Government of West Bengal
Department of Urban Development & Municipal Affairs
(Municipal Affairs Branch)
'Nagarayan', 6th floor,
DF - 8, Sector – I, Salt Lake City, Kolkata – 700 064.

No. 628/MA/O/C-4/3R-2/2020 **Dated, Kolkata, the 6th July 2020**

From: The Joint Secretary to the Govt. of West Bengal

To: The Municipal Commissioner,
Kolkata Municipal Corporation,
5, S. N. Banerjee Road,
Kolkata – 700 013.

Sub: Circulation of Administrative order for regulating sanction of building plan/ construction permit by the Kolkata Municipal Corporation.

Sir,

I am directed to forward herewith a copy of order for regulating sanction of building plan/construction permit by the Kolkata Municipal Corporation issued vide this Department order No. 627/MA/O/C-4/3R-2/2020, dated the 6th July 2020 for the purpose of urgent implementation of Ease of Doing Business and to request you to take necessary arrangement for compliance with the provisions of the Order.

Enclo : As stated.

Yours faithfully,

6/7/2020

Joint Secretary

No. 628/1(6)/MA/O/C-4/3R-2/2020 **Dated, Kolkata, the 6th July 2020**

Copy forwarded for information to the :-

(1) Joint Secretary (S. K. Dutta), UD & MA Department.
(2) PS to Hon'ble M.I.C., UD & MA Department.
(3) Director General (Buildings), Kolkata Municipal Corporation.
(4) OSD to Mayor, Kolkata Municipal Corporation.
(5) Sr. PA to Principal Secretary, UD & MA Department.
(6) PA to Commissioner, UD & MA Department.

6/7/2020

Joint Secretary

GOVERNMENT OF WEST BENGAL
DEPARTMENT OF URBAN DEVELOPMENT AND MUNICIPAL AFFAIRS
(MUNICIPAL AFFAIRS BRANCH)
DF-8, SECTOR-I, SALT LAKE, KOLKATA–700 064

ORDER

No. 627/MA/O/C-4/3R-2/2020, dated, Kolkata, the 6th day of July, 2020.– WHEREAS for the purposes of urgent implementation of the Ease of Doing Business (hereinafter referred to as EODB) and in the wake of COVID-19 pandemic due to spread of Novel Coronavirus and in view of various orders issued from time to time, under the Epidemic Diseases Act, 1897 (3 of 1897) and the Disaster Management Act, 2005 (53 of 2005), the Governor has been pleased to issue the following directions for the purposes of regulating the sanction of building plan by the Kolkata Municipal Corporation:–

1. Every person who intends to erect a new building on any site whether previously built upon or not or re-erect or make addition to, or alteration of, any building shall apply by Common Application Form as prescribed in **www.kmcgov.in** through registered Architect or empanelled Licensed Building Surveyor on/ or behalf of the applicant/applicants for sanction by giving notice through electronic format to the Municipal Commissioner.

2. Every such notice for erection or re-erection or addition or alteration shall be in the Common Application Form to be submitted by the Architect/ Licensed Building Surveyor (LBS) on/or behalf of the applicant/applicants as specified in KMC Website.

3. The application shall, in addition to the notice as aforesaid, contain declarations, indemnities etc. as prescribed in Schedule IA in electronic format (e-undertaking) legally enforceable under law to be submitted by the Architect/ LBS on/or behalf of the applicant/applicants. The Architect/ LBS shall preserve duly stamped and legally enforceable declarations, indemnities etc executed in appropriate format, as required to be produced before KMC as and when required.

4. Except in case of a residential building to be erected or re-erected or altered on a plot of five hundred square meter or less of land, the Common Application Form shall be accompanied by CAD drawings for the following:–

    (a) Key (location) Plan;

    (b) Site Plan;

    (c) Building Plan (Architectural & Structural);

    (d) General Specifications.

    In case of a residential building to be erected or re-erected or altered on a plot of five hundred square metre or less of land, CAD drawings for the aforesaid are to be submitted and to be uploaded.

5. For plots abutting common passage/ existing public or private street applicant has to submit undertaking in electronic format (e-undertaking) as prescribed in Schedule-IA.

6. For the proposals dealt herein for which the building is proposed to be used after execution of any of the works or after alteration and shall also be accompanied by a declaration to be submitted by the Architect/ LBS on/or behalf of the applicant/applicants in electronic format (e-undertaking) as specified in Schedule IA to the effect that he shall comply with the requirements of section 416 of the KMC Act at all times.
7. For the proposals dealt herein, the Common Application Form shall, where necessary, be accompanied by application for a No Objection Certificate (NOC) from Kolkata Metropolitan Development Authority.
8. For the proposals dealt herein, KMC will verify through online system the mutation status and payment of tax to the Corporation up to the quarter previous to the date of the application in respect of the land, building.
9. For the proposals dealt herein, the Common Application Form shall be accompanied by a composite declaration in electronic format (e-undertaking) of the applicant to be submitted by the Architect/ LBS on/or behalf of the applicant/applicants in the form as specified in Schedule IA covering the above.
10. For the proposals dealt herein, the Common Application Form shall also be accompanied by a general undertaking in electronic format (e-undertaking) of the applicant in the form as specified in Schedule-IA to be submitted by the Architect/ LBS on/or behalf of the applicant/applicants.
11. In a case involving piling work, deep foundation work or construction of basement or any other underground structures, including superstructure, the Common Application Form shall be accompanied by an Indemnity Bond in electronic format as specified in Schedule IA to be submitted by the Architect/ LBS on/or behalf of the applicant/applicants.
12. For the proposals dealt herein, with the Common Application Form, applicant has to upload in electronic format for structural plan, design calculation as well as Geo-Technical report (wherever applicable) before issuance of sanction.
13. For the proposals dealt herein, all the plans, enclosures and statements shall be uploaded by the Architect or Licensed Building Surveyor, with the concurrence of a Structural Engineer, Structural Reviewer and a Geo-Technical Engineer, as the case may be, and also by the authorisation issued by the person intending to erect, re-erect, or alter the building for all Technical Personnel.
14. For the proposals dealt herein, the applicant shall before sanction, be required to deposit as application fee under the Kolkata Municipal Corporation Act, 1980, such amount as may be determined by the Corporation along with other fees required for the relevant departments of KMC as well as external NOC issuing authorities, as the case may be.
15. For the proposals dealt herein, the applicant shall be liable to provide all relevant documents in connection of Building Sanction to / LBS/ Architect for production of the same as and when required for scrutiny by the Municipal Commissioner.
16. For the proposals dealt herein, the applicant shall also have to upload in electronic format (e-undertaking) indemnifying the Corporation in respect of all actions, suits, proceedings, claim, or damages from any third party arising out of the acts or omissions of the applicant. Such indemnity should be in the form specified in Schedule IA to be submitted by the Architect/ LBS on/or behalf of the applicant/applicants.

17. In the event, boundaries are not mentioned in the title document submitted by the applicant and there is no site plan forming part of such document, a deed of declaration containing boundary details of the boundary and land area, should be registered with the appropriate registration authorities and details of the same to be submitted in electronic format along with the Common Application Form.
18. For the proposals dealt herein, the Common Application Form shall also be accompanied, in electronic format, the details of the registered deed of gift, recording gift of land to the Corporation, where necessary.
19. For the proposals dealt herein, the Common Application Form shall also be accompanied in electronic format the Structural design as required in, these provisions shall be carried out by an empanelled Structural Engineer as per schedule XV of Building Rules and plotting on drawing sheets to be done as per requirement.
20. Building plan, elevation, and sectional elevation shall also include and show the position of Solar Panel and the position & capacity of STP, Area demarcating the composter, position and capacity of Rain water harvesting tank, Dual Plumbing system etc. for total built up area more than 6000 Sq.metre in addition to other essential features.
20. For the proposals dealt herein, the plans shall be drawn in CAD format as per guideline provided in **https://www.kmcgov.in** .
21. For the proposals dealt herein, the Municipal Commissioner may at any time, but not later than fifteen days of the receipt of Common Application Form, issue a requisition in electronic form to the applicant specifying at a time, all the defects in the notice for sanction of plan and the applicant shall make his submission in reply to such requisition within seven days thereafter.
22. For the proposals dealt herein, such intimation to the applicant to be made electronically.
23. For the proposals dealt herein all notices shall be delivered electronically.
24. For the proposals dealt herein, the Building Permit shall subject to the provisions of these provisions be issued by the Municipal Commissioner electronically as per law within a period of thirty days of the receipt of any valid notice.
25. For the proposals dealt herein the Building Permit shall not be issued till all necessary fees and charges as per demand of KMC be paid.
26. For the proposals dealt herein the plans approved by KMC and specification submitted along with the Common Application Form shall be returned to the applicant electronically along with the Building Permit.
27. For the proposals dealt herein, fresh Common Application Form in electronic format shall be necessary if the applicant proposes to amend his earlier notice and its enclosures.
28. Every person who intends to demolish any building or part thereof shall give notice in writing to the Municipal Commissioner along with the undertaking stating that the demolition work will be executed complying the provisions of the Construction and Demolition Waste Management Rules, 2016, and Regulation framed by the Corporation in this regard. The demolition work will be executed taking due care of adjoining structures and carried on under the supervision of a Structural Engineer empanelled with the Corporation maintaining the environment norms.

29. For the proposals dealt herein, no notice of commencement is required.

30. For the proposals dealt herein, after the completion of the structural work up to the plinth level or up to one metre above ground level, whichever is higher, the applicant shall apply through Common Application Form, electronically, as prescribed in www.kmcgov.in to the Municipal Commissioner to enable him to inspect such work.

31. Architect or LBS and Structural Engineer, Structural Reviewer and Geo-Technical Engineer will countersign notice of completion.

32. For the proposals dealt herein, within one month after the completion of the erection of any new building or execution of any work the applicant shall submit electronically by Common Application Form as prescribed in www.kmcgov.in through registered Architect or empanelled Licensed Building Surveyor and Structural Engineer, Structural Reviewer, Geo-Technical Engineer, as the case may be, give notice to the Municipal Commissioner of such completion under section 403 of the KMC Act, 1980.

33. For the proposals dealt herein, the Common Application Form shall be accompanied by drawings in CAD format marked as 'Completion Plans' with all the revisions and modifications including those referred to in sub-rule (2) of rule 26 of KMC Building Rules incorporated therein and clearly stating the occupancy or use-group for which the building or the work has been sanctioned. The plans shall be submitted electronically through registered Architect or empanelled Licensed Building Surveyor on behalf of the applicant, and the Structural Engineer, Structural Reviewer, Geo Technical Engineer as the case may be.

34. For the proposals dealt herein, the Common Application Form shall be accompanied by a structural stability certificate duly signed by a Structural Engineer and Architect or Licensed Building Surveyor, as the case may be, and wherever applicable shall be accompanied the above electronically.

35. The words "Occupancy Cum Completion Certificate" will be used in place of "Completion Certificate" and "Partial Occupancy Cum Completion Certificate" will be issued instead of "Partial Completion Certificate".

36. For the proposals dealt under herein, within five days of the receipt of Common Application Form as prescribed in www.kmcgov.in to be submitted by the Architect/ LBS on/or behalf of the applicant/applicants of completion of building work, the Municipal Commissioner shall carry a joint site inspection for the building or work and shall satisfy himself that the erection or the execution of the work has been completed in accordance with completion plan.

37. An electronically generated completion certificate will be issued in respect of such proposals.

38. All undertakings are to be submitted electronically.

39. Architect will be registered with the Council of Architect, registration granted under the Architects Act, 1972, Structural Reviewer and Structural Engineer will be Associates of Indian Institute of Engineers.

40. LBS having requisite qualification as per Rules obtained from Institutions having Associates of Indian Institute of Engineers are also eligible.

41. There will be scope to utilise Landscape Architect having the minimum qualification for a Landscape Architect shall be the Master Degree in Landscape Architecture or equivalent from the recognized University and Town Planner having the minimum qualification for a Town planner shall be the Associate Membership of the Institute of Town Planners, India or Graduate or Post Graduate Degree in Town Planning or equivalent. The Town Planner shall be competent to carry out any building Permit in addition to other Technical Personnel for area above five hectares.

42. For any building to be erected or re-erected will be governed by the Colour Coded Zoning Map (CCZM) issued by the Airport Authority of India restricting height of the Building.

43. It shall be ensured that the ownership of the property is not in dispute.

44. The sub-judiced matter may also be examined legally to avoid legal complications.

SCHEDULE I(A)

E-UNDERTAKING (A)

I/We have submitted an application for erection / re-erection / addition to alteration of building at the above premises. In connection with the said application, I/We do hereby solemnly undertake, indemnify, affirm and declare as under :-

1. That I/We am/are desirous of construction of a building at instant Premises having an area of land as mentioned in the application and submit the plan for the construction of a building in the said premises for sanction
2. That I/We have an exclusive right of erection on the plot comprised in the aforesaid premises and I/We am/are submitting herewith-relevant deed and other documents in support of it.
3. That the said premises is tenanted/ not tenanted (in case of tenant non-eviction of tenant is required).
4. That I/We shall be liable to pay the extra amount of sanction fees and other charges, if any within a month from the date of demand on the basis of I.F.U. (B)'s observation, if I/We receive the Building Plan on payment of the sanction fees subject to audit, failing which, the department may take any action as it may deem fit.
5. That the work of erection, re-erection or addition or alteration will be supervised by an Architect or Licensed Building Surveyor, a Structural Engineer, a Geo-Technical Engineer as required under the rules of The Kolkata Municipal Corporation.
6. That in case I/We dispense with the services of the engaged Architect or Licensed Building Surveyor, a Structural Engineer, a Geo-Technical Engineer as required under the rules of The Kolkata Municipal Corporation at any stage till actual completion of the construction, I/We shall inform the Municipal Corporation within 48 hours and liable to pay necessary Fees & Charges as applicable. I do hereby further undertake that no work will be continued without engagement of technical person.
7. That the works relating to water supply, drainage and sewerage shall be supervised by a licensed plumber.
8. That there are no arrear dues payables to The Kolkata Municipal Corporation in respect of the said premises.
9. That necessary observation under section 63 of the Kolkata Improvement Act, 1911, has been obtained/applied.
10. That the soil of the said premises is fit to be built upon from engineering pint of view and a copy of the soil test report submitted by Geo Technical Engineer referred to in sub-rule (1) of rule 53 is annexed hereto.
11. That I/We shall plant trees or saplings as per Corporation's guidelines in the front and other open spaces of the premises.

12. I/We shall comply with the requirements of sections 496(1) and (2) of the K.M.C. Act and shall be responsible for making the construction site free of water stagnation , free of water collection which are likely to be a source for breeding of mosquitoes or in any other respect of nuisance . I/We also hereby give undertaking that all water collections required to be maintained for construction work in places like lift Wells, vats, open drums, foundation pits and I/Wells, curing of site after floor casting or such places where water/ rain water accumulate shall be drained off /emptied twice a Week to prevent mosquito breeding. I/We also ensure that all other unusable discarded receptacles like buckets, broken pots, coconut shell etc. are removed to keep the construction premises clear and shall be responsible for such action which helps in breeding of Mosquito, so that it may not be offensive to the neighbourhood or in any other respects a nuisance.
13. That trees will be planted and maintained in front of my/our premises at my/our own cost, as per specification of The Kolkata Municipal Corporation. I/I/We do hereby further undertake that I/We shall maintain at my/our own cost the footpath in front of my/our premises.
14. I/We confirm that, in accordance with the provisions of rule 31, I/We shall not erect or execute any work of the building except between the hours of sunrise and sunset.
15. I/We undertake that I/We shall not install any power driven deep Tube Well and/or hand driven shallow tube well.
16. That the aforesaid plot of land is the only plot of land hold by me/us including the members of our family and / body of individuals in any of the Urban Agglomerations covered under the extent of that plot is within the ceiling limit on vacant land imposed by the said Act.
17. That I/ We do not hold any other vacant land or any other land with building therein in any of the Urban Agglomerations covered under the said Act.
18. That in the event of the aforesaid plot of land being declared as excess by the competent authority under the Urban Land (Ceiling and Regulations) Act, 1976, I/We shall abide by the decision of the competent authority under that Act.
19. That in pursuance of the aforesaid affidavit and in consideration of the K.M.C. having agreed to consider to grant permission to execute the works in accordance with the plan submitted vide our application for construction of a building) in the aforesaid premises referred to above, I/We hereby indemnify and keep harmless the Municipal Corporation from all proceeding in court and before other authorities including the Competent Authority and other authorities appointed under the urban land (ceiling & regulations) Act. 1976. All expenses/losses/claim of whatsoever nature which the municipal corporation may incur or become liable to pay as a result of or in consequence of the permission that may be accorded by it to the building plan in respect of the aforesaid premises.
20. WHEREAS I/We have submitted to the Kolkata Municipal Corporation (hereinafter referred to as "the corporation") building plans with provisions for deep foundation works, piling works, construction of basement and underground constructions including superstructure.
21. AND WHEREAS I/We have represented to the corporation that if sanction is granted for the construction for the aforesaid works, I/We shall indemnify the corporation for any loss or damage at the time of execution of the said works or at any time thereafter.
22. AND WHEREAS I/We undertake that all precautionary measures shall be undertaken by me/us and no excavation shall be carried out beyond the boundaries of the plot and any damage occurring during the execution of the works or due to excavation made at site to the municipal services or public utility services or properties/other third person/properties shall be made good by me/us.
23. AND WHEREAS I/We further undertake and agree to indemnify the said Corporation to the full extent of any claim put up against the said Corporation either by way of damage, compensation or in any other way in case the said Corporation is required to pay any amount to any person or owners of the adjoining properties.
24. AND WHEREAS I/We further hereby indemnify the Corporation for non-compliance of any of the conditions imposed for the sanction and/or any provisions of The Kolkata Municipal Corporation Act and the Building Rules and I/We shall remain responsible for the damages which the corporation may suffer because of such non-compliance:
25. AND WHEREAS I/We further undertake and agree to indemnify the Corporation of all costs and expenses to which the Corporation is put to or suffer in order to defend any action in this regard in any Court of law.
26. AND WHEREAS I/We further undertake and agree to indemnify the Corporation in respect of all action, suits, proceedings, claims or damages from any third party arising out of the acts or omissions of me/us.
27. That no building material shall be deposited in any street except with the prior written permission of the Municipal Commissioner and on deposit of fees for stacking materials as per demand raised by the Corporation and the same will be stacked only at a place as may be directed by the Corporation.

28. That by virtue of the proposed sanction , I/We shall not have any automatic right of use as proposed in the plan nor the proposed sanction will have any other overriding effect on other laws or statutes in force and in case any other permission, Licence or sanction is required under any relevant law or statute, the same will be obtained by me/us prior to us of the proposed building / portion of the building. Further the Municipal Authority may revoke the sanction plan and cancel any Completion Certificate, in case I/We fail to obtain the relevant permission, License or sanction as may be applicable.
29. That I/We shall take filtered water supply connection from The Kolkata Municipal Corporation before construction of the building and after obtaining sanction from the Water Supply Department, Kolkata Municipal Corporation. I/We further undertake that I/I/We shall not install any power driven, deep tube I/Well and/or hand driven shallow tube I/Well. If I/We do not get filtered water supply connection from The Kolkata Municipal Corporation, I/We shall make separate application to the Water Supply Department or to the competent Authority, as the case may be, for construction/regular connection either through tube I/Well or through Corporation surface water supply.
30. That I/We shall wrap construction area/building in terms of law for the time being in force installing dust barriers, or other actions as appropriate for the location.
31. That I/We shall apply water and maintain soils in a visible damp or crusted condition for temporary stabilization.
32. That I/We shall use water prior to leveling or any other earth moving activity to keep the soil moist throughout the process.
33. That I/We shall maintain vehicle speed within a limit of 15mph on the work side,
34. That I/We shall clean wheels and undercarriage of haul trucks prior to leaving construction site,
35. That I/We shall apply and maintain dust suppressant on haul routes.
36. That I/We shall apply cover or screen to stockpiles and stabilize stockpiles at completion of activity by water and maintain a dust palliative to all outer surfaces of stockpiles,
37. That I/We shall stabilize surface soils where loaders, support equipment and vehicle will operate by using water and maintain surface soils in a stabilized condition where loaders, support equipment and vehicles will operate.
38. That I/We shall stabilize adjacent disturbed soils following paving activities with immediate landscaping activity or installation of vegetative or rock cover.
39. That I/We shall maintain dust control during working hours and clean track out from paved surfaces at the end of the Work shift/day. Track out must now extend 50 feet or more and must be cleaned daily, at the minimum.
40. That I/We shall stabilized sloping surfaces using soil binders until vegetation or ground cover can effectively stabilized the slope.
41. That I/We shall take care of disposal of debris in consultation with the Kolkata Municipal Corporation following proper environmental management practice.
42. That I/We shall take care of during construction work, including cutting of marbles etc., ambient noise level should not exceed more than 65Db(a).
43. That I/We shall abide by all observations and recommendations made from time to time as may be made by Departments of The Kolkata Municipal Corporation for the proposed construction.
44. That I/We shall abide by all provision and relevant Rules and Regulations under the Kolkata Municipal Corporation Act,1980 as well other relevant laws in vogue during course of the works to be undertaken by us as mentioned in our application.
45. I/We shall take all necessary safety measures for safety and security of the workmen to be engaged at my/our construction site and also for the public around the site. The site shall be fenced with suitable means and the whole construction area shall be cordoned off by "Barrier Tape" depicting "DANGER NOT TO ENTER".
46. That I/We shall not allow Water to stagnant at site for more than 48 hours in any form.
47. That I/We shall undertake that no tree/garden shall be damaged and no public and private property shall be defaced during the construction work,
48. That I/We shall take all protective measures for safety of the Government/ private properties adjacent to my/our construction site during the construction period. I/We shall compensate fully if any damage occur in any such properties,
49. That I/We shall carry out works strictly in compliance with environmental norms.
50. I hereby declare that while executing the works mentioned by me in the notice given under sub-rule (1) of rule 4 of The Kolkata Municipal Corporation Building Rules, 2009. I shall comply with the requirements of section 416 of The Kolkata Municipal Corporation Act, 1980.

51. That the premise does not fall within the prohibited or regulated area of any centrally protected monument of Archeological Survey of India.
52. That the stipulation shall be conveyed to the legal heirs/purchasers/nominee in case of transfer of property.
53. That a portion of the Premises if affected to the sanctioned road alignment of KMC and or KMDA to the extent as mentioned therein, I/We will agree to transfer to KMC for widening of road.
54. That in the event if it is found that any part of the building at the instant premises which is to be constructed pursuant to the sanction plan, fall within any alignment to be made by KMC and/or KMDA, I/We will demolish the same at our cost and will not claim any compensation from the KMC.
55. This however will not prevent the KMC from imposing street alignment and our self from preferring an objection to any such proposed alignment that may be made by KMC.
56. I / We do hereby undertake that I/ We must demolish the entire existing structure if any before construction of the building as per building permit.

That I have obtained the above undertakings in hard copy/file from the owners/lessees applicants and submitting the E-undertaking on behalf of the owners/lessees/ applicants

That the above statements are true to the best of my/our knowledge and belief.

I agree

E-UNDERTKING/ SELF-DECLARATION (B)

That I do hereby solemnly undertake, indemnify, declare as follows:-

1. That I have been engaged as an LBS / Architect for preparing the building plans and to supervise construction till its completion in respect of instant case premises.
2. That I have prepared the building plans in respect of the instant case premises.
3. That I have personally inspected the site with respect to its location, size, shape and area of the plot and is proposed land use is also in conformity with the site plan as per Deed/Boundary Declaration as produce by Owner/Owners. The plot has been demarcated at site tallies with the Records of Rights of the Owners.
4. That the Ownership documents are in shape of registered Sale-Deed / Lease Deed in favour of the Applicant is in order.
5. That there is no encroachment on the municipal land / road /other property and certifying that the road widths as shown in the Proposed Plan are available at site.
6. That the proposals have been prepared strictly in accordance with the building Bye-law, rules, regulations and practice of the Kolkata Municipal Corporation and no mis-interpretation or inference of Provisions of the KMC Building Rules 2009 has been exercised while preparing the plans. The construction shall be carried out strictly in accordance with the sanctioned building plans and in case any deviation is carried out, I shall inform the Kolkata Municipal Corporation immediately.
7. That in case of appointment of other LBS / Architect on the Project at any stage whatsoever, I shall inform the Kolkata Municipal Corporation within 48 hours.
8. That mandatory setbacks as proposed shall be maintained in accordance with the provision of KMC Building Rules 2009.
9. That before submission of proposals Record of Right / Mutation Certificate from BL & LRO has been accorded in the added Area of the Kolkata Municipal Corporation (for Plot Area More than 210 Sq.M.) i.e. Ward 101 to 144.
10. That nothing has been concealed and no mis-representation has been made while preparing and submitting the Building Plans.
11. That in case anything contrary to the above is found or established at any stage, the Kolkata Municipal Corporation shall be at liberty to take any action as deem fit including revocation of Sanction of Building Plans and debarring me for submission of Building Plans and also can lodge a complaint with the Council of Architecture for appropriate action (in case of Architect) in addition to other penalty measure as per law.

I do hereby certify that contents of the above undertaking are true and correct to my knowledge and belief and nothing is false therein or has been concealed there from.

I AGREE

E-UNDERTAKING (C)

(For TOTAL Built up area 20,000 Sq.metre to 1,50,000 Sq. metre)

That I do hereby solemnly undertake, indemnify, declare that I will follow all the guide lines mentioned in Notification No: 2495/En/T-ii-I/011/2018 dated 17/12/2019 of the State Level Environment Impact Assessment Authority for the following:-

1. That I will use fly ash and fly ash based material as prescribed in the above notification.
2. That I will preserve the water body conservation as prescribed in the above notification.
3. That I will maintain green cover as prescribed in the above notification.
4. That I will maintain requirement of water supply as prescribed in the above notification.
5. That I will take appropriate measures for rain water harvesting as prescribed in the above notification.
6. That I will comply the requirement of Sewerage Treatment Plant as prescribed in the above notification.
7. That I will comply the requirement of Solid Waste Management as prescribed in the above notification.
8. That I will comply the requirement of Renewable energy as prescribed in the above notification.
9. That I will comply the requirement of Area statement as prescribed in the above notification.

That I have obtained the above undertakings in hard copy/file from the owners/lessees applicants and submitting the E-undertaking on behalf of the owners/lessees/ applicants

That the above statements are true to the best of my knowledge and belief.

I AGREE

E-UNDERTAKING (D)
DECLARATION OF ROAD WIDTH(FOR WARD 101 TO 144)(FOR USER ENTRY)

The width of the road abutting the said premises has been measured by me, in presence of the owner and the minimum width of the road abutting the site is proposed in the application and is found correct

The above statement is true to the best of my knowledge and for any discrepancy the K.M.C authority will have right to revoke the sanction plan forthwith.

That I have obtained the above undertakings in hard copy/file from the owners/lessees applicants and submitting the E-undertaking on behalf of the owners/lessees/ applicants

I AGREE

E-UNDERTAKING (E)

FOR NON-EVICTION OF TENANTS

I/We being sole/absolute owner/owners of the Premises do here by solemnly affirm and declare as under :-

I /we do here by declare that in the event of the Kolkata Municipal Corporation granting sanction to the said plan I/we undertakes to save the Corporation harmless from the consequences of all proceedings that may be commenced or proceedings that may be commenced or proceed by any of the tenants and/or occupiers of the said premises against The Kolkata Municipal Corporation in respect of such sanction.

That, I/we shall not evict any tenant and in case it is necessary to remove any tenant I undertake to provide them with identical area in and around the said premises by mutual arrangement.

I/we also undertake to make construction strictly in accordance with the sanctioned plan and further agree that if any construction is made by me/us illegally and in deviation with the sanctioned plan, the Kolkata Municipal Corporation will be entitled to demolish the same without any notice to me/us.

If there be any dispute between myself/ourselves and my/our tenants the matter will be referred to the Municipal Commissioner or any Officer of the Kolkata Municipal Corporation authorised by the Municipal Commissioner in this behalf whose decision shall be final and binding on the parties.

The statements contained in the foregoing paragraphs are true to my/our knowledge save those that are my/our submissions.

That I have obtained the above registered undertakings in hard copy/file from the owners/lessees/ applicants and submitting the E-undertaking on behalf of the owners/lessees/applicants

That the above statements are true to the best of my knowledge and belief.

I AGREE

E-UNDERTAKING (F)

Common Passage UNDERTAKING

I/We do hereby solemnly undertake to The Kolkata Municipal Corporation that I shall not put forward any claim to the Corporation from the date of sanction of the building plan submitted by me for the construction of the new building on the above mentioned premises abutting on the said common passage not constructed as per Corporation specification u/s 364 & 365 of C.M.C. Act, 1980 and leading access to the water supply, drainage, electricity and if so directed by the |Corporation shall pay necessary charges for improvement of the said passage.

That I have obtained the above registered undertakings in hard copy/file from the owners/lessees/ applicants and submitting the E-undertaking on behalf of the owners/lessees/ applicants

That the above statements are true to the best of my knowledge and belief.

I AGREE

E-UNDERTAKING (G)
AIRPORT UNDERTAKING

That I/We being the owners/applicants of the instant premises holding the right of ownership of the premises and duly reserve the right for erection of building at the said premises.

That I/We hereby undertake to the KMC Authority that the site coordinate (WGS-84) and site elevation (AMSL) as given in the proposed plan by our appointed LBS/Architect in respect of the said premises required to determine the permissible height of the proposed building in regard to the Airport Authority of India point of view is fully correct and in order in all respect.

That I/We further undertake that if the said site coordinate (WGS-84) and site elevation (AMSL) as given in the proposed plan by our appointed LBS/Architect, if at any stage it is found otherwise, then I/We shall be fully liable for which KMC and other appropriate authority reserve the right to take appropriate action against me/us as per law.

That this undertaking is given in terms of the Circular No. 15 of 2015-16 dated 03.03.2016 issued by Director General (Building), KMC.

That I have obtained the above undertakings in hard copy/file from the owners/lessees/ applicants and submitting the E-undertaking on behalf of the owners/lessees/ applicants

That the above statements are true to the best of my knowledge and belief.

I AGREE

Undertaking for demolition of Building(s)

Ref:

Premises No ..... , Ward No ..... Borough .....

I/We submitted an application before the Municipal Commissioner, The Kolkata Municipal Corporation for demolition of building(s) at the above premises under Rule 20 of the KMC Building Rule, 2009. In connection with the said application I /We do hereby undertake -

(1) I/We shall prima facie be responsible for collection, segregation of concrete, soil and others and storage of demolition waste generated, as directed or notified by the concerned local authority in consonance with these rules.

(2) I/ We shall ensure that other waste (such as solid waste) does not get mixed with the demolition waste and it will be stored and disposed separately.

(3) I/ We shall keep the demolition waste within boundary of the premises , there will be no littering or disposition of demolition waste to prevent obstruction to traffic or public or drainage system.

(4) Concrete, Steel, Wood, Bricks, Mortar, Plastic shall be segregated as site.

(5) I / We shall follow the waste management plan as approved by the KMC Authority.

(6) I/ We shall pay relevant charges for collection, transportation disposal as fixed by KMC Authority.

(7) I/ We shall follow the environmental norms to control air pollution at site.

(8) Estimated quantum of generated waste of project site & waste generation in one way during demolition work to be informed. Estimated quantum of waste is to be certified and signed by the LBS/ Architect.

(9) If the generated waste is more than 20 ton or more in one day or 300 tone in one month shall submit waste management plan and approval of the concerned Department before starting the demolition work.

In witness thereof:-

I/We sign this undertaking on the..... Day of ..... 20..... .

Witness:

1.

2.

Executants

By order of the Governor,

6/7/2020

Jt. Secy. to the Govt. of West Bengal.