vacant land under the Urban Land (Ceiling & Regulation) Act, 1976.

Schedule of Land

Premises No. : 5A/1C, Lord Sinha Road, Kolkata – 700071.
Area : 2365.106 sq. mtr. (Two thousand Three hundred sixty Five point One Zero Six Sq. mtr.)

This cancels the earlier NOC issued vide No. 94A/XVI-3854/2015 dt. 15.04.2016 for only issued in favour of M/S. Ma Kali Properties Pvt.Ltd.




15.06.16
Competent Authority,
U.L.C, Kolkata
Date2016.

Memo No. U.L.
XVI-3854/2015

Copy forwarded to :

1. The Deputy Chief Engineer (Building), The Kolkata Municipal Corporation, 5, S.N. Banerjee Road, Kolkata – 700013 for information. He is also requested to intimate the date of demolition or destruction of existing structures of the premises Land in due time.
2. The Joint Secretary, Urban Development Department, Urban Land Ceiling Branch, Nagarayan, 5th floor, Salt Lake, Kolkata – 700064.

Competent Authority,
U.L.C, Kolkata

For KISH DEVELOPERS LLP

Authorised Signatory



BHARAT SANCHAR NIGAM LIMITED

(A Govt. of India Enterprise)

Office of the Chief General Manager, Telecom Projects, E/Zone,

Microwave Survey Division,

2/5A, Judges Court Road, Alipore, Kolkata – 700 027

No-G/MWC/1-150/T.B/2015-16/Vol-V/17

Dated at Kolkata ~~22~~-03-2016
26

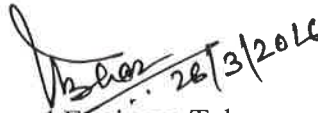
To
M/s M.N Consultants One Design Solutions
MNC House, 1526, Rajdanga Main Road,
Kolkata-700107.

**Sub: -Clearance of height of the proposed buildings at Premises No-5A/1C, Lord Sinha Road
Ward No-63, Borough No-VII, Under KMC, P.S: Shakespeare Sarani, Kolkata-700071**

In connection with your application regarding above mentioned subject, it is observed that there is no physical obstruction to the Working BSNL Microwave schemes for the proposed buildings as per drawing supplied with your application (maximum height of 81.05 meter above Ground level), hence the height of the proposed buildings at the above mentioned premises has been cleared for **81.05 M (Eighty One Point Zero Five meters only)** above ground level including lift machine room and water tank on the roof top. **It is further stated that the earlier clearance given vides No. G/MWC/1-150/T.B/2015-16/Vol-III/11 dated 17-09-2015 may be treated as cancelled.**

One set of drawings, duly signed is returned herewith. **Any change/alteration/Modification in the drawings are not permissible and strictly prohibited.**

Encl: - As stated


Divisional Engineer Telecom.
Microwave Survey Division
Kolkata.

For KISH DEVELOPERS LLP


Authorised Signatory



SURVEY OBSERVATION REPORT

Chief Valuer & Surveyor's Department
The Kolkata Municipal Corporation
5, S.N. Banerjee Road, Kolkata - 700013

REF : Assessee No. / Nos. 116633703853;
 Premises No. & Street Name : 5A/12, LORD SINHA ROAD
 Dag No. (C.S.) : Dag No. (R.S.) : Touzi No :- Holding Map No. :
 Mouza : Khatian No. : J.L. No. :
 Ht. of Building : 60 Mt. No. of Block : 1 Area of Land : 2965.11 Sq. M.

1) K.M.C. Alignment on Abutting

Road / Passage (if any) :

THE PREMISES AND THE PROPOSAL BOTH ARE FREE FROM ANY K.M.C REGULAR LINE.

2) Character of Abutting Road / Passage :

THE ROAD ABUTTING ON THE EASTERN SIDE OF THE AFORESAID PREMISES IS A RECORDED ROAD.

3) Width of Abutting Road / Passage :

THE RECORDED WIDTH OF THE ROAD ABUTTING ON THE EASTERN SIDE OF THE AFORESAID PREMISES IS 10'-0" AT POINT 'A' & IS 13'-0" AT POINT 'B' RESPECTIVELY BUT PHYSICALLY SUCH MEASUREMENTS ARE FOUND ON SITE AS 10'-0" AT POINT 'A' & 13'-6" AT POINT 'B' RESPECTIVELY.

4) Other Observation if any :

1) THIS INSTANT S.O.R HAS THE REQUIRED APPROVAL FROM THE CH.V&S DTD.12/24/16. 2) THE S.O.R HAS BEEN FRAMED AS PER CONDITION LAID DOWN ON THE BACKSIDE OF THE INSTANT S.O.R MEMO AND THE SAME & ANNEXED DRAWINGS HAS ALSO BEEN DULY SIGNED BY ME.

Ashwini Das
12/04/16

Report of A.E. (C) :

THIS REPORT STRICTLY RELATES WITH THE ABUTTING ROAD / PASSAGE ONLY AS SHOWN IN THE ANNEXED SITE PLAN.

Signature of S.A.E. (C) / S.&V.

[Signature]
12/04/16
Signature of A.E. (C)

Note :- The report is granted on the basis of condition as laid down on the back page. The above all dimensions, if any marked in the Column 4), has been shown in the Site Plan of the Annexed Drawing.

Chief Valuer & Surveyor's Deptt ; Kolkata Municipal Corporation, 5, S N Banerjee Road, Kolkata - 700 013; Tel : 22861000 (Extn 2575, 2513, 2733, 2780)

For KISH DEVELOPERS LLP

[Signature]

Authorised Signatory



No. 033458

BY SPEED POST

Phone : 2225-3438
2225-3734

KOLKATA IMPROVEMENT TRUST

Engineering Department (8th Floor)
P-16, India Exchange Place Extension
Kolkata - 700 073

No. 2E / OB / CE / ...381.../...V.-16/ 3726,

Dated 07/06/16.

Sri / Smt. BISHWA NATH JAIN
Ma Kali Properties Pvt. Ltd. & Others,
5A/1B, Lord Sinha Road,
Kolkata - 700 071.

Re :- 5A/1C, Lord Sinha Road,
Ward No.- 63,
Borough No.-VII,
Kolkata - 700 071.

Dear Sir / Madam,

In reply to your letter No.NIL..... dated 12/05/2016

I have to inform you that the site/building plan submitted with your application has been examined with Trust Plan/Records. Accordingly the above property is not affected at present by any published / sanctioned Scheme / Alignment of the Trust.

The above observation has to be read with the copy of the site plan which is returned herewith duly endorsed on the reverse. The correctness of the site plan is not verified / certified.

Further, the letter should be treated as invalid or cancelled if any overwriting, erasing or any kind of disfiguration is made either on this letter or on the enclosed site plan.

Yours faithfully,

Chief Engineer

Kolkata Improvement Trust

Encl : Copy of endorsed site plan.

No. 2E / OB / CE / / / 1(1)/

Dated 30/5/16

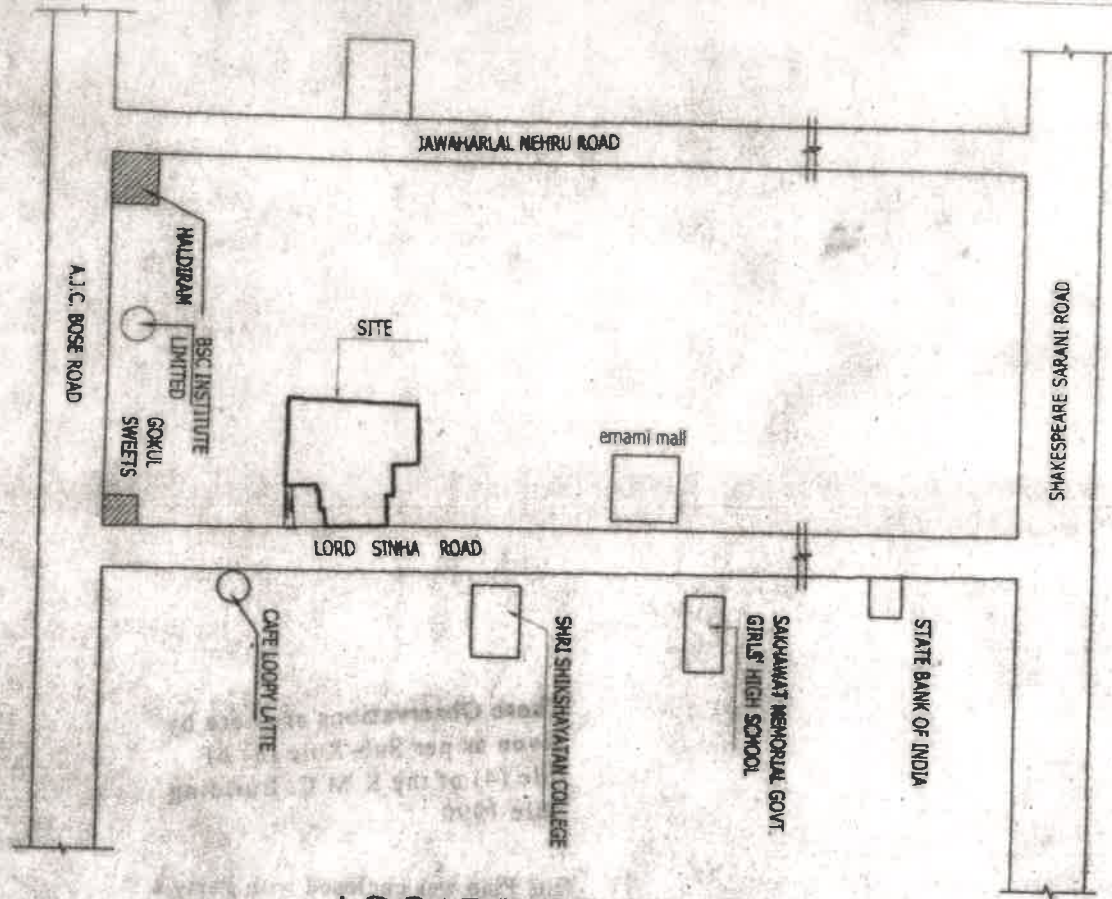
Copy Forwarded to :-
D. G. BUILDING, K.M.C.
5, S. N. Banerjee Road
Kolkata-700013

For KISH DEVELOPERS LLP

Authorised Signatory

Chief Engineer

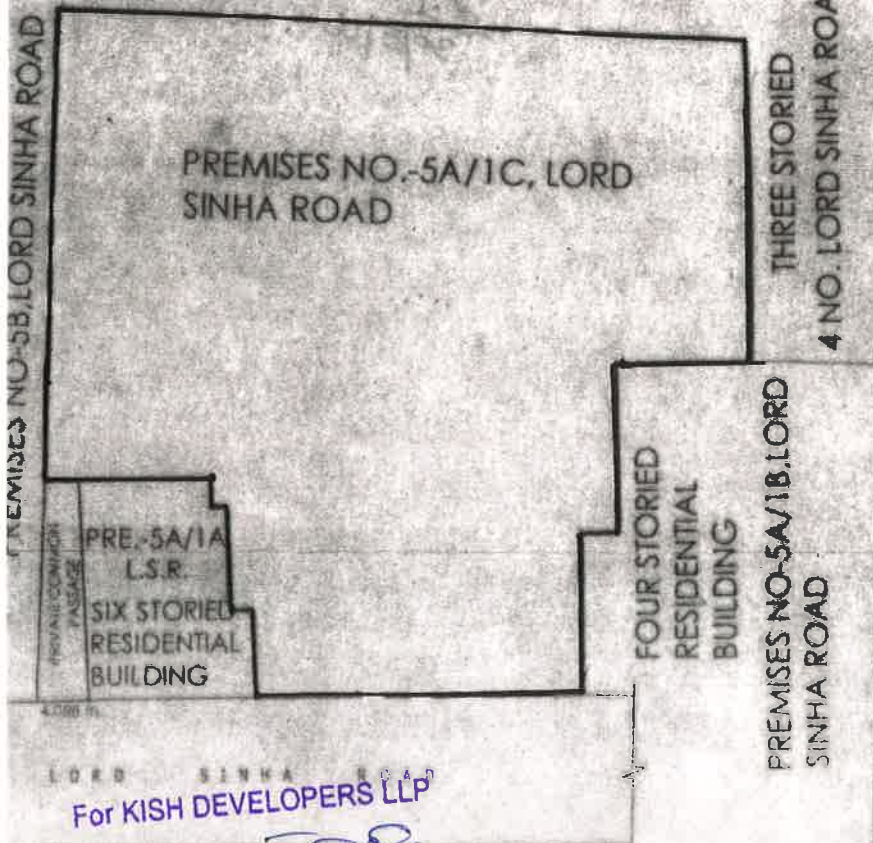
Kolkata Improvement Trust



LOCATION PLAN
SCALE- 1:4000



FIVE STORIED BUILDING
PREMISES NO-55 CHOWRINGHE ROAD



SITE PLAN OF PREMISES
NO.-5A/1C, LORD SINHA ROAD,
WARD NO.-63, BOROUGH-VII,
KOLKATA-700071, UNDER K.M.C.

Notes:-

1. All dimensions are in millimeters.

AREA OF THE LAND - 2365.106 Sq.M
OR 35 Kh.-05 Ch.-33 Sq.FT.

- For Ma Kali Properties P. Ltd.
- For Neel Kamal Housing P. Ltd.
- For Trishul Binimoy P. Ltd.
- For Vinayak Binimoy P. Ltd.
- For Vinayak Plaza Makers P. Ltd.
- For Yamuna Binimoy P. Ltd.
- For Yogamaya Binimoy P. Ltd.
- For Yogsiddhi Binimoy P. Ltd.
- For Angels Housing Complex P. Ltd.
- For Balaji Housing Complex P. Ltd.
- For Bimla Properties P. Ltd.
- For Crystal Properties P. Ltd.
- For K.S. Marketing P. Ltd.
- For Mukul Housing P. Ltd.
- For Pioneer Land & Building Developers P. Ltd.
- For Shree Biharijee Properties P. Ltd.

[Signature]
Constitute Attorney

For KISH DEVELOPERS LLP

[Signature]
Authorised Signatory

SITE PLAN
SCALE 1:500



The Kolkata Municipal Corporation
Building Department
SCHEDULE -VI
FORM OF BUILDING PERMIT

From-The Municipal Commissioner
The Kolkata Municipal Corporation
Kolkata



To : MA KALI PROPERTIES PVT.LTD & FIFTEEN ORS

5A/1A, LORD SINHA ROAD , 700071

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 No.5A/1C LORD SINHA ROAD

Ward No. 063

Borough No. 07

Sir,

With refrence to your application dated 04-JAN-17 for the sanction under section 142 of the Calcutta Municipal Corporation Act, 1980, for erection/reerection/addition to/ alteration of ,the Building on 5A/1C LORD LORD SINHA ROAD Ward No.063 Borough No.07 ,this Building Permit is hereby granted subject to the following conditions namely:-

1. The Building Permit No. 2017070036 dated 05-JUN-17 is valid for Occupancy/use group Residential
2. The Building permit no. 2017070036 dated 05-JUN-17 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 C.M.C and no wall can be constructed over it.
4. The following conditions regarding use of inflammable material:-
 - a)
 - b)
 - c)

5. Further Condions:-

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.

For KISH DEVELOPERS LLP

Authorised Signatory



The Kolkata Municipal Corporation
Building Department
SCHEDULE VI
FORM OF BUILDING PERMIT

Page 2



Premises & Street Name: 5A/1C LORD SINHA ROAD

6. # The Building work for which this Building Permit is issued shall be completed within
05-JUN-22

Commencement of Erection/Re-Erection Not within two years will require fresh application for sanction

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 licence cancelled.

8. One set of plans and specifications submitted along with the notice under Sub Rule(i) of Rule 4 duly countersigned is returned herewith.

Yours Faithfully,

Shub
08/06/17
Asst Engg/Executive ENGINEER
by order ASST
(Municipal Commissioner) K.M.C BUILDING BR-VII

By. Ch. Eng. (C)
K.M.C. Deptt.
BR-VII

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

Annexure:

Office No

For KISH DEVELOPERS LLP

[Signature]
Authorised Signatory



The Kolkata Municipal Corporation
Building Department
Borough : 07

Stacking Memo

Dated: 05 JUN 2017

The Conservancy Office:
Borough No : 07
Conservancy Department
The Kolkata Municipal Corporation

The following particulars may please be 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 : 5A/1C LORD SINHA ROAD

Built up area: 10678.083 sqm Amount realised on built up area : Ra. 345653 /

The above noted amount has been deposited as stacking fees vide B.S No 2017070036
dt 05-JUN-17 for the period of three months w.e.f the date of commencement.

[Handwritten Signature]
8/6/17
Executive Engineer (C)/Bldg

Borough No. Head Assit
Bldg Br-VII
K M C

For KISH DEVELOPERS LLP

[Handwritten Signature]
Authorised Signatory