

Dated :09/06/2021

**Municipal Commissioner's Circular No : 12 of 2021-2022**

Kolkata Municipal Corporation had decided to simplify the procedure of sanction of building plan of plot having land area up to 210 Sq. Metre and building height up to 10 Metre to be used only as residential building.

It is reiterated for the knowledge of all concerned that building plans conforming fully to the KMC Act/ Building Rules for land area up to 210 Sq. Metre and building height up to 10 Metre only for residential building u/s 393A of the KMC Act shall be deemed to have been sanctioned on presumption of correctness of building plan as certified by any of the empanelled LBS/ Architect as soon as the same is duly submitted electronically to the KMC portal as follows and on payment of requisite fees and charges.

<https://www.kmcgov.in/KMCPortal/jsp/Dashboard2.jsp>

This has the approval of the Hon'ble Chairperson, Board of Administrators, KMC.

**It shall be subject to the following conditions:**

1. The concerned LBS/ Architect will examine all documents, plan, etc as required as per KMC Act 1980 & KMC Building Rules 2009 and have the entire responsibility for the sanction. It should ensure that the plan conforms totally to the KMC Acts and rules
2. All hard copy documents with signature of owner/ applicant are to be preserved for production to KMC as and when required.
3. LBS/ Architect has to apply in KMC Portal for such facility, which are to be checked by LBS/ Architect and would be considered as sanction subject to payment of fees.
4. The concerned LBS/ Architect will have to digitally sign the building plan, Building Permit, Stacking Memo etc with name and Empanelment Number / Registration Number as the case may be and upload the same to KMC server. Copy of the same is to be made available to the owner/ applicant.
5. If any provision of the KMC Act 1980 and/or KMC Building Rules 2009 be violated, or any suppression / misrepresentation of facts are observed during subsequent verification, stringent action as per Law will be imitated against the LBS/ Architect

Above are to be read in conjunction with Chapter VII of the KMC Building Rules 2009.

All concerned are hereby requested to act accordingly.

  
**Municipal Commissioner**

Copy to:

1. OSD to Hon'ble Chairperson, BoA
2. DG (Building)
3. CO(IT)
4. CREDAI BENGAL,
5. Chairperson, IIA, WB chapter,
6. Secretary, LBS Association.