

# NORTH BARRACKPORE MUNICIPALITY

PALTA, P.O. BARRACKPORE, NORTH 24 PARGANAS

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033 2593-2028



## THE WEST BENGAL MUNICIPAL (BUILDING) RULES, 2007 [w.e.f 14.02.2007]

ARUNABHA DEBNATH  
Chartered Engineer (CIVIL)  
Empanelled Structural Engineer  
Lic. No.- ESE/II/569  
Kolkata Municipal Corporation  
Mob.- 9830028976  
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SITE PLAN NO :- 383 of 2007  
NAME :- Smt. Aruna Ganguly Das  
HOLDING NO :- 224  
WARD NO :- 23.

Price Rs. 100/- Only

Book No. 371

**21. Sanction of building and permission to execute work.**-(1) Within sixty days of the receipt of any application with building plan or of any information or documents which the Board of Councillors may reasonably require the applicant to furnish before deciding whether permission shall be granted to execute any work, the Board of Councillors shall, by written order-

- (a) accord sanction, in Form 'C' to the building plan conditionally or unconditionally and to give permission to execute the work, or
- (b) refuse in Form 'D' on one or more of the grounds mentioned in section 210 to accord such sanction, or
- (c) accord sanction but impose conditions for permission to execute the work, or
- (d) accord provisional sanction under the proviso to section 210 :

Provided that in the case of a provisional sanction, the applicant shall furnish a statement to the effect that, if he is unable to produce the license or permission as required, the provisional sanction shall be at his own risk and cost and shall not be made final and the occupancy certificate under subsection (2) of section 212 shall not be issued in respect of the use which is affected by

(2) The Building Permit shall not be issued till a duly authenticated copy of a receipt showing payment to the Municipality of the Building Permit Fees payable under rule 24 or rule 100 of these rules for the sanction of the building, is produced before the Chairman-in-Council.

**22. (i) Building Permit (sanction for building construction plan).**-The two streets, the Building permit shall specify the conditions imposed under valid.

In the case of a building which is intended to be erected at the corner of two streets, the Building permit shall specify the conditions imposed under clause (d) of section 213.

The Building Permit shall, as required, specify the conditions imposed regarding use of inflammable materials.

One set of the plan (along with another set of certified copy of plan) and specification submitted along with the notice duly countersigned by the Municipal Authority, shall be returned to the applicant along with the Building Permit

**23. Duration and expiry of sanction of building plan.**-(1) A sanction to erect a building accorded under these rules shall be valid for three years from the date on which it is sanctioned and may be renewed thereafter for a further period of two years on payment, in cash or bank draft, of such fee as may be determined by the Chairman in Council on the basis of rule 24, and on production of the previously sanctioned building plan. A building plan may be revalidated for a further period of 5 years only in case building has been partly completed and occupancy certificate in terms of rule 34 has been issued as well as on production of the previous sanctioned building plan, the completion certificate and on receipt of fees subject to minimum of 25% and maximum of 50% of sanction for construction of building fee required to be paid as to be determined by the municipality from time to time.

(2) The erection of a building or work shall be completed within the period specified by the Board of Councillors under section 211.

#### **24. Fees for sanction of building plans.-**

(A) Site plan fees, building plan fee including development fee for building upto 8 metres in height or upto 300 sq. Meters of floor area of buildings not above 8 metres in height of building.