

LAND USE AND DEVELOPMENT CONTROL PLAN FOR KALYANI MUNICIPAL AREA

Being a portion of Calcutta Metropolitan Area



**CALCUTTA METROPOLITAN
DEVELOPMENT AUTHORITY**

December - 2000

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**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 diagrams may be called "The Land Use and Development Control Plan" for Kalyani Municipal Area.
- 1.2 It shall apply to the whole of present Kalyani Municipal Area, the boundary of which is given below.

NORTH

Southern boundary of part of village Birpara, Muratipur and Chandmari and the Canal bearing C.S. Plot No. 497p of Birpara, C.S. Plot Nos. 904 and 709 of Muratipur and C.S. Plot Nos. 1944- 1946 of Chandmari.

EAST

By the Calcutta-Ranaghat Eastern Railway Line.

SOUTH

By the District boundary of 24-Parganas District and by road from Budha Park (Kalyani) to the River Bhagirathi bearing C.S. Plot Nos. 789 and 544 of Mouza Krishnadeb-Bati and C.S. Plot No. 33 of Char Kanchrapara.

WEST

By the part of Calcutta-Ghosh Para Road bearing C.S. Plot No. 813 of Krishnadeb-Bati Mouza and 376 of Kanchrapara Mouza and Railway siding line passing through the village Majherchar and Char Jadubati and the Canal of C.S. Plots Nos. 86 and 21 of Char Jadubati Mouza.

Chapter 2

2.0 DEFINITION

- 2.1 "The Act" means the West Bengal Town and Country (Planning and Development) Act, 1979 as amended;
- 2.2 "Chajja or Cornice" means a sloping or horizontal structural overhang usually provided over openings on external walls to provide protection from sun and rain;
- 2.3 "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;
- 2.4 "Courtyard" means a space permanently open to the sky, enclosed fully or partially by building and may be at ground level or any other level within or adjacent to a building, a courtyard enclosed on all sides being an inner courtyard and a courtyard where one of the sides is not enclosed being an outer courtyard;
- 2.5 "Cul-de-sac" means a public or private street or passage closed at one end.
- 2.6 "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. This is expressed as a percentage :

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

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

- 2.7 "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 :
- 2.8 "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;
- 2.9 "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;
- 2.10 "Means of access" means a public street or private street or passage open to the sky, provided that in case of partition of an existing building, the passage may not be open to sky;
- 2.11 "Open space" means an area, forming an integral part of the site, at the ground level open to the sky;
- 2.12 "Passage" is a means of access which is not a private street or a public street and which provides access to not more than three plots. Passage shall include footway and drains attached to the passage and shall also include all lands up to the property line of the plots abutting the passage;
- 2.13 "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 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. Private street shall include footway and drains attached to any street and shall also include all lands up to the property line of the plots abutting the private street;
- 2.14 "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, and
- 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 Municipality and the alignment has been demarcated or is capable of being demarcated up to such alignment;

2.15 "section" means a section of the Act;

2.16 "Tenement" means an independent dwelling unit.

2.17 "Use group" or "Occupancy" means the purpose for which a building or a part of a building is used or intended to be used. For the purpose of classification of a building according to occupancy, 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 the building, the building shall be classified as "mixed use building". The classification of buildings based on principal occupancy, shall be as given below :

2.17.1 "Residential building" means 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;

2.17.2 "Educational building" means any building used for school, college, library or day-care purposes as principal use involving assembly for instruction, education or recreation incidental to education;

- 2.17.3 "Institutional building" means 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;
- 2.17.4 "Assembly building" means 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 stations and terminals of air, surface and other public transportation services, recreation piers and stadiums;
- 2.17.5 "Business building" means any building or part thereof used principally for transaction of business for keeping of accounts and records or for similar purposes; such buildings shall include offices, banks, professional establishments, court houses if the principal function of these 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;
- 2.17.6 "Mercantile building (retail)" means any building or part thereof used principally as shops, stores or markets for display or retail sale of merchandise or for office, storage of service facilities incidental thereto;
- 2.17.7 "Mercantile building (wholesale)" means any building or part thereof used principally as shops, stores or markets 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);

2.17.8 "Industrial building" means 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;

2.17.9 "Storage building" means 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 storage, freight depots, transit sheds, store houses, public garages, hangars, silos and barns;

2.17.10 "Hazardous building" means 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;

2.18 "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 the Municipality but shall not include the land under prescribed right-of-way or the regular line of the street.

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 these areas have been shown in different maps and registers already published by the Calcutta Metropolitan Development Authority under section 29 of the Act.

Chapter 5

5.0 **RELATIONSHIP WITH NEIGHBOURING AREAS**

The Kalyani Municipality is situated on the East bank of River Hooghly at a distance of about 50 k.m. from C.B.D. of Calcutta.

The municipality is connected with the remaining areas of C.M.A. and the hinterland by Kalyani Barrackpore Expressway, Muragacha Road, Kanchrapara - Haringhata Road, and National High way No. 34. The area is connected with the areas in the West Bank of River Hooghly by Iswar Gupta Setu.

The area is connected with the remaining areas of C.M.A. and the hinterland by the Suburban Railway line of the Sealdah - Ranaghat section and the branch line from Kalyani R.S. to Kaiyari Simanta R.S. There are four Railway stations. viz. Kalyani, Kalyani Silpanchal, Ghosh para and Kalyani Simanta within the municipal area.

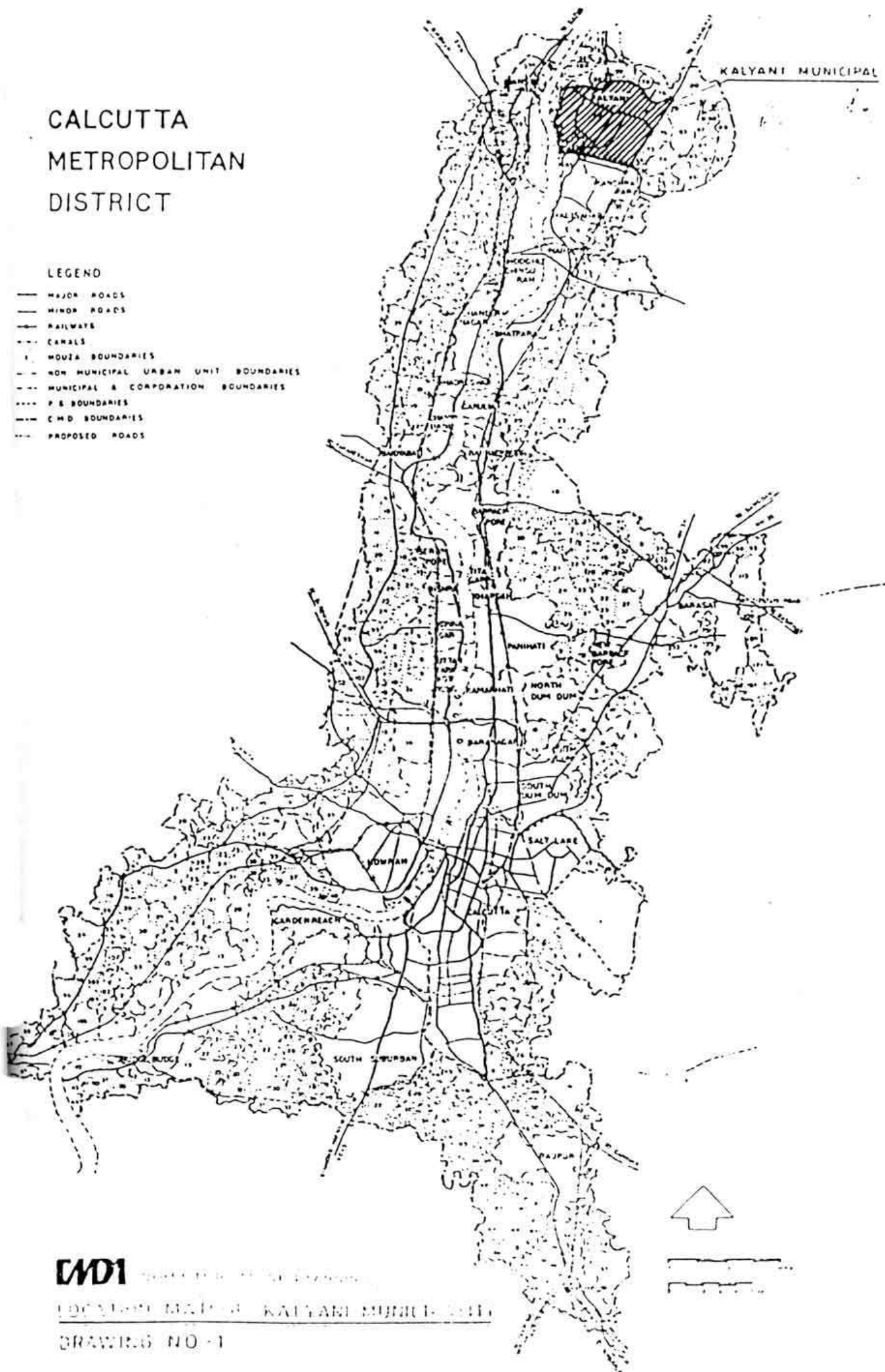
The Kalyani Municipal area in respect of Calcutta Metropolitan Area has been shown in drawing No. 1.

CALCUTTA METROPOLITAN DISTRICT

LEGEND

- MAJOR ROADS
- MINOR ROADS
- RAILWAYS
- - - CANALS
- I MOUZA BOUNDARIES
- - - NON MUNICIPAL URBAN UNIT BOUNDARIES
- - - MUNICIPAL & CORPORATION BOUNDARIES
- - - P & S BOUNDARIES
- - - CMD BOUNDARIES
- - - PROPOSED ROADS

KALYANI MUNICIPAL



CMD

LOCALITY MAP - 3 KALYANI MUNICIPAL UNIT
DRAWING NO - 1

Chapter 6

6.0

DEVELOPMENT POLICY

The policy for development and general use of land in the area would include the following :-

- i) All major water bodies shall be preserved.
- ii) The present pattern of mixed land use will be allowed to continue in general, but certain non-conforming uses will be prohibited in order to improve the environment and living condition.
- iii) The existing parks and public open spaces will be preserved and efforts will be made for creation of new parks and public open spaces.
- iv) Buildings and areas that are important from historical, architectural, environmental or ecological points of view will be indicated for preservation and conservation.
- v) The development of buildings and land for different purposes in different Zones will be guided and controlled through appropriate regulations considering the available circulation and infrastructure facilities with a view to making the area functionally efficient and environmentally acceptable.
- vi) Efforts will be made for development of the river front in C.M.A. with pedestrian plaza and other conforming facilities along the river bank.
- vii) In areas with intense commercial activities and where intense commercial activities are expected in future, efforts will be made to promote a development form with reduced ground coverage resulting in reduction of traffic congestion and overcrowding at street level but at the same time ensuring proper utilization of the high value land in such areas.

Part : III

**GENERAL PROPOSAL
FOR USE OF LAND**

Chapter 7

7.0 DEVELOPMENT CONTROL ZONES

Kalyani Municipal Area has been divided into eight Development Control Zones that are indicated in para 7.1 to 7.8 below and are shown in diagram No. 2.

7.1 Development Control Zone 'C'

The Development Control Zone 'C' comprises the areas that are used intensively for commercial activities mixed with residential and other uses. This zone also includes the areas which are likely to be used in future for intense commercial activities.

The Development Control Zone 'C' consists of the following area.

The area is bounded by a line drawn east ward from the point 1 along the road connecting 1 & 2 upto the point 2 thence south ward along the road connecting 2 & 3, upto the point 3 thence west ward along the road connecting 3 & 4, upto the point 4 thence north ward along the road connecting 4 & 1 upto the point 1 as shown in diagram No. 2.

7.2 Development Control Zone 'I'

The Development Control Zone 'I' comprises the areas that are used extensively for industrial purpose.

The Development Control Zone 'I' consists of the area covered by ward no. 5 & 6 of Kalyani Municipality.

7.3 Development Control Zone 'CI'

The Development Control Zone 'CI' comprises the area that are used for industrial purpose mixed with other uses but are likely to be used in future for intense commercial activities.

The Development Control Zone 'CI' is bounded by a line drawn south ward along the eastern edge of Ghoshpara road from Buddha park upto the point 5 at a distance 1000'-0" from Kalyani- Barrackpur Expressway upto the point 6, thence northward along the eastern edge of the road upto the point 7 of Kalyani- Barrackpur Expressway, thence eastward along the northern edge of the expressway upto the railway line, thence northward along the western edge of Eastern railway line, thence westward along the northern boundary of ward no. 9 upto the point 2A thence southward along western boundary of ward no 9 upto Iswar Gupta road, thence westward along Iswar Gupta road upto Buddha Park as shown in the Drawing.

7.4 Development Control Zone 'RI'

The Development Control Zone 'RI' comprises the areas that are used principally for residential or industrial purposes but are mixed with other uses. The Development Control Zone 'RI' consists of two parcels of land areas, the boundaries of which are given below.

i) Parcel - 1

The whole ward of 19 of Kalyani Municipality excluding the area within zone 'CI' within this ward.

ii) Parcel - 2

The area is bounded by a line drawn northward starting from a point 30 along the existing road upto the point 11 thence eastward along the southern boundary of Sewage disposal plant upto the point 10 thence eastward along the Strand Road upto the Buddha Park thence southward along Ghosh Para Road upto the point 31 thence westward along the southern boundary of Kalyani Municipality upto the point 30.

7.5 **Development Control Zone 'UA'**

The Development Control Zone 'UA' comprises the areas presently being used as sewage treatment plant. The development control zone 'UA' consists of the following area.

The area is bounded by a line drawn eastward from the point 8 along the southern edge of the Canal upto the point 9 thence southward along the western edge of the road connecting 9 & 10 upto the point 10 thence westward along the Southern boundary of Sewage disposal plant connecting 10 & 11 upto the point 11 thence northward along the eastern edge of the road connecting 11 & 8 upto the point 8.

7.6 **Development Control Zone 'RF'**

Development Control Zone 'RF' comprises the following two parcels of land :-

i) Parcel - 1

A 15.00 metres wide strip of land from northern bank of the canal which runs east west. The strip starts from point - 1 and runs upto western boundary of the municipality.

ii) Parcel - 2

A 15.00 metres wide strip of land from the southern bank of the canal which runs east west. The strip starts from point 1 and runs upto western boundary of the municipality.

7.7 **Development Control Zone 'SP'**

The Development Control Zone 'SP' comprises the areas that are principally used for institutional and educational purposes. Development Control Zone 'SP' consists of the following parcels of land :

i) Parcel - 1

The area is bounded by the boundary wall of Kalyani University starting from the point 18 drawn northward along the boundary wall upto the point 19 thence eastward along the boundary wall upto the point 20 thence again northward along the boundary wall upto the point 21 thence eastward along the boundary wall upto the point 22 thence southward along the boundary wall upto the point 23 thence eastward along the boundary wall upto the point 24 thence southward along Ghoshpara Road upto the junction of railway line and Ghoshpara Road thence westward along the railway line upto the point 18.

ii) Parcel - 2

The area is bounded by the boundary wall of Kalyani University starting from the intersection of Ghoshpara Road and railway line drawn northward along Ghoshpara Road upto the point 25 thence eastward along the boundary wall upto the point 26 thence northward along the boundary wall upto the point 27 thence eastward along the boundary wall, upto the point 28 thence southward along the boundary wall upto the point 29 thence westward along the railway line upto the intersection of railway line and Ghoshpara Road.

iii) Parcel - 3

The area is bounded by a line drawn eastward from the point 12 along the southern edge of the railway track upto the point 13 thence southward along the western edge of the road connecting 13 and 14 upto the point 14 thence westward along the northern edge of the road connecting 14 and 15 upto the point 15 thence southward along the western edge of the road connecting 15 and 16 upto the point 16 thence westward along the northern edge of road connecting 16 and 17 upto the point 17 thence northward along the eastern edge of the road connecting 17 and 12 upto the point 12.

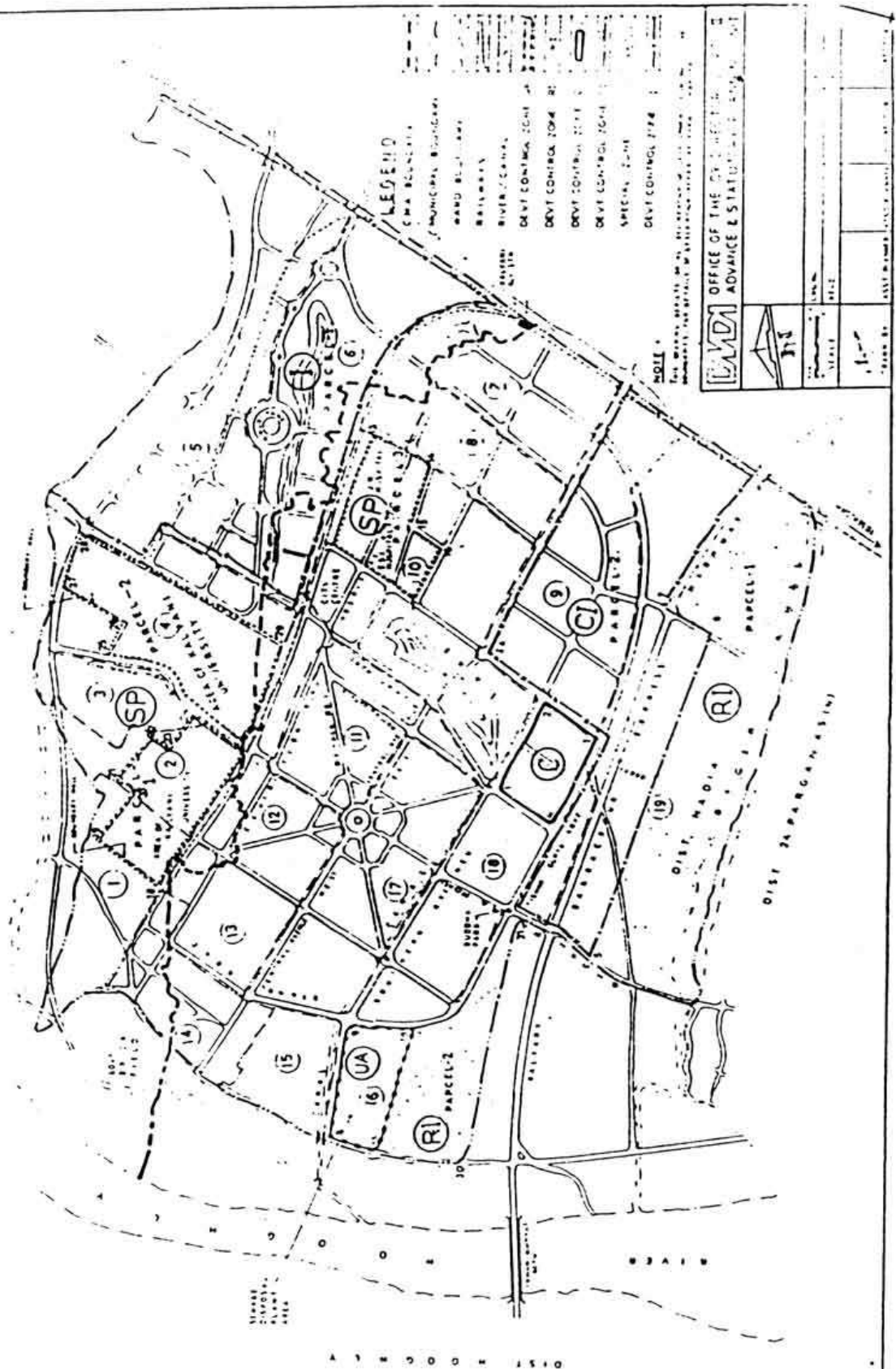
7.8 Development Control Zone 'R'

Development Control Zone 'R' comprises the areas that are principally used for residential purposes mixed with other uses. This zone includes the areas which are likely to be developed for residential purpose in future.

The Development Control Zone 'R' consists of the areas of Kalyani Municipality which are not included in the Development Control Zones 'C', 'I', 'CI', 'RI', 'UA', 'RF', 'SP' as described under para 7.1 to 7.7.

Note : The Wards Nos. 1,2,3 and 5 in full and part of ward Nos. 4,6,7,12,13 and 14 falling within the limits of Kalyani Municipality are outside the limits of Calcutta Metropolitan Area as per Town and Country (Planning and Development) Act, 1979. Hence the Prescription under this Land Use and Development Control Plan for those wards are only suggestive.

LAND USE AND DEVELOPMENT CONTROL PLAN FOR KALYANI MUNICIPALITY



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) d) In Development Control Zone 'C' Khatals are prohibited.

8.2 Development Control Zone I

In Development Control Zone I excepting industrial and its incidental uses all other uses are prohibited.

8.3 Development Control Zone 'CI'

- i) In Development Control Zone 'CI' the following buildings are prohibited :-
 - a) New industrial building for those industries listed in Schedule - III of this Land Use and Development Control Plan.
 - b) Extension of existing industrial building for industries listed in Schedule - III of this Land Use and Development Control Plan.

- c) New mercantile (wholesale) building and extension of mercantile (wholesale) buildings,
 - d) Hazardous Building.
- ii) In Development Control Zone 'CI' Khatals are prohibited.

8.4 **Development Control Zone 'RI'**

- i) In Development Control Zone 'RI' the following buildings are prohibited :-
- a) New industrial buildings except for those industries listed in Schedule - I and Schedule - II of this Land Use and Development Control Plan.
 - b) Extension of existing industrial building for industries listed in Schedule - III of this Land Use and Development Control Plan.
 - c) New Mercantile (wholesale) building and extension of existing mercantile (wholesale) building,
 - d) Hazardous building,
- ii) In Development Control Zone 'RI' Khatals are prohibited.

8.5 **Development Control Zone 'UA'**

Development Control Zone 'UA' is to be used only for operational purposes provided that any change of use from the present operational purposes will require specific approval of the Calcutta Metropolitan Development Authority.

8.6 **Development Control Zone 'RF'**

- i) In Development Control Zone 'RF' the following buildings are prohibited.

- a) New industrial building or extension of 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' Khatals are prohibited.

8.7 **Development Control Zone 'SP'**

In Development Control Zone 'SP' change of existing use of land is not permitted. Uses allied to the existing land use can only be permitted.

8.8 **Development Control Zone 'R'**

In Development Control Zone 'R' the following buildings are prohibited :-

- a) New industrial building or extension of existing industrial building except for those industries listed in Schedule - I of this Land Use and Development Control Plan.
- b) Hazardous building,
- c) New mercantile (wholesale) building and extension of existing mercantile (wholesale) building,
- d) New institutional building or extension of existing institutional building meant for penal & correctional detention.

- e) New buildings or extension of existing buildings with business occupancy or assembly occupancy of more than 300 sq. metres of total covered area put to such occupancies.
- ii) In Development Control Zone 'R' Khatals are prohibited.

Chapter 9

9.0 **PRESCRIPTION FOR USE OF LAND FOR SOME SPECIFIC PLOTS & PREMISES.**

- 9.1 a) In plots and premises listed in schedule V 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 this Land Use and Development Control Plan.
- b) In parks and play grounds within Railway property no development is permitted excepting those stipulated in chapter 21 of this Land Use and Development Control Plan.
- 9.2 In plots and premises mentioned in the municipal records as Land used for the purpose of cremation, burial and last rite performed after death by different communities, no development is permitted excepting those allied uses required for performing ritual functions.
- 9.3 For the plots and premises mentioned in Schedule VI of this Land Use and Development Control Plan presently being used as educational or institutional use, change of the present occupancy or occupancies is prohibited.
- 9.4 The said Schedule V & VI 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 provision 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 IV of this Land Use and Development Control Plan.

Provided that, the areas and buildings indicated in the said Schedule IV 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

- 12.1
- i) Every plot shall have a means of access which may be a public street or private street or passage.
 - ii) The relationship between the width of the means of access and the maximum permissible height of building shall be as indicated in Chapter-14 of this Land Use and Development Control Plan.

12.2 Minimum width of means of access

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 :-

- a) In case of a residential building with other occupancy or occupancies, if any, of less than 10% of the total covered area of the building, the width of such street or passage shall not be less than 6.00 metres at any part;
- b) In case of a residential building with educational occupancy of 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;
- c) In 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;
- d) In case of an educational building with other occupancy or occupancies not being residential of 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;

- 12.3 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 metres of junction of two streets, the width of each of which is 15.00 metres or more.
- 12.4 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 18 of this Land Use and Development Control Plan.

Chapter 13

13.0 REGULATION FOR GROUND COVERAGE OF BUILDINGS

- 13.1 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)

Type of Building	Maximum Permissible Ground Coverage	
	In Development Control Zone 'C' x 'CI'	In other Development Control Zones
1. Residential and Educational		
a) Plot size upto 200 sq.mt.	55%	65%
b) Plot size 500 sq.mt. or more	45% or 110 sq. meters whichever is more	50% or 130 sq.meters which ever is more
2. Other uses including mixed use	40%	40%

- 13.1.1 For any other size of plot in between the plot size of 200 to 500 sq.m the % of coverage shall be calculated by direct interpolation.
- 13.2 When a plot contains more than one building, the maximum permissible ground coverage for the building shall be as stipulated in Chapter-17 of this Land Use and Development Control Plan.
- 13.3 For plots within a scheme for Economically Weaker Section and Low Income Group housing approved by Calcutta Metropolitan Development Authority the maximum permissible ground coverage for the buildings shall be as indicated in Chapter-18 of this Land Use and Development Control Plan.

Chapter 14

14.0 REGULATION FOR HEIGHT OF BUILDING

14.1 Height of a 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.

14.2 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 1.0 metre;
- iv) Chimneys;
- v) Ventilating, airconditioning and other service equipments.

The aggregate area of the structures mentioned above shall not exceed one-third of the area of the roof upon which these are erected.

14.3 The maximum permissible height of buildings on a plot shall be as given in the table below :-

	Width of means of access in metres	Maximum permissible height in metres
i)	3.50 metres to 6.0 metres	8.00
ii)	6.00 metres to 7.00 metres	11.00
iii)	Above 7.00 metres	14.50

- 14.4 For plots in a scheme for Economically Weaker Section and Low Income Group housing approved by Calcutta Metropolitan Development Authority, the maximum permissible height of building shall be as indicated in Chapter 18 of this Land Use and Development Control Plan.

Chapter 15

15.0 REGULATIONS FOR OPEN SPACES FOR BUILDINGS

15.1 General

- i) Every room intended for human habitation shall abut an interior or exterior open space or an open verandah 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 width.
- ii) 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 to the plot and the rear of the building shall be deemed to be that face of the building which is farthest from the means of access. This shall also be applicable for each individual building when a plot contains more than one building. In 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 passage.
- iii) No building shall at any time be erected on any open space prescribed under these rules for a building and from 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 rules for any other building.
- iv) 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 Ground Coverage.

v) Distance from overhead electric lines

No building or verandah, balcony or projection in any building, shall be permitted to be erected, 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
a) Low and medium voltage lines including service lines.	2.5 m	1.2 m
b) High voltage lines upto & including 11,000 volts.	3.7 m	1.2 m
c) High voltage lines above 11,000 volts & upto & including 33,000 volts.	3.7 m	2.0 m
d) For extra high voltage lines beyond 33,000 volts.	3.7 m plus 0.3 m for every additional 33,000 volts or part thereof.	2.0 m plus 0.3 m for every additional 33,000 volts or part thereof.

Note : "m" indicates metre

15.2 Front open space

- 15.2.1 i) Every residential or educational building shall have a minimum front open space at ground level of 1.20 metres at its narrowest part;

- ii) In case of residential or educational building with other occupancy or occupancies covering more than 20% of the floor area at ground floor of the building, the minimum front open space at the ground level shall be 2.00 metres at its narrowest part. Provided that for such cases on plots with area of 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;
- iii) Every industrial or storage or mercantile (wholesale) building shall have a minimum front open space at ground level of 5.00 metres at its narrowest part;
- iv) In case of industrial or storage or mercantile (retail) building on plots of area less than 300.00 sq.metres the minimum front open space shall be 1.20 metres at its narrowest part;
- v) 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;
- vi) Every assembly building shall have a minimum front open space at ground level of 4.00 metres at its narrowest part;
- vii) 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.

15.2.2 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 indicated in Chapter 18 of this Land Use and Development Control Plan.

15.3 Rear Open space

- i) Every building shall have a minimum rear open space at ground level of a width at its narrowest part of not less than that indicated below :-

Height of building (metres)	Minimum rear open space at its narrowest part (metres)
Upto 8.00	2.50
Above 8.00 but not more than 11.00	3.00
Above 11.00 but not more than 14.50	4.00

- ii) Notwithstanding anything contained in para 15.3. (i), the minimum width of rear open space at its narrowest part of industrial or storage or mercantile (wholesale) buildings shall be 3.50 metres.
- iii) 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 indicated in Chapter 18 of this Land Use and Development Control Plan.

15.4 Side open space

- i) 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)	
	Side 1	Side 2
Upto 11.00	1.20	1.20
Above 11.00 but not more than 14.50	1.20	2.50

- iii) Notwithstanding anything contained in para 15.4 (i), the minimum width of side open space for an industrial or storage or mercantile (wholesale) building shall be 3.50 metres.
- iv) In case of a building more than 24.00 metres in depth on a plot abutting any street, a passage along the entire depth of the building shall be provided and the minimum width of such passage shall be 4.0 metres.
- v) For plots in a scheme for Economically Weaker Section and Low Income Group housing approved by Calcutta Metropolitan Development Authority the minimum side open space shall be as indicated in Chapter-18 of this Land Use and Development Control Plan.

15.5 Interior open space

i) Inner courtyard

In case any 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, or shall abut an outer courtyard as provided in para 15.5 (iii).

ii) Ventilation shaft

For ventilating water closet and bath-room, if not opening on to front, side, rear or interior open space or out courtyard shall open on to a ventilation shaft, the size of which shall not be less than the values given below :-

Height of building (metres)	Minimum area of ventilation shaft (sq.metres)	Minimum width of shaft (metres)
Upto 11.00	1.50	1.00
Above 11.00 but not more than 14.50	3.00	1.20

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

iii) Outer courtyard

The minimum width of outer courtyard shall not be less than 20% of the height of the building or 2.50 metres, whichever is more.

Chapter 16

16.0 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 5.00 metres and that for a truck or bus parking space shall be 3.75 metres x 10.00 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 5.00 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 driveway 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 at any floor, which is included in the calculation of the total covered area 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 18 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 100.00 sq.metres but less than 200.00 sq.metres;
 - iii) one car parking space for every 200.00 sq. metres of covered area shall be necessary for a total covered area of 200.00 sq. metres or more;

- b) Building with more than one tenement :-
- A) Tenement each upto 50.00 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 50.00 sq. metres but upto 75.00 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 75.00 sq. metres but upto 100.00 sq. metres of covered area :-
- One car parking space shall be necessary for every two such tenements;
- D) Tenement each with more than 100.00 sq. metres of covered area :-
- One car parking space shall be necessary for each tenement having covered area less than 200.00 sq. metres. One additional car parking space for every 100.00 sq. metres of covered area of the tenement beyond the first 200.00 sq.mtr.

- 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 300.00 sq. metres of total covered area of the building, irrespective of the number of sizes of tenement;
- c) The above minimum standard shall be applicable for all Development Control Zones excepting the Development Control Zone 'C' and 'CI' 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 1500.00 sq. metres;
- one car parking space for every 75.00 sq. metres of covered area or part thereof shall be necessary;
- b) For covered area above 1500.00 sq. metres but upto 5000.00 sq. metres;
- twenty car parking spaces plus one additional car parking space for every 100.00 sq. metres of covered area or part thereof, beyond 1500.00 sq. metres shall be necessary;
- c) For covered area above 5000.00 sq. metres;
- fifty five car parking spaces plus one car parking space for every 200.00 sq. metres of covered area or part thereof beyond the 5000.00 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 50.00 sq. metres;

- b) For covered area above 50.00 sq. metres :

one car parking space plus one additional car parking space for every additional 100.00 sq. metres of covered area shall be necessary;

5) **For assembly occupancy, car parking shall be subject to the following :-**

- a) Restaurant, eating house, bars, clubs and gymkhana :

no car parking space shall be necessary upto a total covered area of 200.00 sq. metres. For covered area more than 200.00 sq. metres, one car parking space for every additional 200.00 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 200.00 sq. metres of covered area or part thereof shall be necessary;

- c) Theater, Motion Picture House, City Hall, Dance Hall, Skating Rink, Town Hall, Auditorium or similar other Halls or such other place.

- 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 100.00 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 institution where beds are not provided, one car parking space shall be necessary for every 100.00 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 75.00 sq. metres of covered area or part thereof shall be necessary;

Note : In no case, the required car parking space shall exceed 200 in numbers.

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 100.00 sq. metres used for administrative purpose;

- b) for covered area more than 100.00 sq. metres but less than 400.00 sq. metres used for administrative purpose one car parking space shall be necessary;

- c) for covered area of 400.00 sq. metres and above used for administrative purpose, one car parking space for every 400.00 sq. metres shall be necessary;
 - d) for total covered area more than 1000.00 sq. metres one bus parking space for every 1000.00 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 200.00 sq. metres;
 - b) for covered area above 200.00 sq. metres, one car parking space for every 200.00 sq. metres and one truck parking space for every 1000.00 sq. metres subject to a minimum of one truck parking space, shall be necessary;
 - c) in no case the required car parking space shall exceed 50 and the required truck parking space shall exceed 50.

Chapter 17

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

- i) Every building on a plot containing more than one building shall abut an internal road connecting the means of access of the plot.
- ii) The minimum width of such internal roads shall not be less than 6.00 metres.
- iii) 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 para 14.3 of this Land Use and Development Control Plan.
- iv) The minimum width and the maximum length of all such internal roads shall be as prescribed in the table in para 22.2 of this Land Use and Development Control Plan.
- v) In case the buildings within a plot are not of the same occupancy, an individual building of any particular occupancy shall comply with the Development Control Regulations of this Land Use and Development Control Plan for that occupancy excepting the provisions of Ground Coverage.

17.2 Ground Coverage

For plots measuring 5,000 sq. metres or more in area, the maximum permissible ground coverage shall be 45% for residential or educational buildings and 35% for buildings of other use groups or for buildings with mixed occupancies.

Provisions of Chapter 13 of this Land Use and Development Control Plan shall be applicable for plots measuring less than 5,000 sq. metres.

17.3 **Open Spaces**

- i) Every building shall have minimum external open spaces as prescribed in Chapter 15 of this Land Use and Development Control Plan.
- ii) For plots measuring 5000 sq. metres or more in area, eight percent of the total area of the plot is to be developed as community 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.

17.4 **Land for Facilities**

For plots measuring 25,000.00 sq. metres or more in area seven percent of the total area is to be kept reserved for use for facilities like school, health centres, market, milk booths, post office, power sub-station, transport terminal, water treatment plant and sewage treatment plant etc. Such land shall abut a street having a width of not less than 10.00 metres. This shall be in addition to eight percent of the total land necessary for community open space.

17.5 **Parking**

The provisions shall be same as stipulated in Chapter - 16 of this Land Use and Development Control Plan.

Chapter 18

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

In a scheme for Economically Weaker Section and Low Income Group Housing approved by Calcutta Metropolitan Development Authority the following regulations shall be applicable.

- A. The following sub-regulations are applicable to core/row housing only in a sites and services project :
1. that the size of the plot is not more than 65.00 sq. metres in area.
 2.
 - 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 8.00 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.
 3. the maximum permissible ground coverage shall be 75% of the area of the plot;
 4. the maximum permissible height of the building shall be 10.00 metres;
 5. the minimum front open space shall be 0.80 metres;
 6. the minimum rear open space shall be 1.0 metre;
 7. the maximum permissible Floor Area Ratio shall be 1.75;

8. 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;
 9. there shall be no need to provide any car parking space within the plot;
 10. excepting the provisions of clause (1) to (9) all other provisions of these regulations shall be applicable.
- B. The following sub-regulations are applicable both to core/row housing schemes and walk up apartment housing schemes.
11. 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.

12. 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/passage 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);

13. excepting the regulations mentioned in (11) and (12) of this chapter all other regulations of this Land Use and Development Control Plan shall be applicable.

Chapter 19

19.0 PROVISION REGARDING EXISTING BUILDINGS

The provisions of the following regulations shall apply only in case of an existing building. Existing building for this purpose shall mean any building which was erected before the date of coming into force of this Land Use and Development Control Plan in accordance with a building plan sanctioned by an authority competent to sanction such building plan under Bengal Municipal Act 1932 or any other law for the time being in force.

- i) In case of an existing building excepting storage 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.

- ii) 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 of this Land Use and Development Control Plan.
- iii) If any car parking space is required to be provided under Chapter 16 of this Land Use and and Development Control Plan and no such car parking space can be provided in such existing building the covered area allowable under the provisions of this Land Use and Development Control Plan 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 20.00 sq. metres.

- iv) The height of the building shall conform to the regulations as indicated in Chapter 14 of this Land Use and Development Control Plan and in no case after addition the height shall exceed 14.50 metres.
- v) The addition to an existing building with residential occupancy shall not exceed 200.00 sq. metres in covered area subject to the provisions of this Land Use and Development Control Plan.
- vi) 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 the Land Use and Development Control Plan.
- vii) The addition to an existing building with other occupancies including mixed use building but excepting storage building shall not exceed 100.00 sq. metres in covered area subject to the provisions of this Land Use and Development Control Plan.

Chapter 20

20.0 **REGULATIONS FOR DEVELOPMENT OF BUILDING SITE**

20.1 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 of the nearest public street.
- b) Unless the land is capable of being well-drained by means of drainage facilities leading to existing public drains or drainage channels.

Chapter 21

21.0 REGULATIONS FOR CONTROL OF DEVELOPMENT OF PARKS, PUBLIC OPEN SPACES, PONDS, WETLANDS, CANALS, RIVER & OTHER WATER FRONT AND BRICKFIELDS

21.1 Parks and public open spaces

"Public open space" means 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.

21.1.1 General

- i) Parks and public open spaces shall be classified for the purpose of these regulations into three groups as below :-
 - a) The parks and public open spaces with area upto 1500.00 sq. metres shall be termed as "Small parks and public open spaces";
 - b) 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";
 - c) The parks and public open spaces with area more than 7000.00 sq. metres shall be termed as "Large parks and public open spaces".

21.1.2 Structure above ground level

- i) No structure other than the following shall be permitted in parks and public open spaces :
 - a) Statue of public interest.
 - b) Structure related to play equipments and fixtures.

- c) 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 parks and public open spaces in case of small parks and public open spaces, 5% in case of medium parks and public open spaces and 3% in case of large parks and public open spaces. For the purpose of calculation of total area of parks and public open spaces as mentioned above the area of water body, if any, shall be excluded.

21.1.3 UNDERGROUND STRUCTURE

No underground structure shall be allowed in small and medium parks and public open spaces.

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.

21.2 Canals, Ponds and Wetlands

No pond or water body or wetland and no canal 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 up.

21.3 River and other Water Front :-

- a) The maximum permissible height of a building in this Zone shall be 5.00 metres. In 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 20.00 metres long alongside the river, and other water front. There shall be a clear linear gap of 50.00 metres between two buildings alongside the river and other water front.
- c) The maximum permissible covered area of such a building shall be 200.00 sq. metres.

21.4

Brickfields

- a) Existing brickfields will be allowed to be continued as brickfield within their own boundaries. After being declared as abandoned, the excavated portions shall have to be maintained as water bodies where pisciculture or any type of recreational activity may be allowed.
- b) Structures for recreational purposes conforming to the regulations as stipulated in para 22.3 of this Land Use and Development Control Plan, may be permitted within the land adjoining such waterbody.

Chapter 22

22.0 REGULATIONS FOR SUB-DIVISION OF PLOTS

22.1 General

- i) A plot to be sub-divided shall be termed as "mother plot".
- ii) Sub-division shall not be allowed if the "mother plot" abuts a means of access having a width of less than 6.00 metres.
- iii) Every individual plot obtained by sub-division of the "mother plot" shall abut a means of access having a width of not less than 6.00 metres, provided that in case of plot upto 1000 square metre in area width of means of access shall not be less than 4.00 metres.
- iv) 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.
- v) These regulations are not applicable in a scheme for Economically Weaker Section and Low Income Group housing approved by Calcutta Metropolitan Development Authority.
- vi) 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.
 - a) Drainage facilities ensuring drainage of each individual plot and of the means of access and passages leading to existing public drains or drainage channels.
 - b) Streets and passages along with street lighting.
 - c) Sanitary facilities including garbage disposal facilities.
 - d) Water supply facilities.

22.2 Width and length of means of access

The maximum length permissible for the means of access shall be as given in the following 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) 4.00 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

22.3 Public open space

For "mother plots" measuring 5,000 sq.metres or more in area, sub-division may be allowed provided eight percent of the total area of the "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".

22.4 Land for facilities

For "mother plots" measuring 25,000.00 sq. metres or more in area sub-division may be allowed provided seven percent 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 etc. Such land shall abut a street having a width of not less than 10.00 metres. This shall be in addition to the 8% of the total land necessary for public open space.

SCHEDULES

SCHEDULE I

(See para 8.0)

LIST OF INDUSTRIES

Food and Allied :

1. Ice Cream
2. Pickles/Chutney/Jam/Jelly etc. (Tiny)
3. Bakery products (using electric oven)
4. Confectionery
5. Ground & processed spices and wheat grinding (using upto 10 h.p. motor).
6. Vinegar
7. Cashew nut products
8. Sweetmeat
9. Fast food and similar product
10. Fruit and Vegetables processing and preservation
11. Aerated water

Textile & Hosiery :

1. Embroidery and hand knitting
2. Knitted garments
3. Block/Screen printing

4. *Batik printing*
5. Tailoring and Readymade garments all types
6. Hosiery products
7. Tag, Thread, Tape etc.

Chemical and Allied products

1. Agarbathi

Mechanical Engineering & Allied

1. Umbrella Assembly
2. Cycle repairing
3. Two Wheeler and Car Repair
4. Auto Rickshaw
5. Black Smithy & Tinny Smithy

Leather & Leather Products

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

Rubber products

1. Tyre retreading

Plastic products

1. Hand moulded FRP products

Paper products

1. Paper conversion products

Electrical and Electronic item

1. Repairing and servicing units (domestic type)
2. Voltage Stabiliser/Booster (Domestic Type)
3. Armature Winding
4. Computer and soft were development
5. Amplifier
6. Micro-phones
7. Speaker
8. Cassettes
9. T.V.
10. Toys
11. Radio & Cassette player
12. Assembling of room air-conditioner

Miscellaneous

1. Banner and sign board
2. Handicrafts without using power
3. Photo binding/book binding etc.
4. Silver filigres and ornaments
5. Repairing and servicing of automobiles
6. Photography
7. Xeroxing

8. Musical instruments
9. Laundry
10. Assembly of Fan
11. Cycle repairing and assembling.

SCHEDULE II

(See para 8.0)

LIST OF INDUSTRIES

Food and Allied

1. Mustard Oil except solvent extraction
2. Rapseed Oil except solvent extraction
3. Dal Milling
4. Ground nut oil except solvent extraction
5. Condiments
6. Sweet meat
7. Bakery products
8. Chanachur

Textile Hosiery

1. Readymade garments and Hosiery goods (knitting only)
2. Wick Stove
3. Braided Elastic Tape
4. Cotton Belting
5. Belt Lacing
6. Sanitary Napkin

7. Gauge Bandages

Chemical and Allied Products

1. Distilled Water
2. Perfumes/Cosmetic Powder
3. Sealing Wax
4. Camphor Tablets
5. Ayurvedic Hair Oil (mixing process only)
6. Tooth Powder (mixing process only)
7. Dry Cell Battery
8. Phenyle
9. Washing Powder

Mechanical Engineering & Allied

1. Steel & Aluminium furniture
2. Light fabrication & sheet metal Ball press Job
3. Mechining units (tiny including spares/component, manufacturing only) (using upto 10 h.p. motor).
4. Heat treatment job
5. Steel trunk
6. Assembling units (using upto 5 h.p.)
7. Pressure stove/wick stove
8. Two-Wheeler and Car (Auto) repair

9. Auto Rikshaw
10. Metal testing laboratory
11. Blacksmithy tinnysmithy
12. FRP products
13. Spectacle frame (lens grinding, P.P. caps)

Leather & Leather products

1. Leather shoes/gloves/bags/chappals/garments/purses

Rubber products

1. Rubber moulded and extruded products excluding reclamation of rubber and production of tyres, rubber solutions containing mineral naphtha.

Plasting products :

1. Extruded plastic products
2. Injection moulded plastic product (using 220 V power)

Blow moulded products

4. Plastic granule extruders

Paper Products :

1. Carbon paper & other coated papers/laminated products

Electrical and Electronic item :

1. Repairing and Servicing units (for industrial items)
2. Tube light chokes/fittings
3. PVC wire (domestic type)

4. GLS and decoration bulbs
5. Electric stove/heater (upto 3 kw)
6. Moulded plug with cords
7. Electronic and products as per reserved list approved by SLTC
8. Assembling (including winding of **farts**)

Miscellaneous

1. Mosaic tiles
2. Small ceramic products
3. R.C.C. Jal/ventilator/grills/Rainwater pipe etc.
4. Shuttle cocks/Sports mets/Football/Hockey sticks/Volley Ball/Basket Ball.
5. Hand Gloves
6. Writing Inks
7. Ball point pen and refil
8. Wire burshes/paint brush/hairbrush
9. Brushes - natural bristles
10. Mosquito net
11. Off set paper printing
12. Letter press printing
13. Photographic/flexe graphic printing
14. Xeroxing
15. Photographic
16. All kinds of stitching
17. Adhesive paste
18. Handicrafts

SCHEDULE III

(See para 8.0)

OBNOXIOUS / HAZARDOUS INDUSTRIES

Manufacturing Items

A. CELLULOSIC PRODUCTS

1. Carbon black and carbon black of all kinds
2. Crude oil refining, processing and cracking, petroleum jelly, petroleum ether, Naphtha cracking including gas cracking for any purpose.
3. Fuel oils, illuminating oils, and other oils such as shale oil, lubricants.
4. Petroleum-coke, graphite production
5. Paints, enamels, colours, varnish, (other than litho varnish), varnish removers, turpentine and turpentine substitutes.
6. Rayon fibre, waste products, mayophone paper etc., cellulose nitrate, celluloid articles, scrap and solution.
7. Industrial alcohol
8. Matches
9. Newsprint
10. Printing ink

B. CEMENT AND REFRACTORIES

11. Enamelling vitreous

12. Glass furnaces (more than 3 tonne capacity)

13. Mechanical stone crushing

14. Portland cement

15. Refractories

C. EXPLOSIVE AND AMMUNITION

16. Explosives or their ingredients such as fire-works, gun-powder, gun cotton etc.

17. Industrial gelatine, nitroglycerine and fulminate.

D. FERTILIZERS

18. Nitrogenous and phosphatic fertilizer; except mixing of fertilizers for compounding (large scale).

E. METALLURGICAL INDUSTRIES

19. Sintering, smelting

20. Blast furnace

21. Roasting of ore-sulphide oxides of mixtures.

F. ORGANIC CHEMICAL INDUSTRIES

22. Acetylides, phridines, iodoform, chloroform, B-naphthol etc.

23. Compressed permanent liquefied and dissolved industrial gases.

24. Dye and dye-stuff intermediates

25. Insecticides, pesticides and fungicides

26. Organic solvents, chlorinated minerals, methanol, aldehyde and methylated spirit.

- 27. Phenols and related industries based on coal-tar distillation.
- 28. Polyethylene, P.V.C. resin, nylon
- 29. Synthetic detergents
- 30. Synthetic rubber.

G. PAPER AND PAPER PRODUCTS

- 31. Manufacturing of paper pulp, paper board and straw boards (large scale).

H. POISONS

- 32. Ammonium-sulphocyanide, arsenic and its compounds, barium carbonate, barium cyanide, barium ethyle sulphate, barium acetate, cinnabar, copper sulphocyanide, ferrocyanide, hydro-cyanide, hydrocyanic acid, potassium cyanide, prussiate of potash, pyrogalllic acid, silver cyanide.

I. RADIO-ACTIVE ELEMENTS

- 33. Processing of all radio-active materials.

J. RUBBER INDUSTRIES

- 34. Reclamation of rubber and production of tyres, rubber solutions containing mineral naphtha, rubber waste.

K. TEXTILES

- 35. Clean rags, oily and greasy rags
- 36. Flax yarn and other fibres
- 37. Oil sheets and water proof clothings
- 38. Textile finishing, bleaching and dyeing

39. Wool spinning

L. WOOD AND WOOD PRODUCTS

40. Distillation of wood, seasoning and curing

M. FOOD PRODUCTS

41. Abattoirs

42. Alcohol distillery, brewery and manufacturing of potable spirits.

43. Sugar refining

44. Vegetable oil.

N. INORGANIC CHEMICAL INDUSTRIES

45. Acids - sulphuric acid, nitric acid, hydrochloric acid, phosphoric, battery acid, benzoic, carbolic acid, chlorosulphuric acid etc.

46. Alkalies, caustic soda, caustic potash, soda-ash etc.

47. Carbon-disulphide, ultramarine blue, chlorine, hydrogen etc.

48. Mineral salts (which involve use of acids).

O. LEATHER AND OTHER ANIMAL PRODUCTS

49. Leather tanning

50. Glue and gelatine from bones and flesh

51. Bone-grist, bone-meal, bone powder or storage of bones in the open.

52. Glandular extraction

53. Animal oil and fish oil

P. **HEAVY ENGINEERING**

54. Heavy metal forging (using steam and power hammer).

Q. **MISCELLANEOUS**

55. Calcium carbide, phosphorus, aluminium dust, paste and powder, copper, zinc etc.

SCHEDULE IV

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

SL. NO.	BUILDINGS/AREAS	WARD NO.
1.	SWATI MA MELA GROUND	3
2.	KALYANI LAKE AREA	10

SCHEDULE V

LIST OF PARKS AND PUBLIC OPEN SPACES

Sl. No.	Address or Locality	Area ~	Ward No.
1.	Playground at Simanta Colony No. 1	4 Bigha	1
2.	Playground at Taltala Colony	5 Bigha	1
3.	Park at Taltola Colony - 2 Nos.	1 Bigha	1
4.	Playground at Nutal Pally	3 Bigha	2
5.	Playground at Ghoshpara	5 Bigha	2
6.	Parks with Playground at Kanthaltala Bazar	10 Bigha	3
7.	Playground at Sarat Pally, Ghoshpara	3 Bigha	4
8.	Playground at Jogendra Colony	5 Bigha	5
9.	Playground at Rabindra Colony	2 Bigha	5
10.	Children Park at D-19 near Employment Exchange	1 Bigha	6
11.	Central Park near Kalyani Main Station at A-Block	10 Bigha	7
12.	Bidhan Park at B-Block	2 Bigha	7
13.	Park at A-2	3 Bigha	7
14.	Park at A-9, (Sq.Pakr)	6 Bigha	7
15.	Traingular Park at A-9	2 Bigha	7
16.	Park at A-10	4 Bigha	7
17.	Park at A-10x	8 Bigha	7
18.	Playground at A-2	10 Bigha	7
19.	Park at A-8	4.5 Bigha	8
20.	Park at A-11	7 Bigha	

Sl. No.	Address or Locality	Area	Ward No.
21.	Park at Bir Sindhu Nagar	4 Bigha	9
22.	Park & Playground at A-5 Pally	10 Bigha	9
23.	Park at A-7	2 Bigha	10
24.	Park near ESI Hospital	2 Bigha	10
25.	Central Park at B-Block near Administrative Building	14 Bigha	11
26.	Bidhan Park near Kalyani Municipality	2 Bigha	11
27.	Traingular Park at B-9 (1)	1 Bigha	11
	(2)	2 Bigha	11
28.	Park at B-11	2 Bigha	11
29.	Vivekananda Park at B-11	2 Bigha	11
30.	Bakul Park at B-10	2 Bigha	11
31.	Park at B-10	3 Bigha	11
32.	Traingular Park at B-10	1 Bigha	11
33.	Park at B-15	5 Bigha	11
34.	Boat Park at B-9	5 Bigha	11
35.	Park at B-17	5 Bigha	12
36.	Park at B-8	2 Bigha	12
37.	Traingular Park at B-8	3 Bigha	12
38.	Park at B-7	2 Bigha	12
39.	Park at B-7	2 Bigha	12
40.	Manimela Park at B-7	2 Bigha	12
41.	Traingular Park (a)	2 Bigha	12
	(b)	2 Bigha	12
42.	Playground near Kalyani Town Club	10 Bigha	12

Sl. No.	Address or Locality	Area	Ward No.
43.	Chittaranjan Park at B-1	6 Bigha	13
44.	Parul Park at B-1	2 Bigha	13
45.	Park at B-1 (a)	2 Bigha	13
	(b)	2 Bigha	13
	(c)	2 Bigha	13
	(d)	2 Bigha	13
46.	Park at Dormitory	1 Bigha	13
47.	Park at Majherchar Block - I	2 Bigha	14
48.	Picnic Garden at B-Block	38 Bigha	14
49.	Park at Majherchar Block - II	2 Bigha	15
50.	Park at B-2	23 Bigha	16
51.	Rectangular Park at B-2	2 Bigha	16
52.	Aambagan Park at B-2	2 Bigha	16
53.	Park at B-2	2 Bigha	16
54.	Park at B-3 (a)	2 Bigha	16
	(b)	2 Bigha	16
	(c)	2 Bigha	16
55.	Park at BBD Colony		16
56.	Nehru Park at B-12	2 Bigha	17
57.	Pahar Park a B-12		17
58.	Park at B-12	2 Bigha	17
59.	Park at B-13	2.5 Bigha	17
60.	Park at B-5 (a)	1.5 Bigha	17
	(b)	2 Bigha	17

Sl. No.	Address or Locality	Area	Ward No.
61.	Park at B-6 (a)	2 Bigha	17
	(b)	2 Bigha	17
	(c)	2 Bigha	17
	(d)	2 Bigha	17
62.	Park at B-14 Square Park	7 Bigha	18
63.	Park at B-14 (a)	2 Bigha	18
	(b)	2 Bigha	18
	(c)	3 Bigha	18
	(d)	1.5 Bigha	18
64.	Park at B-4 Traingular Park (a)	2 Bigha	18
	(b)	2 Bigha	18
65.	Biddha Park at B-14	3 Bigha	18
66.	Park at Bidhan Pally	0.5 Bigha	19

LIST OF EDUCATIONAL AND INSTITUTIONAL BUILDINGS

Sl. No.	Name	Present Occupancy	Ward No.
1.	Kalyani University	Educational	4
2.	B.T. College	"	17
3.	Kalyani Engineering College	"	4
4.	Kalyani University Experimental School	"	12
5.	Pannalal Institution	"	11
6.	B.C. Memorial Girl High School	"	13
7.	Ghoshpara Saraswati Trust School	"	3
8.	Mayherchar Satyapriya Roy Jr. High School	"	14
9.	Kalyani Sikshayatan High School	"	7
10.	Central Model Higher Secondary School	"	18
11.	Jullien Day High School	"	8
12.	St. Francies Xaviars School	"	8
13.	Ghoshpara Prathamik Vidyalaya	"	3
14.	Nutanpally Raj Kumar Prathamik Vidyalaya	"	2
15.	Dormitory Prathamik Vidyalaya	"	13
16.	G.S.F. Prathamik Vidyalaya	"	15
17.	New Primary School at Majerchar	"	15
18.	Pannalal Prathamik Vidyalaya	"	13
19.	Kalyani Vidyamandir	"	11
20.	Housing Estate Prathamik Vidyalaya	"	6

Sl. No.	Name	Present Occupancy	Ward No.
21.	Industrial area Hindi Prathamik Vidyalaya	"	6
22.	SLF Prathamik Vidyalaya	"	19
23.	Sishu Tirtha Prathamik Vidyalaya	"	8
24.	Bir Sidhu Kanu Prathamik Vidyalaya	"	9
25.	Kalyani Industrial Training Institute	"	12
26.	Panchayat Training Institute	"	18
27.	N.S. Regional Institute of Coop Management	"	11
28.	J.N.M. Hospital	Institutional	10
29.	E.S.I. Hospital	"	10
30.	Family Welfare Training Institute	"	10

