

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



Applicant Details : M S ENCORE TRADECOM PRIVATE LIMITED REPRESENTED BY ITS ONE OF THE DESIGNATE

Financial Year	Borough No	BP No	Sanction Date	Premises No	Assessee No	Ward No	Applicant Type
2023	09	2025090043	12-SEP-25	65, DIAMOND HARBOUR ROAD	110780500414	078	Self & C.A.

LBS/Architect/ESE Details :

Processing Particulars

Licence No	Name	Under Section	Processing Category	Submission Date	Plan Case No:
C.A/2007/3985	ARUNAVA DAS	393A	MBC	06/01/2024	2023090106
ESE/II/155	MONOJENDRA DUTTA				

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	1017.744	21.475	2.815	25.603	3787.223	3787.223	433.929

JJ No
E/07/2025/3931

JJ Date
11-SEP-25

Fees Details

Description	Amount
Sanction Fee	2472661
Surcharge For Non-Resi Use	606586
Infra. Dev. Fees	0
Stacking Fee	173555
Wet - Work Charge	173555
Waste Water Charges	46281
Drainage Development Fees	385678
Drainage Observation Fees	660
Water Observation Charge	1000

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Fees For Survey Obs. Report	75000
Application fee for Submission of Building Plan	30000
Labour Welfare Cess on Building Sanction Plan	281545
KMDA's Development Charge	0
Recovery of Cost of Modern Scientific Compactor	0
Water Connection Charges(Demanded by WS Dept.)	27249
Drainage Inspection Charges	116356
Assessment Book Copy Fees(demanded by Assessment D	2000
Mechanical parking Installation fees	880000
Development of Water Supply Infrastructure Fees	385678
Transportation charges for C&D waste Management Ne	99312
Processing Charges for C&D waste Management New Co	80800
Supervision Charges for C&D waste Management New C	36022
Transportation charges for C&D waste Management fo	20762
Processing Charges for C&D waste Management for De	16892
Supervision Charges for C&D waste Management for D	7531
Total :	5919123



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From-The Municipal Commissioner
The Kolkata Municipal Corporation

To : M S ENCORE TRADECOM PRIVATE LIMITED REPRESENTED BY ITS ONE OF THE DESIGNATED D
18 BRITISH INDIA STREET , P S BOUBAZAR, 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 65 DIAMOND HARBOUR ROAD

Ward No 078

Borough No. 09

Sir,

With reference to your application dated 06-JAN-24 for the sanction under section 393A of the Kolkata Municipal Corporation Act, 1980, for erection/reerection/addition to/alteration of the Building on 65 DIAMOND HARBOUR ROAD Ward No. 078 Borough No. 09, 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 :	Not Applicable
Swerage & Drainage :	Applicable	IGBC :	Not Applicable
Surveyor Department	Applicable	BLRO :	Not Applicable
WBF&ES :	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. 2025090043 dated 12-SEP-25 is valid for Occupancy/use group Residential
2025090043 12-SEP-25
2. The Building permit no. dated 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.



Premises & Street Name : 65 DIAMOND HARBOUR ROAD

6. # The Building work for which this Building Permit is issued shall be completed within 12-SEP-2030
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
ARUNAVA DAS (License No.) C.A/2007/39855

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 ARUNAVA DAS
License No. C.A/2007/39855

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 conforms 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.



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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)