

THE LAND USE AND DEVELOPMENT CONTROL PLAN FOR WARD 45 OF THE CALCUTTA MUNICIPAL CORPORATION AREA

**Being a Portion of
The Calcutta Metropolitan Planning Area**

PREPARED BY



**CALCUTTA METROPOLITAN
DEVELOPMENT AUTHORITY**

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[Approved by the Government of West Bengal under Section 37(2) of the
West Bengal Town and Country (Planning and Development) Act, 1979
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PREPARED BY



**CALCUTTA METROPOLITAN
DEVELOPMENT AUTHORITY**

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PART-I

INTRODUCTION

CHAPTER 1

1.0 **SHORT TITLE AND APPLICATION**

- 1.1. This document including the schedules and the diagrams may be called The Land Use and Development Control Plan for Ward 45 of Calcutta Municipal Corporation.
- 1.2 It shall apply to the whole of present Calcutta Municipal Corporation Ward No. 45 excluding the areas covered by the Calcutta Thika Tenancy (Acquisition and Regulation) Act, 1981.

CHAPTER 2

2.0 DEFINITION

- (1) "the Act" means the West Bengal Town and Country (Planning and Development) Act, 1979 (West Bengal Act XIII of 1979); or as amended.
- (2) "chajja" or "cornice" means a sloping or horizontal structural overhang usually provided over openings on external walls to provide protection from sun and rain;
- (3) "chimney" means the construction by means of which a flue is formed for the purpose of carrying the products of combustion to the open air, and includes chimney stack and the flue pipe;
- (4) "courtyard" means a space at ground level or any other level permanently open to the sky enclosed fully or partially by building within or adjacent to a building and includes a courtyard enclosed on all sides (inner courtyard) or a courtyard where one of the sides is not enclosed (outer courtyard);
- (5) "cul-de-sac" means a public or private street or passage closed at one end;
- (6) "Floor Area Ratio (F.A.R.)" means the quotient obtained by dividing the total covered area on all floors, excluding areas stipulated under Chapter-17 of this Land use and Development Control Plan, by the area of the plot :-

$$\text{F.A.R.} = \frac{\text{Total covered area on all floors}}{\text{Plot area}}$$

- (7) "ground coverage" means the quotient obtained by dividing the area of the plot covered by the building at the ground level by the total area of the plot, expressed as a percentage as follows:-

$$\text{Ground Coverage} = \frac{\text{The area of the plot covered by building}}{\text{Total area of the plot}} \times 100$$

Explanation:

For the purpose of calculating the ground coverage, all projections and overhangs shall be included in the covered area excepting cornice, weather-shade or chajja of not more than 0.50 metre in width;

- (8) "khatal" means a place where cattle are kept or maintained for the purpose of trade or business in cattle including business in milk or otherwise;
- (9) "ledge" or "tand" means a shelf-like projection, supported in any manner except by means of vertical supports within a room itself but not having projection wider than 0.75 metre, to be used only as storage space;
- (10) "loft" means an intermediary floor between two floors or a residual space in a pitched roof above normal floor level which is constructed or adopted for storage purposes;
- (11) "means of access" means a public street or private street or passage open to the sky, and includes a passage which may not be open to sky in the case of partition of an existing building;
- (12) "open space" means an area, forming an integral part of the site, at the ground level open to the sky;
- (13) "passage" means a means of access which is not a private street or a public street and which provides access to not more than three plots and includes footway and drains attached to the passage and also includes all lands up to the property line of the plots abutting the passage;

- (14) "private street" means any street, road, lane, alley or passage which provides access to four or more plots and which is not a public street, and includes footway and drains attached to any street and also includes all land up to the property line of the plots abutting the private street but does not include a passage provided in effecting the partition of any masonry building amongst joint owners where such passage is less than 2.50 metres wide;
- (15) "public street" means any street, road, lane, gully, alley, passage, pathway, square, whether a thoroughfare or not, over which the public have a right of way, and includes:
 - (a) the roadway over any public bridge or causeway;
 - (b) the footway attached to any such street, public bridge or causeway; or
 - (c) the drains attached to any such street, public bridge or causeway and where there is no drain attached to any such street shall unless the contrary is shown, be deemed to include all land up to the outer wall of the premises abutting the street, or where a street alignment has been fixed and the area within such alignment has been required by the (Municipal Corporation); and the alignment has been demarcated or is capable of being demarcated up to such alignment;
- (16) "section" means a section of the Act;
- (17) "tenement" means an independent dwelling unit;
- (18) "use group" or "occupancy" means the purpose for which a building or a part of a building is used or intended to be used.

Explanation:

For the purpose of classification of a building, according to occupancy, an occupancy shall be deemed to include subsidiary occupancies, which are contingent upon it. The occupancy classification shall include residential, educational, institutional, assembly, business, mercantile (retail), mercantile (wholesale), industrial, storage and hazardous. Principal occupancy shall be the occupancy of covering more than 50% of the floor area of the building. In case no single occupancy covers more than 50% of the floor area of a building, it shall be classified as a building of "mixed use or occupancy". The classification of buildings based on principal occupancy, shall be as follows:

- (a) "residential building" that is to say any building in which sleeping accommodation is provided for normal residential purpose as the principal use with or without cooking facility or dining facility or both. Such building shall include one or two or multi-family dwellings, lodging or rooming houses, hostels, dormitories, apartment houses and flats, and private garages;
- (b) "educational building" that is to say any building used for school, college, library or day-care purposes as principal use involving assembly for instruction, education or recreation incidental to education;
- (c) "institutional building" that is to say any building or part thereof ordinarily providing sleeping accommodation for occupants and used principally for the purposes of medical or other treatment or care of persons suffering from physical or mental illness, disease or infirmity, care of infants, convalescents or aged persons and for penal or correctional detention in which the liberty of the inmates is restricted, such building shall include hospitals, clinics, dispensaries, sanatoria, custodial institutions and penal institutions like jails, prisons, mental hospitals and reformatories;
- (d) "assembly building" that is to say any building or part thereof where groups of people congregate or gather for amusement or recreation or for social, religious, patriotic, civil, travel, sports, and similar other purposes as the principal use. Such building shall include theatres,

motion picture-houses, drive-in-theatres, city-halls, town-halls, auditoria, exhibition-halls, museums, skating-rinks, gymnasiums, restaurants, eating-houses, bars, hotels, boarding-houses, places of worship, dance-halls, club-rooms, gymkhanas, passenger-station and terminals of air, surface and other public transportation services, recreation- piers and stadiums;

- (e) "business building" that is to say any building or part thereof used principally for transaction of business for keeping of accounts and records or for similar purposes. Such building shall include offices, banks, professional establishment, court-houses if the principal function of such offices, banks, professional establishments or court-houses is transaction of public business or keeping of books and records. Such building shall also include buildings or premises solely or principally used as an office or for office purpose;
- (f) "mercantile building (retail)" that is to say any building or part thereof used principally as shops, stores or markets for display or retail sale of merchandise or for office and storage of service facilities incidental thereto;
- (g) "mercantile building (wholesale)" that is to say any building or part thereof used principally as shop, store or market for display or sale of merchandise on wholesale basis, or for office storage or service facilities incidental thereto, and shall include establishments, wholly or partly engaged in wholesale trade, manufacturer's wholesale outlets including related storage facilities, warehouses and establishments engaged in truck transport (including truck transport booking agencies);
- (h) "industrial building" that is to say any building or structure or part thereof used principally for fabrication, assembly and or processing of goods and materials of different kinds. Such building shall include laboratories, power-plants, smoke-houses, refineries, gas-plants, mills, dairies, factories and workshops;
- (i) "storage building" that is to say any building or part thereof used principally for the storage or sheltering of goods, wares or merchandise as in warehouses. Such building shall include cold-storages, freight depots, transit sheds, store-houses, public garages, hangars, silos and barns;
- (j) "hazardous building" that is to say any industrial or storage building or part thereof used principally for the storage, handling, manufacture or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity or which may produce poisonous fumes or explosions during storage, handling, manufacture or processing or which involve highly corrosive, toxic or noxious alkalies, acids or other liquids or chemicals producing flames, fumes, explosions or mixtures of dust or which result in the division of matter into fine particles subject to spontaneous ignition;
- (19) "width of a street" means the whole extent of space, including the footpath, within the boundaries of the street as specified in the survey map or other records of Municipal Corporation; but shall not include the land under prescribed right of way or the regular line of the street.
- (20) Other words and expressions used in these Land use and Development Control Plan shall have the meanings respectively assigned to them under the Act.

CHAPTER 3

3.0 POWER TO RELAX

- 3.1 Notwithstanding anything contained in this Land Use and Development Control Plan, the Calcutta Metropolitan Development Authority may, for reasons to be recorded in writing and with the previous approval of the State Government, relax any provision of this Land Use and Development Control Plan for dealing with a case in a just and equitable manner.

PART-II
USE OF LAND AND DEVELOPMENT POLICY

CHAPTER 4

4.0 **PRESENT PREDOMINANT LAND USE**

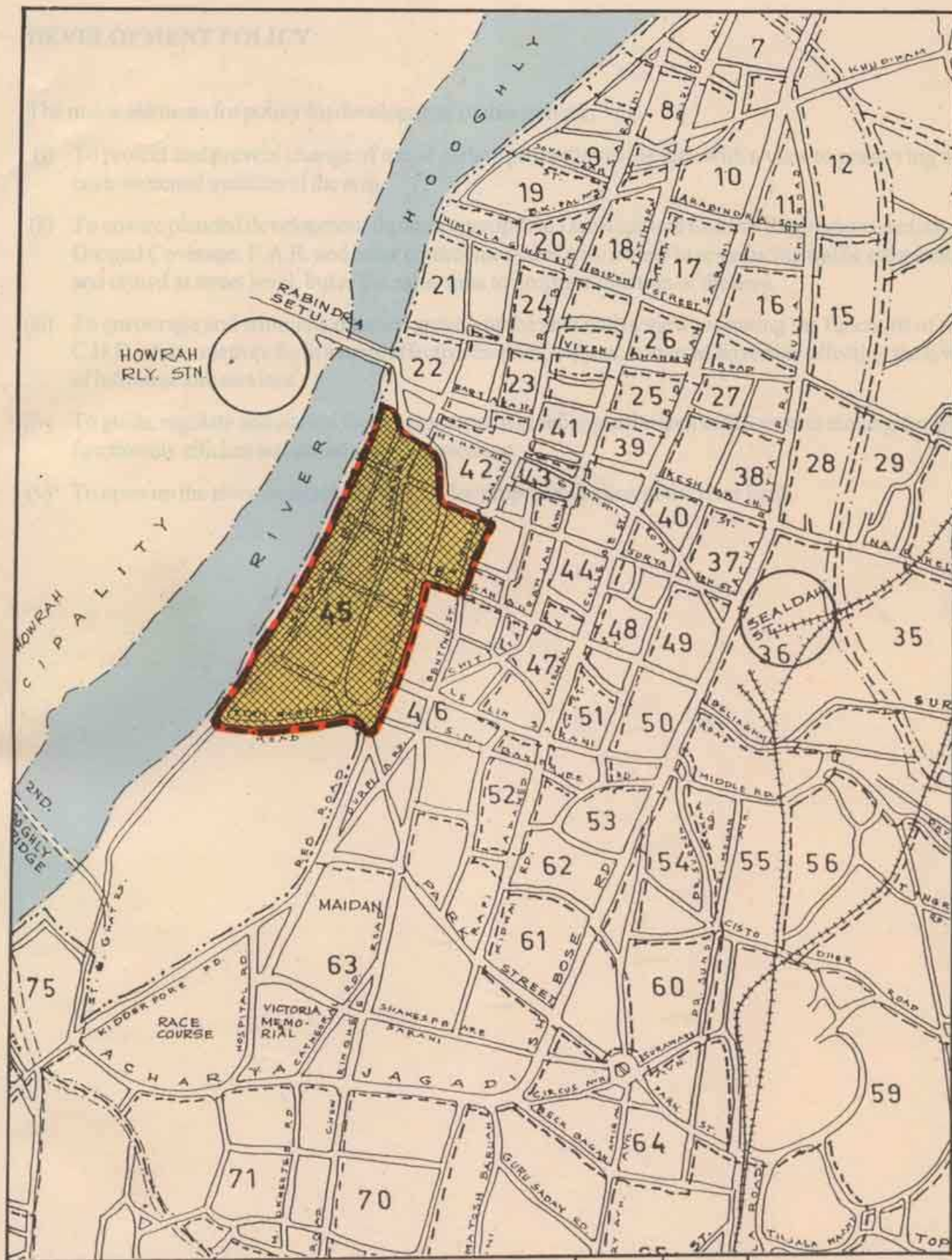
Present predominant land use of this area has been shown in different maps and register already published by Calcutta Metropolitan Development Authority under section 29 of the Act.

CHAPTER 5

5.0 RELATIONSHIP WITH NEIGHBOURING AREAS

The Ward 45 of Calcutta Municipal Corporation is a part of the Central Business District of Calcutta Metropolitan Area. This ward is surrounded by densely developed areas on the two sides, viz., Burrabazar on the north and other parts of Central Business District on the east. On the south of this ward lies Fort William and the River Hooghly lies on the west of this ward. This ward is bounded by important road corridors, viz., Biplabi Trailakya Maharaj Sarani (Brabourne Road), Rabindra Sarani and Hemanta Basu Sarani. The seat of the capital of the State of West Bengal lies within this ward. There are many Historic and Architectural buildings within this ward. Many of these buildings have been put to different commercial uses like Government Offices and other Commercial Houses. The famous Dalhousie Square now known as B.B.D. Bag lies within this ward. The Ward 45 is connected to the neighbouring areas through major arterial roads of this city. Not only for the neighbouring areas but also for the entire metropolis as well as the State of West Bengal. Ward 45 provides major important functions and facilities appropriate for the Central Business District.

The Ward 45 of Calcutta Municipal Corporation area in relation to neighbouring wards is shown in diagram-I.



WARD 45 IN RELATION TO
NEIGHBOURING WARDS OF C.M.C

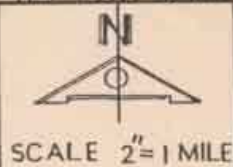


DIAGRAM-1

DEVELOPMENT CONTROL ZONES

WARD 45
of
CALCUTTA MUNICIPAL CORPORATION

- WARD BOUNDARY
- DEVELOPMENT CONTROL ZONE - 'RP'
- DEVELOPMENT CONTROL ZONE - 'UA'
- DEVELOPMENT CONTROL ZONE - 'C'

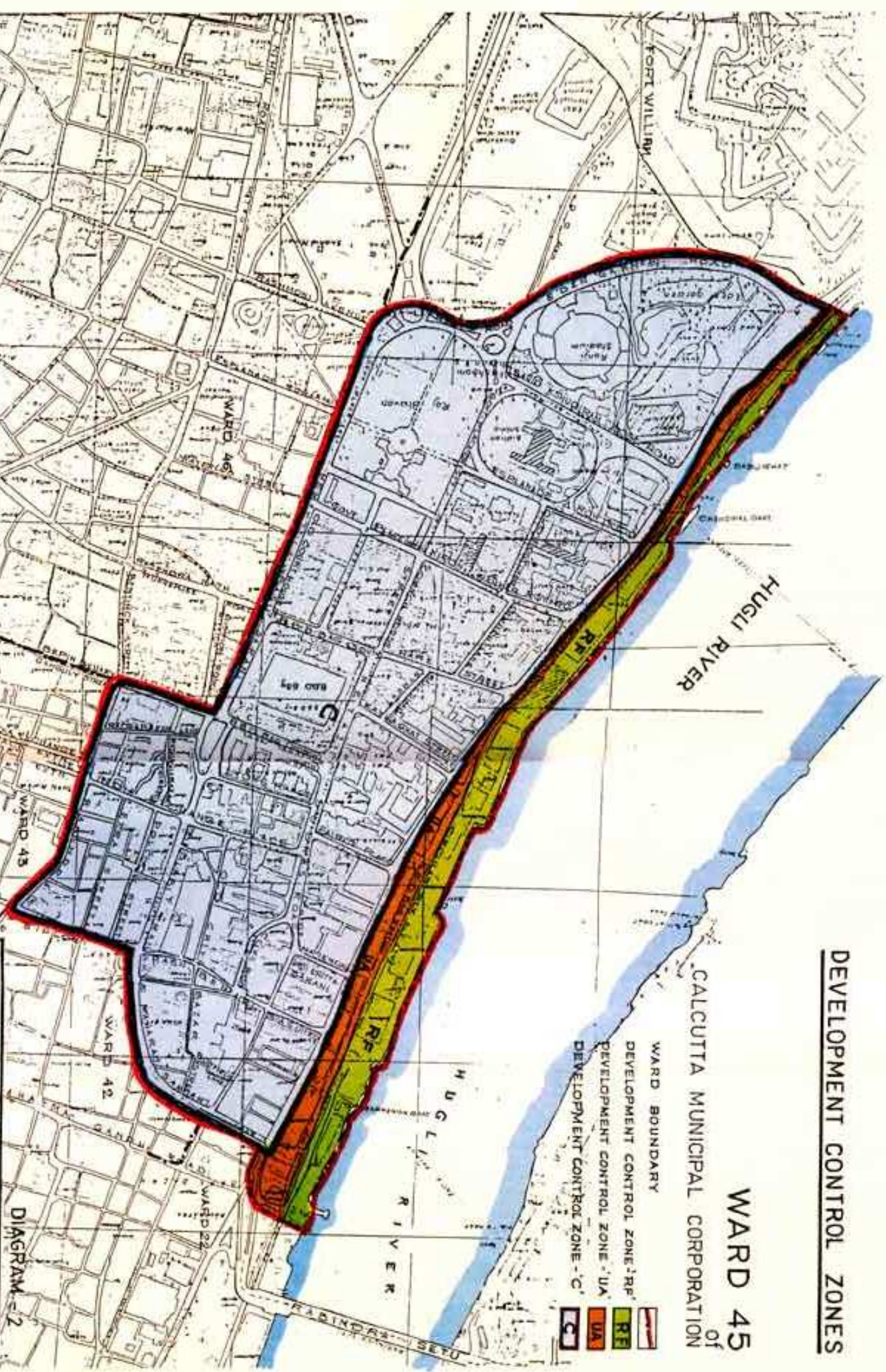


DIAGRAM - 2

UWM URBAN DEVELOPMENT CIRCLE
DIRECTORATE OF PLANNING & DEV

DRG. NO.	DATE	DRAWN BY	ASST. PLANNER	ASSOCIATE BY DIRECTOR

CHAPTER 6

6.0 DEVELOPMENT POLICY

The major elements for policy for development of this area are:

- (i) To protect and prevent change of use of certain properties in the area with a view to preserving the environmental qualities of the area.
- (ii) To ensure planned development through appropriate Development Control Regulations including Ground Coverage, F.A.R. and other control measures with a view to re-reducing traffic congestion and crowd at street level, but at the same time to proper utilization of the area.
- (iii) To encourage and stimulate planned growth of the area with a view to sharing the functions of the C.B.D. of this metropolis in a more effective manner, without, however, adversely affecting the level of infrastructure services.
- (iv) To guide, regulate and control the development of buildings in the area with a view to making the area functionally efficient and environmentally pleasing.
- (v) To open up the river-front area of the city for proper utilization of the river bank.

PART-III
GENERAL PROPOSAL FOR USE OF LAND

CHAPTER 7

7.0 DEVELOPMENT CONTROL ZONES

The entire area covered under this Land Use and Development Control Plan is divided into three Development Control Zones for the purpose of formulating the general proposal for development and use of land as well as for framing of the Development Control Regulation. The Development Control Zones are indicated in para 7.1 to 7.3 below and are shown in diagram No. 2.

7.1 Development Control Zone 'C'

Development Control Zone 'C' comprises the areas of Ward No. 45 of Calcutta Municipal Corporation which are not included in Development Control Zone 'RF' and 'UA'.

7.2 Development Control Zone 'RF'

Development Control Zone 'RF' comprises the area falling within the strip of land between the eastern boundary of Circular Rail on the east and the River on the west and between Rabindra Setu on the north and the boundary of Ward 45 of Calcutta Municipal Corporation on the south.

7.3 Development Control Zone 'UA'

Development Control Zone 'UA' comprises the area falling within Strand Road on the east, eastern boundary of 'RF' Zone on the west, northern boundary of Ward 45 of Calcutta Municipal Corporation on the north and southern boundary of Ward 45 of Calcutta Municipal Corporation on the south.

CHAPTER 8

8.0 PRESCRIPTION FOR USE OF LAND

8.1 Development Control Zone 'C'

- (i) In Development Control Zone 'C' the following buildings are prohibited:
 - (a) New industrial building or extension of existing industrial building except for those industries listed in Schedule-I and Schedule-II of this Land Use and Development Control Plan;
 - (b) Hazardous building;
 - (c) New mercantile (wholesale) building and extension of existing mercantile (wholesale) building;
- (ii) In Development Control Zone 'C' Khatala are prohibited.

8.2 Development Control Zone 'RF'

- (i) In Development Control Zone 'RF' the following buildings are prohibited:
 - (a) New industrial building or extension or existing industrial building;
 - (b) Hazardous building;
 - (c) New mercantile (wholesale) building and extension of existing mercantile (wholesale) building;
 - (d) New residential, business, educational, institutional, mercantile (retail), mixed use and storage building and extension of existing such building;
 - (e) New assembly building and extension of existing assembly buildings excepting clubs, restaurants, eating-houses, passenger stations, transport terminals, crematoria and bathing-ghats;
- (ii) In Development Control Zone 'RF' Khatala are prohibited.

8.3. Development Control Zone 'UA'

Development Control Zone 'UA' is to be used only for operational purposes provided that the use stipulated in Schedule-III of this Land Use and Development Control Plan for different parcels of land is allowed:

Provided that the use stipulated in the said Schedule-III may, with the previous approval of the State Government and by notification in the official gazette, be modified as may be felt necessary in the public interest, in course of the implementation of this Land Use and Development Control Plan.

For areas not covered by Schedule-III of this Land Use and Development Control Plan, any change of use from the present operational purpose will require specific approval of the Authority.

- 8.4 The list of industries included in Schedule-I or Schedule-II may, with the previous approval of the State Government and by notification in the official gazette, be modified as may be felt necessary in the public interest, during the process of implementation of this Land Use and Development Control Plan.

DEVELOPMENT CONTROL ZONES

WARD 45

of

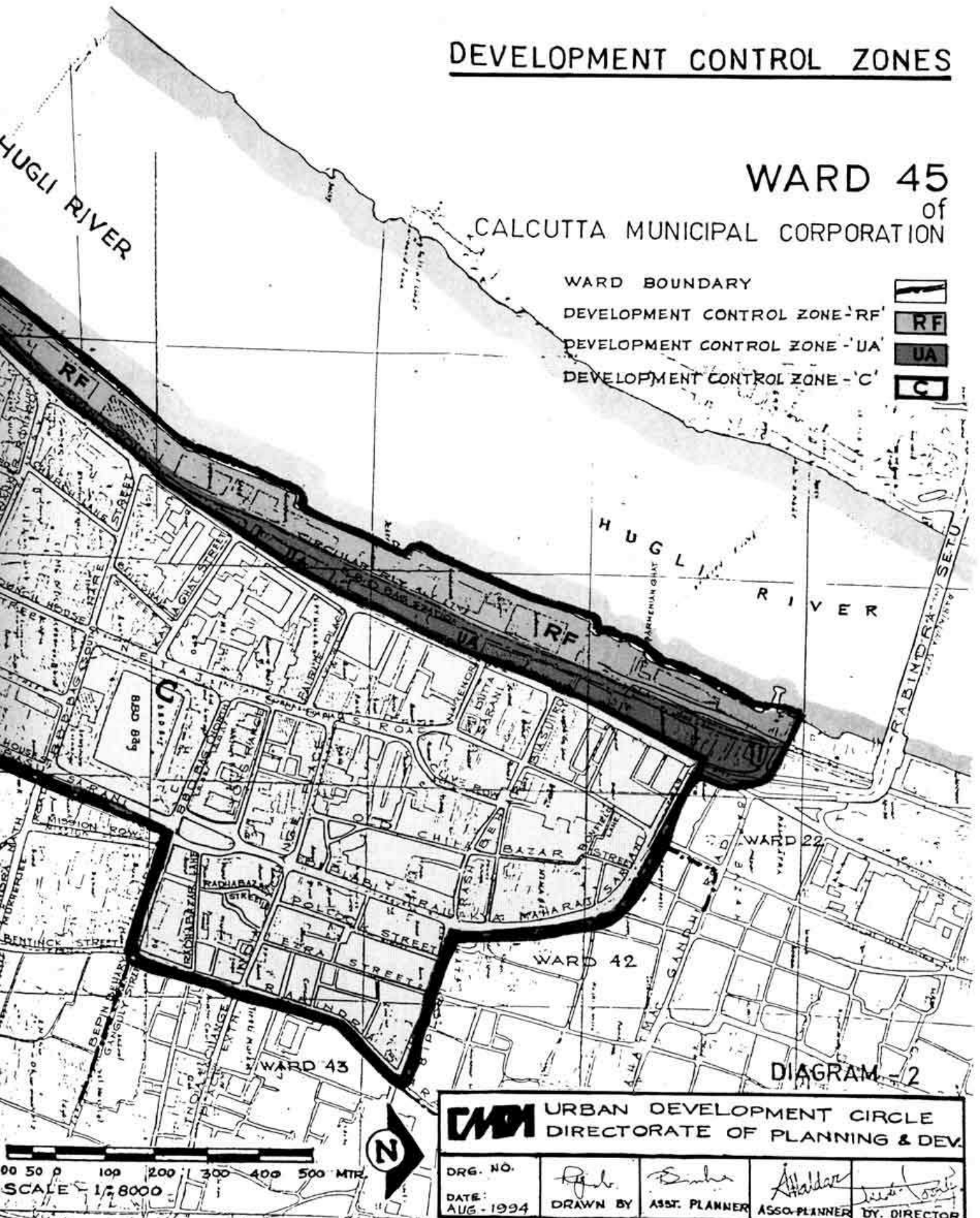
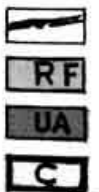
CALCUTTA MUNICIPAL CORPORATION

WARD BOUNDARY

DEVELOPMENT CONTROL ZONE - 'RF'

DEVELOPMENT CONTROL ZONE - 'UA'

DEVELOPMENT CONTROL ZONE - 'C'



CHAPTER 9

9.0 **PRESCRIPTION FOR USE OF LAND FOR SOME SPECIFIC PLOTS AND PREMISES**

- 9.1 In plots and premises listed in Schedule-IV of this Land Use and Development Control Plan which are presently being used as parks and public open spaces, no development is permitted excepting those stipulated in Chapter 21 of the Land Use and Development Control Plan.
- 9.2 In plots and premises listed in Schedule-V of this Land Use and Development Control Plan which are presently being used for the purpose of cremation, burial and last rite performed after death by different communities, no development is permitted excepting those stipulated for parks and public open spaces of different size groups as given in Chapter 21 of this Land Use and Development Control Plan.
- 9.3 For the plots and premises mentioned in Schedule-VI of this Land Use and Development Control Plan change of the present occupancy or occupancies is prohibited.
- 9.4 The said Schedule-IV, Schedule-V, or Schedule-VI may, with the previous approval of the State Government and by notification in the official gazette, be modified as may be felt necessary in the public interest, during the process of implementation of this Land Use and Development Control Plan.

CHAPTER 10

10.0 PRESCRIPTION FOR MIXING OF OCCUPANCIES

Residential or Educational or Institutional or Business or Mercantile (Retail) occupancy or occupancies, are not permitted in a building with Industrial occupancy or occupancies excepting industries listed in Schedule-I and Schedule-II of this Land Use and Development Control Plan which are permitted in the Development Control Zones in terms of the provisions of Chapter 8 of this Land Use and Development Control Plan.

Hazardous or Mercantile (Wholesale) occupancy or occupancies are not permitted with Residential or Educational or Institutional or Business or Mercantile (Retail) occupancy or occupancies.

PART-IV
PRESERVATION AND CONSERVATION

CHAPTER 11

11.0 **PRESERVATION AND CONSERVATION OF AREAS AND BUILDINGS**

The areas and or buildings requiring preservation and conservation from historical, architectural, environmental or ecological points of view are indicated in Schedule-VII of this Land Use and Development Control Plan;

Provided that, the areas and buildings indicated in the said Schedule-VII may, with the previous approval of the State Government and by notification in the official gazette, be modified as may be felt necessary in the public interest, in course of the implementation of this Land Use and Development Control Plan.

PART-V
REGULATIONS FOR CONTROL OF DEVELOPMENT

CHAPTER 12

12.0 REGULATIONS FOR MEANS OF ACCESS

- (1) (a) Every plot shall abut a means of access which may be a public street or private street or passage.
(b) The relationship between the width of the means of access and the maximum permissible height of building shall be as laid down in Chapter 14 of this Land Use and Development Control Plan.
- (2) The minimum width of means of access in respect of new building shall be as follows:
 - (a) No new building shall be allowed on a plot unless the plot abuts a street which is not less than 10.00 metres in width at any part, or there is access to the plot from any such street by a passage which is not less than 10.00 metres in width at any part provided that:
 - (i) in the case of a residential building with other occupancy or occupancies if any, on less than 10% of the total covered area of the building, the width of such street or passage shall not be less than 2.40 metres at any part;
 - (ii) in the case of a residential building with educational occupancy on 10% or more of the total covered area of the building, the width of such street or passage shall not be less than 7.00 metres at any part;
 - (iii) in the case of an educational building with residential occupancy, the width of such street or passage shall not be less than 7.00 metres at any part;
 - (iv) in the case of an educational building with other occupancy or occupancies not being residential on less than 10% of the total covered area of the building, the width of such street or passage shall not be less than 7.00 metres at any part;
 - (b) Notwithstanding anything contained in clause (a) residential building up to a maximum height of 7.00 metres may be allowed on a plot abutting a means of access not less than 1.20 metres, provided such development is considered not to have adverse effect on the environment. The maximum permissible floor area ratio in such cases shall be 1.00.
- (3) Any building, which, in full or part, is put to assembly occupancy for the purpose of theatre, motion picture-house, city-hall, dance-hall, skating-rink, auditorium, exhibition-hall or for similar other purposes, shall not be allowed on a plot located within 50.00 metres of junction of two streets, the width of each of which is 15.00 metres or more;
- (4) For plots in a scheme for Economically Weaker Section and Low Income Group Housing approved by Calcutta Metropolitan Development Authority, the minimum width of means of access shall be as indicated in Chapter 19 of this Land Use and Development Control Plan.

CHAPTER 13

13.0 REGULATIONS FOR GROUND COVERAGE FOR BUILDINGS

- (1) The maximum permissible ground coverage for building when a plot contains a single building will depend on the plot size and use of the building as given in the table below:

MAXIMUM PERMISSIBLE GROUND COVERAGE

(Plot containing a single building)

Use group of the building	Maximum permissible ground coverage for Development Control Zones	
	Development Control Zone 'C'	Development Control Zones 'UA'
A. Residential and educational building:		
(a) On plot size up to 200.00 sq. metres	55%	30%
(b) On plot size of 500.00 sq. metres or more	45%	30%
B. Other use group including mixed use building	40%	30%

- (2) For a plot of size between 200 sq. metres and 500 sq. metres the maximum permissible ground coverage shall be calculated by direct interpolation of the values specified in the table at sub-rule (1).
- (3) When a plot contains more than one building, the maximum permissible ground coverage for the buildings shall be as stipulated in Chapter 18 of this Land Use and Development Control Plan.
- (4) For plots within a scheme for Economically Weaker Section and Low Income Group Housing approved by the Calcutta Metropolitan Development Authority the maximum permissible ground coverage shall be as laid down in Chapter 19 of this Land Use and Development Control Plan.

14.0 REGULATIONS FOR HEIGHT OF BUILDINGS

- (1) Height of building shall be the vertical distance measured from the average level of the centre line of the adjoining street or passage on which the plot abuts to the highest point of the building, whether with flat roof or sloped roof.
- (2) (a) The following appurtenant structures shall not be included in the height of the building:
 - (i) Stair cover not exceeding 2.40 metres in height;
 - (ii) Lift machine-rooms as per the latest edition of the National Building Code;
 - (iii) Roof tanks and their supports, the height of support not exceeding 1 metre;
 - (iv) Chimneys;
 - (v) Parapet walls not exceeding 1.50 metres in height;
 - (vi) Ventilating, air-conditioning and other service equipment.
- (b) The aggregate area of the structures mentioned in clause (a) shall not exceed one-third of the area of the roof upon which these are erected.
- (3) The maximum permissible height of buildings on a plot shall be as given in the table below:

TABLE

Width of means of access (in metres)	Maximum permissible height (in metres)
(a) 2.4 to 3.50	8.00
(b) Above 3.50 to 7.00	11.0
(c) Above 7.00 to 10.00	14.50
(d) Above 10.00 to 15.00	18.00
(e) Above 15.00 to 20.00	24.00
(f) Above 20.00 to 24.00	36.00
(g) Above 24.00	1.5 x (width of means of access + required width of front open space)

- (4) For plots in a scheme for Economically Weaker Section and Low Income Group Housing approved by the Calcutta Metropolitan Development Authority, the maximum permissible height of building shall be as laid down in Chapter 19 of this Land Use and Development Control Plan.
- (5) For any building, to be erected or re-erected or added to which may affect the functioning of any microwave system for tele-communication purposes, the height of such building shall be governed by such rules or directions as may be made or issued in this behalf by the Central Government or any other concerned authority.

15.0 REGULATIONS FOR OPEN SPACES FOR BUILDINGS

(1) Generally:

- (a) every room intended for human habitation shall abut an interior or exterior open space or an open varandah, open to such interior or exterior open space. Open spaces shall be areas forming integral parts of the plot at ground level and shall be open to the sky without any projection or overhang excepting cornices, chajjas or weather-shades of not more than 0.50 metre in width;
- (b) every building shall have exterior open spaces comprising front open space, rear open space and side open spaces. The minimum width prescribed for front open space, rear open space and side open spaces shall be provided along the entire front, rear and side faces of the building respectively. For this purpose, the front of the building shall be that face of the building which faces the means of access of the building and the rear of a building shall be deemed to be that face of the building which is farthest from the means of access. These provisions shall also be applicable to each individual building when a plot contains more than one building. In the case of a corner plot located at the crossing of more than one street or passage, the rear of the building shall be deemed to be that face of the building which is farthest from the widest of all such streets and or passages;
- (c) no building shall at any time be erected on any open space prescribed in these regulations for a building and form part of the site thereof, nor shall such open space be taken into account in determining the area of any open space required under these regulations for any other building;
- (d) if the front open space is 3.00 metres or more, a "Gate Goomti" for security purpose may be allowed in the said open space. The covered area of such "Goomti" shall not in any case exceed 3.00 sq. metres, and the height of such "Goomti" shall not exceed 3.00 metres. The covered area of the "Gate Goomti" shall not be included in the calculation of Floor Area Ratio (FAR) and Ground Coverage. For buildings exceeding the height of 14.50 metres, such "Gate Goomti" shall not obstruct the vehicular movement from the means of access to the side and rear open spaces;
- (e) for erection or re-erection or addition to or alteration of any building exceeding 14.50 metres in height, the joint open space between such building and another building shall not be less than 7.00 metres. However, this rule shall not be applicable in case of a "Gate Goomti" construction.
- (f) for the purpose of maintaining distance from overhead electric lines:-

no building or varandah, balcony or projection in any building, shall be permitted to be erected or re-erected, added to or altered in any case where the distance between such construction and any overhead electric lines, in accordance with the provision of the Indian Electricity Act, 1910 (9 of 1910) and the rules framed thereunder, is less than as specified hereinafter:

	Vertical Clearance	Horizontal Clearance
(i) Low and medium voltage lines including service lines	2.5m	1.2m
(ii) High voltage lines upto and including 11,000 volts	3.7m	1.2m

		Vertical Clearance	Horizontal Clearance
(iii)	High voltage lines above 11,000 volts & up to and including 33,000 volts	3.7m	2.0m
(iv)	For extra high voltage lines beyond 33,000 volts	3.7m plus 0.3m for every additional 33,000 volts or parts thereof	2.0m plus 0.3m for every additional 33,000 volts or parts thereof

Note:- 'm' indicates metre.

(2) The minimum front open space shall be as follows:

A. For building not exceeding 14.50 metres in height

- (a) every residential or educational building shall have a minimum front open space at ground level of 1.20 metres at its narrowest part;
- (b) in the case of residential or educational building with other occupancy or occupancies covering more than 20% of the floor area at ground floor in the building, the minimum front open space at the ground level shall be 2.00 metres at its narrowest part, provided that for such building on plots with area 300.00 sq. metres or less, the minimum width of the front open space shall be 1.20 metres if the part of the building used for other occupancy or occupancies is not more than 30.00 sq. metres at the ground floor;
- (c) every industrial or storage or hazardous or mercantile (wholesale) building shall have a minimum front open space at ground level of 5.00 metres at its narrowest part;
- (d) in the case of industrial or storage or mercantile (retail) building on plot area of less than 300.00 sq. metres the minimum front open space shall be 1.20 metres at its narrowest part;
- (e) every institutional or mercantile (retail) or business building shall have a minimum front open space at ground level of 3.00 metres at its narrowest part;
- (f) every assembly building shall have a minimum front open space at ground level of 4.00 metres at its narrowest part;
- (g) for mixed use buildings, the minimum front open space shall be the one applicable for that particular occupancy which gives the highest value of the minimum front open space;
- (h) for plots in a scheme for Economically Weaker Section and Low Income Group Housing approved by Calcutta Metropolitan Development Authority the minimum front open space shall be as laid down in chapter 19 of this Land Use and Development Control Plan.

B. For building exceeding 14.50 metres in height for every building there shall be a front open space of not less than 20% of the height of the building or 6.00 metres at its narrowest part whichever is less provided that such open space shall not be less than the open space specified in sub rule (2) of this Land Use and Development Control Plan for that category to which the building belongs.

(3) The minimum rear open space shall be as follows:

- (a) every building shall have a minimum rear open space at ground level of a width at it narrowest part of not less than that indicated in the next page:

Height of building (metres)	Minimum rear open space at its narrowest part (metres)
Up to 8.00	2.00
Above 8.00 but not more than 11.00	3.00
Above 11.00 but not more than 14.50	4.00
Above 14.50 but not more than 18.00	5.00
Above 18.00 but not more than 24.00	7.00
Above 24.00 but not more than 50.00	10.00
Above 50.00	12.00

- (b) notwithstanding anything contained in clause (a) the minimum width of rear open space at its narrowest part for industrial or storage or hazardous or mercantile (wholesale) building shall be 3.50 metre;
- (c) for plots in a scheme for Economically Weaker Section and Low Income Group Housing approved by Calcutta Metropolitan Development Authority the minimum rear open space shall be as laid down in chapter 19 of this Land Use and Development Control Plan.

(4) The minimum side open space shall be as follows:

- (a) every building shall have minimum side open spaces at ground level of width at its narrowest part of not less than that indicated hereinafter:

Height of building (metres)	Minimum side open space at ground level at its narrowest part (metres)	
	<u>Side-1</u>	<u>Side-2</u>
Up to 11.00	1.20	1.20
Above 11.00 but not more than 14.50	1.20	2.50
Above 14.50 but not more than 18.00	3.50	3.50
Above 18.00	20% of the height of the building subject to a minimum of 5.50	Same as side 1

- (b) notwithstanding anything contained in clause (a) the minimum distance across the side open space from every new building to an existing building with a door or window opening shall be 1.80 metres for buildings not exceeding 14.50 metres in height;
- (c) notwithstanding anything contained in clause (a) the minimum width of side open spaces for an industrial or storage or hazardous or mercantile (wholesale) buildings shall be 3.50 metres;
- (d) in the case of a building more than 24.00 metres in depth on a plot, a passage along the entire depth of the building shall be provided and the minimum width of such passage shall be 4.00 metres;

- (e) for plots in a scheme for Economically Weaker Section and Low Income Group Housing approved by the Calcutta Metropolitan Development Authority, the minimum side open space shall be as indicated in Chapter 19 of this Land Use and Development Control Plan.

(5) The interior open space shall be as follows:

- (a) for inner courtyard:

in case the whole of one side or part of at least two sides of every room excepting bath, water closets and store-room, is not abutting either the front, rear or side open spaces, it shall abut an inner courtyard whose minimum width shall be 30% of the height of the building or 3.00 metres whichever is more.

- (b) for ventilation shaft:

that is to say for ventilating water closet or bathroom such water closet or bathroom or kitchen or any room not intended for human habitation, if not opening on to front, rear, side or interior open space, shall open up to a ventilation shaft, the size of which shall not be less than the values given below:

Height of building (metres)	Area of ventilation shaft (sq. metres)	Minimum width of shaft (metres)
Up to 11.00	1.50	1.00
Above 11.00 but not more than 14.50	3.00	1.20
Above 14.50 but not more than 18.00	6.00	2.40
Above 18.00	8.00	2.40

for building of height above 30.00 metres a mechanical ventilation system shall be installed besides the provision of ventilation shaft.

Note: No chajja shall be allowed in the ventilation shaft unless the width of the shaft is 2.40 metres or more.

- (c) for outer courtyard:

the minimum width shall be 20% of the height of the building or 2.50 metres whichever is more.

CHAPTER 16

16.0 REGULATIONS FOR FLOOR AREA RATIO (FAR)

16.1 Generally:

- (i) when a plot contains one building the maximum permissible Floor Area Ratio shall be as given in the table.
- (ii) the total covered area for calculation of F.A.R. shall consist of the areas of all the floors of all the buildings together with the circulation spaces including stair and lift areas, spaces for sanitary facilities and other ancillary areas within the building including the area of basement or cellar, the area of the mezzanine floors, the area of covered parking spaces, the area of walls, pillars and other structural members, the area of all the projections excepting projections for cornice, weather-shade and chajja of not more than 0.50 metre in width but shall not include the following:

- (a) Stair cover not exceeding 2.4 metres in height;
- (b) Lift machine-rooms as per latest edition of the National Building Code;
- (c) Roof tanks and their supports, the height of support not exceeding 1.00 metre;
- (d) Chimneys, ventilating, air-conditioning and service equipment attached to the buildings:

Provided that aggregate area of these structures mentioned at (a) to (d) above shall not exceed one-third the area of the roof upon which these are erected;

- (e) Area of loft, ledge or tand;
- (f) The area of covered car-parking spaces as may have been provided for the required number of car parking spaces in accordance with Chapter 17 of this Land Use and Development Control Plan. For this calculation the area required for one car-parking space is to be taken as 20.00 sq. metres inclusive of circulating spaces.

- 16.2 When a plot measuring 5,000 sq. metres or more contains more than one building the maximum permissible FAR shall be as given in Chapter 18 of this Land Use and Development Control Plan.
- 16.3 The maximum permissible FAR for a plot shall be on the basis of the width of the public or private street or passage that provides the means of access to the plot.
- 16.4 In case of re-erection of any existing building, the maximum permissible FAR may be increased by 30% over the values permitted in this Land Use and Development Control Plan, subject to a ceiling of the present value of the FAR of the existing building.
- 16.5 For plots in a scheme for Economically Weaker Section and Low Income Group Housing approved by Calcutta Metropolitan Development Authority the maximum permissible FAR shall be as indicated in Chapter 19 of this Land Use and Development Control Plan.

TABLE
MAXIMUM PERMISSIBLE FLOOR AREA RATIO

Width of the means of access (metres)	Use groups of the buildings			
	Residential buildings	Educational buildings	Industrial hazardous & storage buildings	Other buildings including mixed use buildings
(i) 1.20 to less than 2.40	0.75	Nil	Nil	Nil
(ii) 2.40 to 3.50	1.00	Nil	Nil	Nil
(iii) Above 3.50 to 7.00	1.50	Nil	Nil	Nil
(iv) Above 7.00 to 10.00	1.75	1.75	Nil	Nil
(v) Above 10.00 to 15.00	2.00	2.00	2.00	1.75
(vi) Above 15.00 to 20.00	2.25	2.25	2.00	2.00
(vii) Above 20.00 to 24.00	2.50	2.50	2.00	2.25
(viii) Above 24.00	2.75	2.75	2.00	2.50

Note: Maximum permissible Floor Area Ratio for any building in 'UA' Zone shall be 2.00.

CHAPTER 17

17.0 REGULATIONS FOR PROVISION OF PARKING WITHIN A PLOT

(1) Generally:

- (a) the minimum size of a car parking space shall be 2.50 metres x 5 metres and that for a truck or bus parking space shall be 3.75 metres x 10 metres. These spaces do not include the area of circulation, internal roads, aisles and drive-ways. The minimum width of an internal circulation road shall be 3.50 metres for cars and 5 metres for trucks;
- (b) in calculating the number of parking spaces as per the norms laid down in sub-regulations (2), (3), (4), (5), (6), (7) or (8), the covered area shall be same as the total covered area of the building, but shall exclude the area of covered parking spaces, if any;
- (c) the parking lay-out plan shall be so prepared that the parking space for each vehicle becomes directly accessible from the drive way or circulation driveway or aisles. This clause shall not be applicable for residential building upto 14.50 metres in height;
- (d) the open spaces within the plot may be allowed to be utilized for car parking spaces open to the sky provided that the minimum front, rear and side open spaces prescribed in Chapter 15 of this Land Use and Development Control Plan shall be kept free from parking;
- (e) for areas with different occupancies in a building the number of parking spaces shall be worked out on the basis of each of the occupancies separately and such number will be added to find out the total number of parking spaces required for the building;
- (f) in case of a plot containing more than one building; parking requirement shall be calculated for each building separately, on the basis of use of each building;
- (g) in calculating the areas of different tenements or different occupancies in a same building or different units of the same occupancy in a building, the areas of common spaces of any floor, which is included in the calculation of the Floor Area Ratio, shall be distributed proportionately amongst the different units or tenements;
- (h) for plots in a scheme for Economically Weaker Section and Low Income Group Housing approved by the Calcutta Metropolitan Development Authority, the parking requirement shall be as indicated in Chapter 19 of this Land Use and Development Control Plan;
- (i) for plots with means of access of less than 3.50 metres in width, car parking space may not be provided.

(2) For residential occupancy, car parking shall be subject to the following provisions:

(a) Building with single tenement:

- (i) no car parking space shall be necessary for total covered area of less than 100.00 sq. metres;
- (ii) one car parking space shall be necessary for a total covered area of 100 sq. metres but less than 200 sq. metres;
- (iii) one car parking space for every 200 sq. metres of covered area shall be necessary for a total covered area of 200 sq. metres or more;

(b) Building with more than one tenement:

- A. Tenement each up to 50 sq. metres of covered area:-
 - (i) no car parking space shall be necessary upto five such tenements;
 - (ii) one car parking space shall be necessary for six such tenements;
 - (iii) one additional car parking space shall be necessary for every additional six such tenements;
 - B. Tenement each with more than 50 sq. metres but upto 75 metres of covered area:-
 - (i) no car parking space shall be necessary upto three such tenements;
 - (ii) one car parking space shall be necessary for four such tenements;
 - (iii) one additional car parking space shall be necessary for every additional four such tenements;
 - C. Tenement each with more than 75 sq. metres but upto 100 sq. metres of covered area:-
 - one car parking space shall be necessary for every two such tenements;
 - D. Tenement each with more than 100 sq. metres of covered area:
 - One car parking space shall be necessary for each tenement having covered area less than 200 sq. metres. One additional 100 sq. metres of covered area of the tenement;
 - E. For a building with tenements of different sizes, the car parking requirement shall be calculated on the basis of the requirement of each size group subject to the condition that at least one car parking space shall be necessary for more than 300 sq. metres of total covered area of the building, irrespective of the number or sizes of tenement;
 - (c) The above minimum standard shall be applicable for the Development Control Zones excepting the Development Control Zone 'C' for which the requirement of number of car parking spaces shall be 1.5 times the requirement prescribed in clause (a) and (b).
- (3) **For business occupancy, car parking shall be subject to the following provisions:**
- (a) For covered area upto 1500 sq. metres;
 - one car parking space for every 75 sq. metres of covered area or part thereof shall be necessary;
 - (b) For covered area above 1500 sq. metres but upto 5000 sq. metres;
 - twenty car parking spaces plus one additional car parking space for every 100 sq. metres of covered area or part thereof, beyond 1500 sq. metres shall be necessary;
 - (c) For covered area above 5000 sq. metres;
 - fifty-five car parking spaces plus one car parking space for every 200 sq. metres of covered area or part thereof beyond the 5000 sq. metres shall be necessary.
- (4) **For mercantile (retail) occupancy, car parking shall be subject to the following provisions:**
- (a) No car parking space shall be necessary upto a total covered area of 50 sq. metres;
 - (b) For covered area above 50 sq. metres;
 - one car parking space plus one additional car parking space for every additional 100 sq. metres of covered area shall be necessary;

(5) For assembly occupancy, car parking shall be subject to the following provisions:

- (a) Restaurant, eating house, bars, clubs and gymkhana;
no car parking space shall be necessary upto a total covered area of 200 sq. metres. For covered area more than 200 sq. metres, one car parking space for every additional 200 sq. metres or part thereof shall be necessary;
- (b) Hotel and boarding house;
 - (i) one car parking space for every five guest rooms or part thereof shall be necessary for three star, four star and five star hotels;
 - (ii) one car parking space for every twenty guest rooms or part thereof shall be necessary for other hotels and boarding houses;
 - (iii) for areas to be used as restaurant, dining hall, shopping area, seminar hall, banquet hall and similar purposes, one additional car parking space for every 200 sq. metres of covered area or part thereof shall be necessary;
- (c) Theatre, Motion Picture House, City Hall, Dance Hall, Skating Rink, Town Hall, Auditorium or similar other Halls or such other places.
 - (i) Having fixed seating arrangement;
one car parking space for every thirty seats shall be necessary.
 - (ii) Having no fixed seating arrangement;
one car parking space for every 100 sq. metres of covered area shall be necessary.

(6) For institutional occupancy, car parking shall be subject to the following provisions:

- (a) Hospital and other health care institution run by Government, Statutory Bodies, Local Authorities;
 - (i) in institution where beds are provided, one car parking space for every twenty beds shall be necessary;
 - (ii) in institutions where beds are not provided, one car parking space shall be necessary for every 100 sq. metres of covered area.
- (b) Hospital and other health care institution not run by Government, Statutory Bodies, Local Authorities;
one car parking space for every 75 sq. metres of covered area or part thereof shall be necessary;

Note: In no case, the required number of car parking space shall exceed 200.

(7) For educational occupancy, car parking shall be subject to the following provisions:

- (a) no car parking space shall be necessary upto a covered area of 100 sq. metres used for administrative purpose;
- (b) for covered area more than 100 sq. metres but less than 400 sq. metres used for administrative purpose one car parking space shall be necessary;
- (c) for covered area of 400 sq. metres and above used for administrative purpose, one car parking space for every 400 sq. metres shall be necessary;

- (d) for total covered area more than 1000 sq. metres one bus parking space for every 1000 sq. metres shall be necessary. Such parking space shall be in addition to the car parking space required for the building.
- (8) **For industrial or storage or hazardous occupancy, car parking shall be subject to the following provisions:**
 - (a) no car or truck parking space shall be necessary upto a total covered area of 200 sq. metres;
 - (b) for covered area above 200 sq. metres. one car parking space for every 200 sq. metres and one truck parking space for every 1000 sq. metres subject to a minimum of one truck parking space. shall be necessary;
 - (c) in no case the required number of car parking space shall exceed 50 and the required number of truck parking space shall exceed 50.

18.0 REGULATIONS FOR CONTROL OF DEVELOPMENT OF PLOT CONTAINING MORE THAN ONE BUILDING

- (1) (a) Every building on a plot containing more than one building shall abut an internal road connecting the means of access of the plot. The FAR shall be calculated on the basis of the width of the means of access on which the plots abuts.
 - (b) The minimum width of such internal roads shall not be less than 3.50 metres, where internal road of 3.50 metres of width is not possible to be provided due to an existing building constructed prior to the enforcement of this Land Use and Development Control Plan, a building of not more than 7 metres in height may be allowed, provided that the width of the internal road shall not be less than 1.20 metres.
 - (c) The maximum permissible height of any building on a plot shall be determined by the width of the means of access on which the plot abuts according to the table given in sub regulation (3) Chapter 14 of this Land Use and Development Control Plan.
 - (d) The minimum width and the maximum length of all such internal roads shall be as prescribed in the table in sub regulation (2) of chapter 22 of this Land Use and Development Control Plan.
 - (e) In case the buildings within a plot are not of the same occupancy, an individual building of any particular occupancy shall comply with the regulations governing such occupancy except the provisions regarding Ground Coverage and Floor Area Ratio which shall be in accordance with sub-regulations (2) and (4) of this regulation.
- (2) **Ground coverage shall be as laid down below:**
- (a) for plots measuring less than 5000 sq. metres in area, the maximum permissible ground coverage shall be the values prescribed in Chapter 13 of this Land Use and Development Control Plan if the buildings are of same occupancy. If the buildings are not of same occupancy then the ground coverage shall be 40%;
 - (b) for plots measuring 5000 sq. metres or more in area, the maximum permissible ground coverage shall be 40% for buildings with same occupancy and 35% for buildings with different occupancies including mixed use occupancy.
- (3) **Open spaces for buildings shall be as laid down below:**
- every building shall have minimum external open space as prescribed in Chapter 15, provided that on these open spaces internal roads may be constructed.
- (4) **Floor Area Ratio (FAR) shall be laid down below:**
- (a) for plots measuring less than 5000 sq. metres in area the maximum permissible FAR for buildings of same occupancy shall be the value for that particular occupancy prescribed in Chapter 16 and for buildings with different occupancies shall be the value for that particular occupancy which gives the lowest value prescribed in Chapter 16;

- (b) for plots measuring 5000 sq. metres or more, the maximum permissible FAR for buildings with same occupancy shall be reduced by 10% from the value for that particular occupancy prescribed in chapter 16 and for buildings with different occupancies including mixed use occupancy shall be reduced by 10% from the lowest value for these occupancies as prescribed in Chapter 16.

(5) **Parking:**

The provision shall be the same as stipulated in Chapter 17 of this Land Use and Development Control Plan.

19.0 REGULATION FOR CONTROL OF DEVELOPMENT OF RESIDENTIAL BUILDING FOR ECONOMICALLY WEAKER SECTION AND LOW INCOME GROUP HOUSING SCHEME APPROVED BY CALCUTTA METROPOLITAN DEVELOPMENT AUTHORITY

For plots in a scheme for Economically Weaker Section and Low Income Group Housing approved by Calcutta Metropolitan Development Authority the following regulations shall be applicable, provided that the size of the plot is not more than 65.00 sq. metres in area:

- (1) (a) no building shall be allowed on a plot if the width of the means of access to the plot is less than 1.20 metres;
 (b) no building exceeding 8 metres in height shall be allowed on a plot if the width of means of access to the plot is less than 3.50 metres;
- (2) the maximum permissible ground coverage shall be 75% of the area of the plot;
- (3) the maximum permissible height of the building shall be 10.00 metres;
- (4) the minimum front open space shall be 0.80 metre;
- (5) the minimum rear open space shall be 1.00 metre;
- (6) the maximum permissible Floor Area Ratio shall be 1.75;
- (7) there shall be no need to provide side open spaces in the case of any such building, provided that the maximum aggregate length of such buildings in a row shall be 50.00 metres and after every 50.00 metres of length of such buildings in a row, there shall be an open space of not less than 2.50 metres in width for the entire depth of the building, and that such open space shall not be necessary if there is a street or passage at such location the minimum width of which is not less than 2.50 metres;
- (8) there shall be no need to provide any car parking space within the plot;
- (9) the size of rooms shall be as follows:-
 - (a) Habitable Room:
 the area of a habitable room shall not be less than 6.00 sq. metres with a minimum width of 2.40 metres. The habitable room for this purpose would be any room to be used for human habitation other than a kitchen, bath/water/closet, store/multi-purpose room;
 - (b) Kitchen:
 the area of kitchen shall not be less than 3.00 sq. metres with a minimum width of 1.50 metres;
 - (c) Water closet and bath room:
 the area of an independent water closet shall not be less than 0.80 sq. metre with a minimum width of 0.85 metre. The area of an independent bath room shall not be less than 0.80 sq. metre with a minimum width of 0.85 metre. If water closet is combined with bath room its floor area shall not be less than 1.50 sq. metres with a minimum width of 0.90 metre.
- (10) minimum height of rooms:-
 the height of all habitable and multi-purpose rooms shall not be less than 2.60 metres from the surface of the floor to the lowest point of the ceiling (bottom of the slab and/or beam). In the case of sloping

roof, the average height of roof for habitable rooms shall not be less than 2.60 metres and the minimum height at eaves shall be 2.10 metres. The height of kitchen, bath/water closet and corridor/passageway shall not be less than 2.10 metres measured from the surface of the floor to the lowest point of the ceiling (bottom of the slab and/or beam);

- (11) excepting the provisions of clause (1) to (10) all other provisions of these regulations shall be applicable.

20.0 PROVISION REGARDING EXISTING BUILDINGS

- (1) The provisions of the following regulations shall apply only in the case of an existing building not complying with the regulations of this Land Use and Development Control Plan. Existing building, for this purpose, shall mean any building which was erected before the date of coming into force of these regulations in accordance with a building plan sanctioned by an authority competent to sanction such building plan under Bengal Municipal Act 1932 (Bengal Act XV of 1932) or Calcutta Municipal Act 1951 (West Bengal Act XXXIII of 1951) or Calcutta Municipal Corporation Act 1980 (West Bengal Act LIX of 1980) or any other law for the time being in force.
- (2) **In the case of existing building:**
 - (a) excepting storage or hazardous buildings, where the open spaces required have not been left, an addition in the number of stories, if otherwise permissible may be allowed with a set-back provided such building continues with the same occupancy. Provided that no front set-back may be necessary upto a height of eight metres for adding only one floor over an existing single storeyed residential building;
 - (b) the extent of the set-back from the property boundary shall be such as to make the addition to the building in conformity with the provisions of Chapters 13 and 15;
 - (c) if any car parking space is required to be provided under Chapter 17 and no such car parking space can be provided in such existing building, the covered area allowable under the provisions of these regulations shall be reduced by the area required for such car parking space which cannot be provided in the said building. For this calculation, the area required for one car parking space is to be taken as 20 sq. metres. Existing car parking spaces as per Sanction Building Plan shall be taken into account as car parking space even if the same does not conform to the specified size of 2.50 metres x 5.00 metres.
 - (d) the height of the building shall conform to the regulations as indicated in the Chapter 14 and in no case after addition the height shall exceed 14.50 metres;
 - (e) the addition to an existing building with residential occupancy shall not exceed 200 sq. metres in covered area subject to the provisions of FAR as stipulated in Chapter 16 of this Land Use Development Control Plan.
 - (f) the addition to an existing building with educational occupancy shall not exceed the total covered area of the existing building subject to the provisions of FAR as stipulated in Chapter 16 of the Land Use Development Control Plan.
 - (g) the addition to an existing building with other occupancies including mixed use building but excepting storage and hazardous building shall not exceed 100.00 sq. metres in covered area subject to the provisions of FAR as stipulated in Chapter 16 of this Land Use and Development Control Plan.

21.0 REGULATIONS FOR CONTROL OF DEVELOPMENT OF PARKS, PUBLIC OPEN SPACES, PONDS, WET LANDS, CANALS AND RIVERFRONT

- (1) For the purpose of these regulations, public open space shall mean any open space which is open to the use or enjoyment of the public, whether it is actually used or enjoyed by the public or not and whether the entry is regulated by any charge or not.

(a) Generally

Parks and public open spaces shall be classified for the purpose of these regulations into three groups as below:

- (i) the parks and public open spaces with area upto 1500.00 sq. metres shall be termed as "small park and public open space";
 - (ii) the parks and public open spaces with area more than 1500.00 sq. metres but upto 7000.00 sq. metres shall be termed as "medium parks and public open spaces".
 - (iii) the parks and public open spaces with area more than 7000.00 sq. metres shall be termed as "large parks and public open spaces".
- (b) The regulations for Development Control Zone 'M' shall be the same as those applicable to large parks and public open spaces.
- (c) The structure above ground level shall be subject to the following provisions:
no structure other than the following shall be permitted in parks and public open spaces:
- (i) statue of public interest;
 - (ii) structure related to play equipments and fixtures;
 - (iii) structure related to public amenities, provided that the height of such building shall not exceed 4.00 metres and that total area covered by such buildings shall not exceed 10% of the total area of the park and public open spaces in the case of small parks and public open spaces, 5% in the case of medium parks and public open spaces and 3% in the case of large parks and public open spaces. For the purpose of calculation of total area of parks and public open spaces as aforesaid the area of water body, if any, shall be excluded.
- (d) The under ground structure shall be subject to the following provisions:
- (i) no underground structure shall be allowed in small and medium parks and public open spaces;
 - (ii) in large parks and public open spaces, underground structure for amenities or parking facilities may be allowed, provided such structure shall not affect the environment or create traffic problem.

- (2) No canal, pond, waterbody or wet land shall be filled up:

Provided that after taking in view the drainage, ecology and environment, pisciculture, fire fighting or any other material consideration the Calcutta Metropolitan Development Authority may, for reasons to be recorded in writing and with the previous approval of the State Government allow any canal, pond, waterbody, or wet land to be filled.

(3) In the case of a building in the Development Control Zone "RF":

- (a) the maximum permissible height of a building in such zone shall be 5.00 metres. In the case of a building on stilts, the maximum permissible height of the building shall be 6.50 metres including the stilts, the minimum height of which shall be 3.00 metres. In such building, the stilted portion shall not be allowed to be walled up or covered along the sides;
- (b) no building shall be more than 20 metres long alongside the river. There shall be a clear linear gap of 50 metres between two buildings alongside the river.
- (c) the maximum permissible covered area of such building shall be 200.00 sq. metres.

22.0 REGULATIONS FOR SUB - DIVISION OF PLOTS**(1) Generally**

- (a) a plot to be sub-divided shall be termed as “mother plot”;
- (b) sub-division shall not be allowed if the “mother plot” abuts a means of access having a width of less than 3.50 metres;
- (c) every individual plot obtained by sub-division of the “mother plot” shall abut a means of access having a width of not less than 3.50 metres;
- (d) the junctions of means of access within the “mother plot” shall be provided with splayed corners measuring not less than 2.50 metres on each side;
- (e) these regulations are not applicable in a scheme for Economically Weaker Section and Low Income Group Housing approved by the Calcutta Metropolitan Development Authority;
- (f) sub-division may be allowed on condition that the following facilities shall be provided by the owner of the “mother plot” at his own cost, as may be indicated by the Local Authority:
 - (i) drainage facilities ensuring drainage of each individual plot and of the means of access and passages leading to existing public drains or drainage channels;
 - (ii) streets and passages along with street lighting;
 - (iii) sanitary facilities including garbage disposal facilities;
 - (iv) water supply facilities.

(2) Width and length of means of access.

The maximum length permissible for the means of access shall be as given in the table below:

TABLE

Width of means of access	Maximum length of the means of access	
	For means of access closed at one end	For means of access open to street at both ends
(i) 3.50 metres and above but not more than 7.00 metres.	25.00 metres	75.00 metres
(ii) Above 7.00 metres but not more than 10.00 metres	50.00 metres	150.00 metres
(iii) Above 10.00 metres	No restriction	No restriction

(3) Public open space

For “mother plot” measuring more than 5,000.00 sq. metres in area, sub-division may be allowed, provided eight per cent of the total area of “mother plot” is developed as public open space. The width of each such open space shall not be less than 10.00 metres and each such open space shall abut a street having a width of not less than 7.00 metres. The minimum area of each such open space in one parcel shall be 400.00 sq. metres. This open space shall be in addition to the land required for providing the means of access to the individual plots obtained by sub-division of “mother plot”.

(4) Land for facilities

For “mother plots” measuring more than 25,000.00 sq. metres in area, sub-division may be allowed, provided seven per cent of the total area of the mother plot is reserved for use for facilities like school, health centre, market, police outpost, milk booth, post office, power sub-station, transport terminal, water treatment plant, sewage treatment plant and the like. Such land shall abut a street having a width of not less than 10.00 metres. This shall be in addition to the land necessary for means of access and for open spaces mentioned in sub-regulation (3).

23.0 REGULATIONS FOR DEVELOPMENT OF BUILDING SITE

No plot shall be used as a site for erection or re-erection of any building:

- (a) if the level of the plot is lower than the level of the crown in the nearest public street; and
- (b) unless the land is capable of being well-drained by means of drainage facilities leading to existing public drains or drainage channels.

SCHEDULES

‘A’ CATEGORY INDUSTRIES

Food and Allied Products

1. Icecream, Kulpi and similar products
2. Pickles, Chutney, Jam, Jelly, Squash, Sauce, Vinegar and similar products
3. Bakery products (using electric oven)
4. Confectionery and Condiments
5. Grinding and processing of Wheat, Rice, Spices and similar edibles (using upto 10 h.p. motor)
6. Fruit and Vegetable processing and preservation
7. Aerated water
8. Vadi, Papad and similar products
9. Food products of all types includes Fast Food, Snacks, Sweetmeat and similar products

Textile and Hosiery

1. Embroidery and Hand Knitting
2. Knitted Garments
3. Block and Screen Printing
4. Batik Printing
5. Tailoring and Readymade Garments of all type
6. Hosiery products
7. Tag, Thread, Tape and similar products
8. Bedding and Mosquito net.

Chemical and Allied Products

1. Agarbati, Candle Stick and similar products
2. Wet-cell Battery

Mechanical Engineering and Allied

1. Cycle, Cycle rickshaw, Hand and Animal drawn carriages assembly and repair
2. Two wheeler and other Automobile repair and servicing
3. Repair and servicing of Domestic Appliances
4. Black and Tinny Smithy

Leather Products

1. Shoe repairing—Cobbler
2. Fancy leather and other novelty items using leather

Rubber Products

Tyre Retreading and repairing.

Paper Products

Paper conversion products

Electrical and Electronic Items

1. Repair, assembly and servicing of all types of electrical and electronic apparatus, appliances, equipments, components used for domestic purposes.
2. Computer Software Services

Miscellaneous

1. Nameplate, Banner and Sign boards
2. Handicrafts
3. Photo binding and Book binding
4. Ornaments and Jewellery
5. Photography studio and laboratory
6. Xeroxing, Ammonia printing and Cyclostyling
7. Musical instrument assembly and repair.
8. Laundry, Dry-cleaning and Dyeing
9. Pan masala and Bidi
10. Furniture of all types except synthetic moulding
11. Barber shop and Beauty parlour
12. Carpentry
13. Toys and Dolls
14. Pottery and Clay modelling
15. Assembly and repair of spectacle and optical glass
16. Printing press
17. Assembly and repair of Watches and Clocks of all types
18. Assembly and repair of Umbrella
19. Repair of Type-writer
20. Sports goods
21. Rubber stamp and Seal of all kinds

22. Repair and assembly of domestic type sewing, knitting and similar machines
23. Cutlery and Kitchen utensils
24. Repair and servicing of Gas appliances such as cooking ranges and similar items
25. Repair and assembly of locks of all kinds

‘B’ CATEGORY INDUSTRIES

Food and Allied Products

1. All edible oil except solvent extraction
2. Dal and Rice Mill
3. Bakery products
4. Ice Making
5. Dairy products
6. Cattle and Poultry feed

Textile and Hosiery

1. Wick of all types
2. Braided elastic tape
3. Cotton belting
4. Belt lacing
5. Sanitary napkin
6. Surgical and Gauge bandage
7. Handloom and Powerloom

Chemical and Allied Products

1. Distilled water
2. Perfumes and Cosmetics of all types
3. Sealing wax
4. Camphor tablets
5. Ayurvedic hair oil (mixing process only)
6. Tooth powder (mixing process only)
7. Dry-cell battery
8. Phenyl
9. Washing powder and Soap
10. Writing Ink

Mechanical Engineering and Allied

1. Light fabrication and sheet metal ball press job
2. Machining units (including spares, component manufacturing only using upto 10 h.p. motor)
3. Heat treatment job

4. Steel trunk
5. Assembly units (using upto 5 h.p. motor)
6. Pressure stove and wick stove
7. Metal and Material Testing laboratory
8. F.R.P. products
9. Spectacle frame

Leather Products

Leather shoes, gloves, bags, chappals, purse and similar products

Rubber Products

Rubber moulded and extruded products excluding reclamation of rubber and production of tyres, rubber solution containing mineral naptha

Plastic Products

1. Extruded, Injection moulded, Blow moulded and Thermo-welded Plastic products. (Using 230 V. power)
2. Thermo-Welded Plastic products

Paper Products

Carbon paper, other coated papers and laminated paper products

Electrical and Electronic Items

1. Repair and servicing units of Industrial items
2. Choke and fittings
3. P.V.C. wire (domestic type)
4. All types of electric bulbs
5. Electric Stove and Heater (upto 3 k.w.)
6. Moulded plug with chord
7. Fan

Miscellaneous

1. Mosaic Tiles
2. Ceramic, glass were and similar products
3. R.C.C. Jalli, ventilator, grill, grating, rainwater pipe and similar items
4. Stationery items like ball point pen, fountain pen, pen nibs, pen holders, pencils, pencil sharpeners, paper pin and similar products
5. Wire brush, painting brush and hair brush

6. Brushes of natural bristles
7. Electroplating and Galvanizing
8. Adhesive paste
9. Coir making and Carpet weaving
10. Artificial plants
11. Scientific and Stationery instruments and equipments
12. Cufflinks, Tie pins, Buttons, Buckles, Hair pin, Hair clip, Hair band of all types and similar products
13. Metal Castings

DEVELOPMENT CONTROL ZONE — ‘UA’

Sl. No.	Description of Land	Buildings Permitted
1.	The land belonging to the Calcutta Port Trust on the 31st December 1988 lying within the Ward No. 45 of the Calcutta Municipal Corporation excluding the land falling within the Development Control Zone ‘RF’	Residential Building, Business Building, Mercantile (Retail) Building, Institutional Building, Educational Building and Assembly Building

LIST OF PARKS AND PUBLIC OPEN SPACE

Sl. No.	Address of Locality
1.	EDEN GARDENS including Netaji Indoor Stadium and Ranjit Stadium.
2.	B.B.D. Bag

LIST OF CEMETERY, BURIAL GROUND AND BURNING GHAT

Sl. No.	Name and Location
1.	Cemetery at St. John's Church.
2.	Cemetery at Armenian Church.

**LIST OF PLOTS AND PREMISES WHERE CHANGE OF THE
PRESENT OCCUPANCY OR OCCUPANCIES IS PROHIBITED**

Sl. No.	Description of premises	Present Occupancy
I.	Calcutta Anglo-Gujrati School for Boys and Girls 6, Pollock Street, Calcutta - 700 001.	Educational

**LIST OF AREAS AND/OR BUILDINGS REQUIRING PRESERVATION AND
CONSERVATION FOR HISTORICAL, ARCHITECTURAL, ENVIRONMENTAL OR
ECOLOGICAL POINT OF VIEW**

Sl. No.	Name and Location
1.	Raj Bhavan
2.	High Court with South Annex
3.	Town Hall
4.	A.G. Bengal's Office on Council House Street
5.	Commercial Library Building on Council House Street
6.	Metcafe Hall
7.	Central Telegraph Office
8.	All the buildings abutting B.B.D. Bag North, South and West.



**CALCUTTA METROPOLITAN
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