

Date : 30/03/2024

Municipal Commissioner's Circular No. 60 of 2023-2024

Sub : Strict compliance of KMC Bldg. Rules, 2009 & KMC Act, 1980.

Any proposal for sanction and erection of building is followed as per provision of Chapter VII of the KMC Bldg. Rules, 2009 regarding engagement of authorized technical personnel viz. Licensed Building Surveyor (LBS), Architect, Empanelled Structural Engineer (ESE), Geo Technical Engineer (GTE), Empanelled Structural Reviewer (ESR).

It is, hereby, instructed that work and compliance of the building rules, till completion as per KMC Building Rules 2009 (as amended) Architects and LBS shall inform the Building Department, KMC about whether the progress of work of the building supervised by them is as per sanction or not on a fortnightly basis.

Deviation of construction work shall be informed to KMC prior to execution of work.

Without prior information, such deviation of work shall be dealt with in accordance with law as per Rule 47(c) of KMC Building Rules 2009 (as amended):

“ Provided that such Licensed Building Surveyor, Architect, Structural Engineer, Geo-Technical Engineer and Structural Engineer, will work in association with one another and will be jointly and/or severally responsible for all acts and/or omission in connection with their duties and responsibilities for ensuring safety of the structure and other obligations herein contains. ”

In some cases it is observed that the concerned technical persons after obtaining sanction from KMC withdraw their association with supervision of the building construction as sanctioned by KMC. In such cases Building Department shall issue a letter immediately to the concerned owner / applicant to engage new technical person to proceed with further construction as per sanctioned plan. Till a new technical person is engaged, no construction work will be undertaken by the owner or applicant else the sanctioned plan will be cancelled as per Rule 55(4) of KMC Building Rules 2009 (as amended)

In case of any deviation from sanctioned plan, strict action will be taken against Architect, LBS, ESE, GTE & ESR as per KMC Building Rules 2009 (as amended) and KMC Act, 1980.

In this regard, Office Circular No. 03 of 2019-20 dated 08/05/2019 shall be strictly adhered.

In case it is observed that it is a habitual withdrawal of any particular technical person and occurring frequently, strict action, which may extend up to revocation of license and action under the Architects Act, 1972, will be initiated.

Encl: Bldg. Office Circular No. 03 of 2019-20
dtd. 29/07/2029 including Corrigendum
issued dated 30/07/2019.

Jawar 30/3/24
Municipal Commissioner

Distribution :

1. OSD to Hon'ble Mayor
2. PA to Dy. Mayor
3. PA to all MMIC
4. DG (Building)
5. All Dy Chief Engineer(C)/ Building
6. All Executive Engineer (C)/ Building
7. Chairperson, IIA, WB Chapter,
8. Secretary, LBS Association.
9. All Empanelled Structural Reviwer (ESR)
10. All Empanelled Structural Engineer (ESE)
11. All Geo Technical Engineer (GTE)
12. President, CREDAI BENGAL

Jawar 30/3/24
Municipal Commissioner



**BUILDING DEPARTMENT
KOLKATA MUNICIPAL CORPORATION
5, S. N. BANERJEE ROAD
KOLKATA - 700 013**

Date : 29 / 07 / 2019

OFFICE CIRCULAR NO 03 OF 2019-20

Rule 23 of the KMC Building Rules, 2009 states as follows:

"23. Documents at site

- (1) From the date of commencement upto the date of issue of completion certificate under section 403 of the Act the applicant shall keep at the site copies of one set of plans and specifications and any provisions thereof as returned to him by the Municipal Commissioner along with the building permit and shall also exhibit at a conspicuous place the number of the premises, the name of the Architect or Licensed Building Surveyor, Structural Engineer and Geo Technical Engineer, as the case may be, the name of the owner and number and date of the Building Permit. } X
- (2) Where any tests in respect of any material and/or works are made to ensure conformity with the requirements of these rules, copies of reports and records of the tests shall also be kept for inspection at the site.

Provided further that all such documents shall also be produced before the Municipal Commissioner when so required by him."

In addition to 'X' as stated above, the following message should also be displayed in the sign board :

"Please do not purchase / occupy any flat without confirming Completion Certificate issued by Kolkata Municipal Corporation."

KMC will take action as per law in case of violation.


Director General (Building)

Copy to :

1. OSD to Hon'ble Mayor,
2. OSD to Municipal Commissioner,
3. Spl. Municipal Commissioner (G&D),
4. DG(Civil)/Bldg/South,
5. All Dy. Ch. Engineer (B),
6. All Dy. Ch. Engineer (C) / Ex. Engineer of Borough Offices (Building),
7. Member, Executive Committee, Council of Architecture,
8. Chairperson, IIA, WB chapter,
9. Secretary, LBS Association,
10. Dy. Manager (Systems / Bldg),
11. AO (I) - for circulation.



BUILDING DEPARTMENT
KOLKATA MUNICIPAL CORPORATION
5, S. N. BANERJEE ROAD
KOLKATA - 700 013

Date : 30 / 07 / 2019

Corrigendum to
OFFICE CIRCULAR NO 03 OF 2019-20

The following words in the OFFICE CIRCULAR NO 03 of 2019-20 dated 29/07/2019 issued by Director General (Building) :

"In addition to 'X' as stated above, the following message should also be displayed in the sign board :

"Please do not purchase / occupy any flat without confirming Completion Certificate issued by Kolkata Municipal Corporation.""

are substituted by :

"In addition to 'X' as stated above, the following message should also be displayed in the sign board

"Please purchase any flat only after confirming *Sanction Plan* and occupy after confirming *Completion Certificate* issued by Kolkata Municipal Corporation.""

Director General (Building)

Copy to :

1. OSD to Hon'ble Mayor,
2. OSD to Municipal Commissioner,
3. Spl. Municipal Commissioner (G&D),
4. DG(Civil)/Bldg/South,
5. All Dy. Ch. Engineer (B),
6. All Dy. Ch. Engineer (C) / Ex. Engineer of Borough Offices (Building),
7. Member, Executive Committee, Council of Architecture,
8. Chairperson, IIA, WB chapter,
9. Secretary, LBS Association,
10. Dy. Manager (Systems / Bldg),
11. AO (I) - for circulation.