



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

Applicant Details : NISHANT KHEMKA AND SAKET SUTODIYA PARTNERS OF M/S NS ENTERPRISES SELF AND CA

Financial Year	Borough No	BP No	Sanction Date	Premises No	Assessee No	Ward No	Applicant Type
2024	16	2025160064	15-MAY-25	15, BOSE PARA BYE LANE	411230300153	123	Self & C.A.

LBS/Architect/ESE Details :

Processing Particulars

Licence No	Name	Under Section	Processing Category	Submission Date	Plan Case No:
C.A/93/16409	ANJAN DUTTA				
ESE/I/167	BHASKARJYOTI ROY	393A	NON MBC	01/03/2025	2024160522

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	427.536	15.475	1.745	4.34	946.52	946.52	180.27

JJ No
E/07/2025/1219

JJ Date
15-MAY-25

Fees Details

Description	Amount
Sanction Fee	113535
Surcharge For Non-Resi Use	2277
Infra. Dev. Fees	0
Stacking Fee	20027
Wet - Work Charge	25034
Waste Water Charges	12016
Drainage Development Fees	150204
Drainage Observation Fees	660
Water Observation Charge	1000

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



Fees For Survey Obs. Report	40000
Application fee for Submission of Building Plan	13500
Labour Welfare Cess on Building Sanction Plan	73099
KMDA's Development Charge	0
Recovery of Cost of Modern Scientific Compactor	0
Water Connection Charges(Demanded by WS Dept.)	43482
Drainage Inspection Charges	55221
Assessment Book Copy Fees(demanded by Assessment D	500
Mechanical parking Installation fees	0
Development of Water Supply Infrastructure Fees	0
Transportation charges for C&D waste Management Ne	28539
Processing Charges for C&D waste Management New Co	0
Supervision Charges for C&D waste Management New C	2854
Transportation charges for C&D waste Management fo	2155
Processing Charges for C&D waste Management for De	0
Supervision Charges for C&D waste Management for D	215
Total :	584318



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

Page 3

From-The Municipal Commissioner
The Kolkata Municipal Corporation

To : NISHANT KHEMKA AND SAKET SUTODIYA PARTNERS OF M/S NS ENTERPRISES SELF AND CA OF
6C MIDDLETON STREET ,

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 N5 BOSE PARA BYE LANE

Ward No 123

Borough No. 16

Sir,
With refrence to your application dated 01-MAR-25 for the sanction under section 393A of the Kolkata
Municipal Corporation Act,1980,for erection/reerection/addition to/alteration of the Building on 15 BOSE PARA BYE
BOSE PARA BYE LANE Ward No.123 Borough No. 16 ,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
Swerrage & Drainage : Applicable	IGBC :	Not Applicable
Surveyer Departmemt Applicable	BLRO :	Applicable
WBF&ES : Not Applicable	Military Establishment :	Not Applicable
KMDA/KIT : Not Applicable	E-Undertaking :	Applicable
AAI : Applicable		
ASI : Not Applicable		
PCB: Not Applicable		

subject to the following conditions namely:-

1. The Building Permit No. 2025160064 dated 15-MAY-25 is valid for Occupancy/use group
Residential

2. The Building permit no. 2025160064 dated 15-MAY-25 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.



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

Page 4

Premises & Street Name : 15 BOSE PARA BYE LANE

6. # The Building work for which this Building Permit is issued shall be completed within 15-MAY-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
ANJAN DUTTA (License No.) C.A/93/16409

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
ANJAN DUTTA
License No. C.A/93/16409

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.