



EARTHCON

DEVELOPER & CONSTRUCTION

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Office : 85, S. K. Deb Road
(Natunpally)
Block-B, Shop No. 2
Kolkata - 700 048

Ref. No.

Date.

To whom it may concern

This is to inform that Charubani Apartment situated at 45, SK Deb Road 5th bye lane, Kolkata 700048 does not have a separate building permit as it is an offline plan. The back side of the plan is sealed by the sanction authority and considered as the plan permit and authentication. Kindly consider the same and request you to proceed for the RERA Registration Process.

FOR EARTH CON
Netai Roy
Proprietor



1. This sanction is valid for a period of three years from the date of sanction and shall be renewed for a further period of two years.
2. Sanction is granted on the basis of statements, representations, disclosures & declarations made and information supplied by the applicant. In case it is discovered at a later stage that the statements were false and that any disclosure/declaration was misleading and/or was not full and complete the sanction shall be revoked without prejudice to other action which may be taken by the Municipality under Civil law.
3. Before commencing construction the site must conform to the sanctioned site plan. The applicant must implement all proposals and representations made in the Plan in full.
4. No deviations may be made from the sanctioned plan and if made the same is liable to be summarily demolished and the cost of such demolition recovered from the applicant/owner.
5. The onus of ensuring the correctness of plan lies on the applicant/owner.

Sanctioned provisionally

No objection certificate is to be obtained from the Airport Authority of India before commencing construction.

No rainwater pipework should be so fixed as to discharge rainwater on road or pavements or the premises.

Sanction plan for building shall be submitted as per form prescribed by the Municipality. The plan shall be prepared separately according to National Building Code and sanctioned for the same obtained before commencing construction or during.

Within one month after the completion of the erection of a building or the execution of any work the owner of this building must submit a notice of completion to the Municipality in compliance with provisions mentioned in Rule 32 of the West Bengal Building Rules, 1967. Failure to do so will attract heavy penalties. No person may occupy or intend to be occupied a building erected or intended or intended to be erected under the West Bengal Municipal Act, 1951 without obtaining an Occupancy Certificate issued by the Municipality.

"Before Commencement of Construction,
Necessary Notifications Must be Taken From
All Respective Competent Authorities."

PHASE-I

SANCTIONED Provisional / up to ground floor roof casting Final Sanction valid according to Phase-II after completion of ground floor RCC structure as per Provisionally sanctioned plan in Phase-I

K.C.
19/1/24

Chairperson

SOUTH DUM DUM MUNICIPALITY

DATE

[Signature]
19/01/24
224

PHASE-II
SANCTIONED
Date

K.C.
27/8/25

Chairperson
South Dum Dum Municipality



1. The sanction is granted for a period of two years from the date of sanctioning, i.e., 19/11/24. The period of two years shall not be extended beyond the West Bengal Municipal Act, 1919.
2. Sanction is granted on the basis of the plan, representation, and other documents submitted by the applicant. If any information supplied by the applicant is found to be false or misleading, the sanction may be withdrawn and the applicant may be liable for prosecution under the provisions of the West Bengal Municipal Act, 1919.
3. Before commencing construction the applicant shall implement all proposals and representations made in the Plan in full.
4. No deviations may be made from the sanctioned plan and if made the same shall be deemed to be null and void and the applicant shall be liable for prosecution under the provisions of the West Bengal Municipal Act, 1919.
5. The onus of ensuring the compliance of the plan is on the applicant/owner.

Sanctioned provisionally
No objection certificate is to be obtained from the Airport Authority of India before commencing construction.

No rainwater pipedout should be so fixed as to discharge rainwater on road or path outside the premises.

Drainage plan for building being constructed in an area served by sewerage network will have to be prepared separately according to the Municipal Building Code and sanction for the same obtained before commencing construction of drains.

Within one month after the completion of the construction of a building or the execution of any work the owner of this building must submit a notice of completion to the Municipality in compliance with provision made in Rule 32 of the West Bengal Building Rules, 1961. Failure to do so will attract a penalty under the West Bengal Municipal Act, 1919. No person may occupy or use the building until a building is declared to be fit for occupation by the West Bengal Municipal Act, 1919. Occupancy Certificate issued by the Municipality.

*** Before Commencement of Construction,
Necessary Permissions Must be Taken From
All Respective Competent Authorities ***

PHASE-I

SANCTIONED Provisionally up to ground floor roof casting Final Sanction will be accorded in Phase-II after Completion of ground floor RCC Structure as per Provisionally sanctioned plan in Phase-I

K.C.
19/11/24

Chairperson

SOUTH DUM DUM MUNICIPALITY

DATE.....

[Signature]
19/11/24

PHASE-II SANCTIONED

Date

K.C.
27/8/25

Chairperson
South Dum Dum Municipality