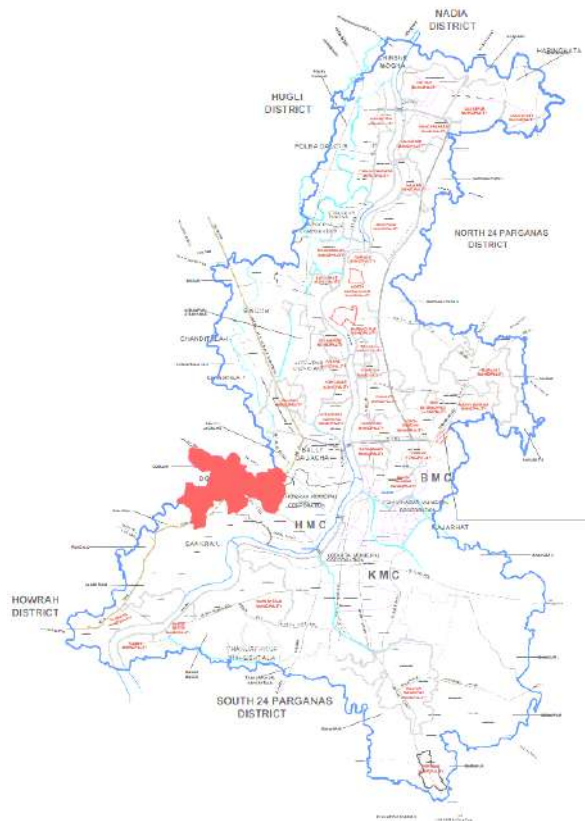


Control Plan

for

Domjur Panchayat Samity

(being a portion of Kolkata Metropolitan Planning Area)



Approved by State Government under Section 37 of West Bengal Town & Country(Planning & Development) Act, 1979



Prepared by
Kolkata Metropolitan Development Authority

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PREFACE

Land Use & Development Control Plan (LUDCP) for the Gram Panchayats of Domjur Panchayat Samity within Kolkata Metropolitan Area under section 31 of the T &CP (Planning & Development) Act, 1979 and is being submitted to UD Dept. Govt. of West Bengal for approval and subsequently approved by the State Government under section 37 of the West Bengal Town and Country (Planning and Development) Act, 1979 vide Memo No. 984-T&CP/C-2/IS-05/ 2016 dated 19.06.2024.

The LUDCP for the Gram Panchayats of Domjur Panchayat Samity within Kolkata Metropolitan Area has been prepared based on adopted LUMR/s (Refer Chapter 4) and Present Landuse Map (as per Survey) including diagrams and schedules as per obligation, under section 31 of the West Bengal Town and Country (Planning and Development) Act, 1979.

PART I – INTRODUCTION

Chapter 1

1.0 SHORT TITLE AND APPLICATION

- 1.1 The present document including the schedules and diagrams may be called The “Land Use and Development Control Plan for the area of land under the jurisdiction of Domjur Panchayat Samity within Kolkata Metropolitan Area (KMA).
- 1.2 This shall apply to the **part of Domjur Panchayat Samity that is within KMA** and shall come into effect from the date of Gazette Notification of this document by Govt. of West Bengal.

Table 1.1 List of Gram Panchayat in Domjur Panchayat Samity

Sl N	District	Police Station	Name of the Gram Panchayat (GP)	Name of the Mouza	J. L. No
1	Howrah	Domjur	Daskhin Jhapardaha	Daskhin Jhapardaha (CT)	15
2			Kollara- I	Kollara (CT)	20
3			Kollara-II	Amre	21
4			Begri	Sankharidaha	22
				Baniara (CT)	26
				Bipra Noapara (CT)	27
5			Mahiari- I	Mahiari (CT)	28
6			Mahiari- II	Prasastha	29
				Ankurhati (CT)	30
7			Makardaha	PurbhaNoapara	31
				Makardaha (CT)	34
				Kantila (CT)	50
8			Domjur	Bhandardaha (CT)	32
				Domjur (CT)	33
9	Salap-I	Tentulkuli (CT)	53		
		Pakuria	54		
10	Salap-II	Nibra (CT)	51		
		Salap (CT)	52		
11	Bankra I, BankraII and BankraIII	Bankra (CT)	55		
			Total GP's : 13	Total Mouza : 19	



Location map of Entire Domjur Panchyat Samiti within Howrah District

Chapter 2

2.0 DEFINITIONS:

- 1) **"The Act"** means the West Bengal Town and Country (Planning and Development) Act, 1979 (West Bengal Act XIII of 1979).
- 2) **"Agriculture"** includes horticulture, farming, growing of crops, fruits, vegetables, flowers grass, fodder and trees, or any kind of cultivation of soil, breeding and keeping of live-stock including cattle, horses, donkeys, mules, pigs and poultry, and the use of land which is ancillary to the farming of land or any other agricultural purposes, but shall not include the use of any land attached to a building for the purpose of a garden to be used along with such building; and the expression "agricultural" shall be construed accordingly;.
- 3) **"Alteration"** means change from one occupancy to another, or a structural change, such as an addition to the area or height, or the removal of part of a building, or any change to the structure, such as the construction of, cutting into or removal of any wall, partition, column, beam, joist, floor or other support, or a change to the fixture or equipment.
- 4) **"Apartment"** means part of a property having direct exit to a street or a passage or to a common area leading to such street or passage which together with its undivided interest in the common areas and facilities forms an independent unit.
- 5) **"Applicant"** means owner of the land and includes authorized representative of the owner or anybody having construction right in accordance with law and shall also include the transferee.
- 6) **"Architect"** means a person who is registered as an Architect by the Council of Architecture under the Architects Act, 1972 (20 of 1972).
- 7) **"Amenities"** includes roads and streets, open spaces, parks, recreational grounds, playgrounds, water and electric supply, street lighting, sewerage, drainage, public works and other utilities, services and conveniences;
- 8) **"Balcony"** means a semi open space including horizontal projection with a handrail or balustrade to serve as passage or sitting out place.
- 9) **"Basement or cellar"** means the lower storey of a building partly or wholly below the ground level or the abutting road level, whichever is higher.
- 10) **"Building plan"** means a plan accompanying a notice for sanction or provisional sanction for erection, re-erection, addition to or alteration of, a building.
- 11) **"Building operation"** includes-
 - a) Erection or re erection of a building or any part of it
 - b) Roofing or re-roofing of a building or any part of a building or an open space
 - c) Any material alteration or enlargement of any building
 - d) Any alteration of a building as is likely to affect an alteration of its drainage or sanitary arrangements or materially affect its structural stability.

- e) The construction of a door opening on any street or land not belonging to the owner of a building
- 12) **"Chajja"** or **"Cornice"** means a sloping, horizontal or structural overhung usually provided over openings on external walls to provide protection from the sun and rain;
 - 13) **"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;
 - 14) **"Commerce"** means the carrying on of any trade, business or profession, sale or exchange of goods of any type whatsoever, and includes the running of, with a view to making profit, hospitals, nursing homes, infirmaries, educational institutions as also hotels, restaurants, boarding houses not attached to any educational institution and sarais; and the expression "commercial" shall be construed accordingly;
 - 15) **"Commercial use"** means the use of any land or building or part thereof for purposes of commerce or for storage of goods or as an office, whether attached to any industry or otherwise;
 - 16) **"Competent Authority"** is a designated Central/State Govt. Department, Organisation, person/s that has been legally delegated or invested authority, capacity or power to perform a designated function. In regard to the interpretation of a 'Competent Authority' for a particular/specific case the direction of Urban Development and Municipal Affairs Department and /or KMDA shall be final and binding.
 - 17) **"Cul-de-sac"** means a public or private street or passage closed at one end with provision for turning of cars.
 - 18) **"Courtyard"** means a space permanently open to the sky, enclosed fully or partially by building whether or not at ground level or any other level within, or adjacent to, a building, or a courtyard enclosed on all sides (being an inner courtyard) or a courtyard where one of the sides is not enclosed (being an outer courtyard).
 - 19) **"Covered area"** means the ground area covered by building immediately above plinth level considering all the floors at all levels, but does not include the spaces exempted under these rules and the space covered by-
 - a) Garden, boundary, well and well structure, plant nursery, water pool, swimming pool (if not covered), platform round a tree, tank, fountain or bench.
 - b) Drainage, culvert, conduit, septic tank or soak pit.
 - c) Compound wall and gate and area covered by chajja.
 - 20) **"Department"** means Urban Development and Municipal Affairs Department, Government of West Bengal (UD&MA Department, GoWB).
 - 21) **"Depth"**, in relation to a plot, means the distance from the front to the rear line of the plot.
 - 22) **"Development"** with its grammatical variations means the carrying out of building, engineering, mining or other operations, in, on, over or under land or the making of any material change in any building or land or in the use of any building or land and includes division of any land.

- 23) **“Development Authority”** means a Development Authority constituted under the West Bengal Town and Country (Planning and Development) Act, 1979 and includes Kolkata Metropolitan Development Authority as referred to in section 17 of the said Act.
- 24) **“Drainage”** means the removal of any liquid by a system provided for the purpose.
- 25) **“Escalator”** means a mechanical device to transport persons between two or more levels in an inclined direction by means of guided moving steps.
- 26) **“Facilities”** includes non-residential and job-oriented activities like medical, educational, commercial, industrial, recreational or special uses (including religious) and other infrastructural facilities like post office, fire-fighting station, police station or outpost and other relevant facilities;
- 27) **“Floor”** means, unless otherwise specifically provided in these rules, the lower surface in a storey, after the finishing of which one normally walks in a building.
- 28) **“Floor Area”** - Floor area means the covered area of a building at any floor level.
- 29) **“Floor Area Ratio”** or “F.A.R.” (being the abbreviation of the whole words “Floor Area Ratio”) means the quotient obtained by dividing the total floor area of all floors of a building by the area of the plot, the formula being as follows:-

$$\text{F. A. R.} = \frac{\text{Total covered area of all floors}}{\text{Area of the plot}}$$

- 30) **“Garage”** means a building or portion thereof designed and used for parking of motor driven or other vehicles.
- 31) **“Geo Technical Engineer”** means a person with at least a Bachelors Degree in Civil or construction engineering from a recognized university, institute or an equivalent engineering qualification recognized by the Government, having not less
- 32) **“Ground Coverage”** is the percentage of the largest covered area as per roof plan of building/buildings against the area of the plot including the area of the water bodies, if any, within the plot;

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

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 metres in width;

- 33) **“height of building or building height”** means the vertical distance, measured in the case of flat roofs, from the Road crown top level or 15 cm above of the Kerb Stone of the adjoining road, whichever is higher, to the highest point of the building and in the case of pitched roofs, up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof and, in the case of gables facing the road, the mid-point between the eaves level and the ridge.

Explanation-Architectural features serving no other function except that of decoration shall be excluded for the purpose of taking heights. If the building does not abut on a street, the height shall be measured above the average level of the ground around and contiguous to the building;

- 34) **"Heritage building"** as referred in the West Bengal Heritage Commission Act, 2001 means any building of one or more premises or any part thereof which requires preservation and conservation for historical, architectural, environmental or cultural importance, and includes such portion of the land adjoining such building or any part thereof as may be required for fencing or covering or otherwise preserving such building, and also includes the areas and buildings requiring preservation and conservation for the purpose as aforesaid under sub-clause (ii) of clause (a) of sub-section (4) of section 31 of the West Bengal Town and Country (Planning and Development) Act, 1979, monuments of heritage importance, as defined in clause (i) of this section, precincts or such other sites commonly considered for heritage importance;
- 35) **"Industry"** includes the carrying on of any manufacturing process as defined in the Factories Act, 1948 (69 of 1948), and the expression "industrial" shall be construed accordingly;
- 36) **"Industrial use"** includes the use of any land or building or part thereof for purposes of industry;
- 37) **"Khatal"** means a place where cattle are kept or maintained for the purpose of trade or business in cattle or business in milk;
- 38) **"Kolkata Metropolitan Area"** means the Kolkata Metropolitan Planning area as referred to in section 16 of the Act.
- 39) **"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 0.60 metre, for being used only as storage space;
- 40) **"Land"** shall have the same meaning as in the Land Acquisition Act, 1894 (1 of 1894) and shall include land covered by water [u/s 2(12) of the WBT&C(P&D) Act, 1979]; *According to LA Act, 1894 - the expression "land" includes benefits to arise out of land, and things attached to the earth or permanently fastened to anything attached to the earth;*
- 41) **"Land Use"** means the predominant use of a land (includes the building/s built upon it);
- 42) **"Land Use and Development Control Plan"** means any Land Use and Development Control Plan prepared under the Act.
- 43) **"Local authority"** means a Local Body such as municipal corporation or committee or a board or any other authority legally entitled to, or entrusted by the State Government with, the control or management of a municipal or local fund or which is permitted by the State Government to exercise the powers of local authority and includes a Zilla Parishad, a Panchayat Samity and a Gram Panchayat constituted under the West Bengal Panchayat Act, 1973 (West Ben. Act XLI of 1973).
- 44) **"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.

- 45) **"Means of Access"** means a public or private street or passage open to the sky, as shown in the survey map or other records of the local body and includes a passage which may not be open to the sky in the case of partition of an existing building;
- 46) **"Open Space"** means an area, forming an integral part of the site, at the ground level open to the sky;
- 47) **"Owner"** means the person who receives the rent of the said premises or would be entitled to do so if the premises were let and includes,
 - a) an agent or trustee who receives such rent on behalf of the owner;
 - b) a receiver, executor or administrator or a manager appointed by any court of competent jurisdiction to have the charge of to exercise the rights of, an owner of the said premises; or
 - c) an agent or trustee who receives the rent of or is entrusted with or is concerned with any premises devoted to religious or charitable purposes;
- 48) **"Parks & Public open space" or "Organised Open Space"** means any open space which is dedicated to the use of public for enjoyment or recreation, no matter whether it is actually used or enjoyed by the public or not and whether the entry is regulated by any charge or not. It has certain physical demarcation containing a specific area. For details, Chapter 25 may be referred.
- 49) **"Passage "** means a means of access which is not a private street or 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;
- 50) **"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 lands 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 meters wide;
- 51) **"Public Street"** means any street, road, lane, gully, alley, passage, pathway, square, whether a thorough fare 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 not drain attached to any such street, shall, unless the contrary is shown, be deemed to include all lands 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 Gram Panchayat and the alignment has been demarcated or is capable of being demarcated up to such alignment.
- 52) **"Plot"** includes a parcel or piece of land occupied or intended to be occupied by the main building together with its accessory buildings, used customarily or as incidental to it, and includes the open spaces required by these rules and having frontage upon a street or upon a private way that has officially been approved by the Authority;

- 53) **“Public and Semi-public use”** includes the use of any land or building or part thereof for purposes of Govt./ Semi Govt./ Public Offices linked with Educational, Institutional, Assembly, Business including Police Headquarter/ Station, Court houses, Police Line, Medical and Health, Social, Cultural, Sports and Religious, Crematorium, Cemetery and Burial grounds, etc.
- 54) **“Residence”** means the use of human habitation of any land or building or a part thereof including gardens, grounds, stables and out houses, if any, appertaining to such building; and the expression “residential” shall be construed accordingly;
- 55) **“Residential Use”** includes the use of any land or building or part thereof for purposes of “Residence”;
- 56) **“Road”** means any highway, street, lane, pathway, alley, stairway, passageway, carriageway, footway, square, place or bridge, whether a thoroughfare or not over which the public have a right of passage or access or had passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme, and includes all bunds, canals, ditches, storm-water drains, culverts, sidewalks, traffic islands, road side tree and hedges, retaining walls, fences, barriers and railings within the road lines;
- 57) **“Section”** means a section of the Act.
- 58) **“Tenement”** means an independent dwelling unit with a kitchen.
- 59) **“Township”** means a clearly delineated planned development project within a planning area having requisite basic urban infrastructure facilities and amenities conforming to development parameters as may be prescribed:
- Provided such township may be,-
- i) residential township for predominantly residential purpose;
 - ii) special category of township like Institutional, Industrial or such others township as the State Government may notify;
 - iii) Integrated township.
- 60) **“Transportation and Communication use”** includes the use of land, structures, buildings or the part thereof for the purpose Roads and Railways; Airport; Dockyards and Sea ports, Depots and Transport Terminals, Passenger Shelters and Freight Complexes, Telephone/ Telegraphs (towers and installations), etc.
- 61) **“Use group” or “occupancy”** means the purpose for which a plot or part of a plot or a building or a part of a building is used or intended to be used;
- Explanation.-For the purpose of classification of a plot or 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, IT & ITES 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"** means, any building in which sleeping accommodation is provided for normal residential purpose as the principal use with cooking facility or dining facility or both; such building shall include one or two or multi-family dwellings, lodging, hostels, old age homes, dormitories, apartment houses and flats. In case of hostels or dormitories attached to educational institution there may or may not be any cooking facilities.
- b) **"Educational Building"** means, any building used for school, college, library or training institute, or day-care purpose involving assembly for instruction, education or recreation incidental to educational buildings;
- c) **"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 buildings shall include hospitals, clinics, diagnostic centres, doctor's chamber, dispensaries, nursing homes, sanatoria, custodial institutions and penal institutions like jails, prisons, mental hospitals and reformatories;
- d) **"Assembly Building"** means, any building or part thereof where group of people congregate or gather for amusement or recreation or for social, religious, patriotic, civil, travel, sports, and similar other purposes; such buildings shall include theatres, motion picture houses, drive-in-theatres, city halls, town halls, ceremonial halls, auditoria, exhibition halls, museums, skating rinks, gymnasium, restaurants/bars, food court, eating houses, hotels, boarding houses, places of worship, dance halls, club rooms/houses, entertainment centres, gymkhanas, passenger stations and terminals of air, surface and other public transportation services, recreation piers, multiplex and stadia;
- e) **"Business Building"** means, any building or part thereof used for transaction of business for keeping of accounts and records or for similar purposes; such buildings shall include offices, banks, professional establishments and court houses, for the principal function of transaction of public business and keeping of books and records, and shall also include office buildings (premises) solely or principally used as an office or for office purposes.

Explanation:-

The expression "office purpose" shall include the purpose of administration and clerical work (including telephone/telegraph and computer operating), and

The expression "clerical work" shall include writing; book keeping, sorting papers, typing, duplicating; punching cards or tapes, machine calculating, drawing of matter for publication and editorial preparation of matter for publication;

- f) **"Mercantile/ Commercial Building (retail)"** means, any building or part thereof used principally as shops, stores or markets for display of merchandise for retail sale thereof or for office and storage of service facilities incidental thereto;
 - g) **"Mercantile/ Commercial Building (wholesale)"** means, any building or part thereof used principally as shop, store or market for display of merchandise for sale thereof on wholesale basis, or for office and 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"** means, any building or structure or part thereof in which products or materials of all kinds and properties are fabricated, assembled or processed as in assembly plants; such buildings shall include laboratories, power plants, smoke houses, refineries, gas plants, mills, dairies, factories, workshops, automobile repair garages and printing press;
 - i) **"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 storages, freight depots, transit sheds, store houses, public garages, hangars, truck terminals, grain elevators, barns and stables;
 - j) **"IT and ITES Building"** means, building or structure or part thereof used principally for hardware manufacturing, software development, call-centres and providing services related to information technology.
 - k) **"Hazardous Building"** means, any building or part thereof used 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 alkalis, acids or other liquids or chemicals producing flames, fumes, explosions or mixtures of dust which result in the division of matter into fine particles subject to spontaneous ignition;
- 62) **"Vegetation"** or (urban vegetation) describes the total assemblage of plants (including urban forests) within and on the perimeter of cities and towns.
- 63) **"Water Body"** means an area/a piece of land, which remains submerged under water for more than six months of a year and/or as defined in the Fisheries Act, including its amendments from time to time.
- 64) **"Width of a street"** means the whole extent of space, including the roadway over any public bridge or flyover, footway and drains attached to such street, within the boundaries of the street as specified in the survey map or other records of a Local body.
- 65) Other words and expressions used in these regulations shall have the meanings respectively assigned to them in the Act.

Chapter 3

3 POWER TO RELAX:

- 3.1** Not with-standing anything contained in this Land Use and Development Control Plan, the Kolkata Metropolitan Development Authority may, for reasons to be recorded in writing and with the previous approval of the State Government subject to existing provision of the existing Acts and Rules, relax any provision of these regulations giving specific recommendation along with strong justification and rationale for the same for dealing with a case in a just and equitable manner.

PART II - USE OF LAND AND DEVELOPMENT POLICY

Chapter 4

4 PRESENT LAND USE, INFRASTRUCTURE AND DEMOGRAPHIC PROFILE

- 4.1 Present Predominant land use of the part of DomjurPanchayatSamity within KMA has been shown in different maps and registers already published by Kolkata Metropolitan Development Authority under section 29 of West Bengal Town and Country (Planning & Development) Act, 1979 under notification no. CMDA/T&CP/LUM&R-23 dated 08.08.1987, CMDA/T&CP/LUM&R-31 dated 01.01.1988, CMDA/T&CP/LUM&R-66 dated- 20.02.92and CMDA/T&CP/LUM&R-132 dated- 10.02.04. [See Annexure]
- 4.2 The present landuse for DomjurPanchayatSamityis based on land use map prepared by KMDA during 2011-12 following the provisions as per of WBT&C(P&D)Act, 1979, and subsequent ground survey by KMDA,shown in diagram no. 3 of LUDCP.A detailed description of the present predominant landuse pattern is briefly summarized in Table4.1.
- 4.3 As per analysis of present predominant Land use of DomjurPanchayatSamity about 22.88% of land consists of built-up area which includes residential, commercial, industrial belts and 77.12% of area is vacant which includes agriculture, vegetation, open space and water bodies.
- 4.4 Industrial lands are concentrated mostly in Baniara and BipraNoaparaMouza of Begri Gram Panchayat, followed by Kolara - II and DakshinJhapardaha GP.
- 4.5 Water Bodies are mostly concentrated in Bankra (I, II, and III), Makardaha, Mahiari II, Salap II, Domjur and Kolara - I.

Figure 4-1: Existing Land use break up (in percentage) of Domjur Panchayat Samity

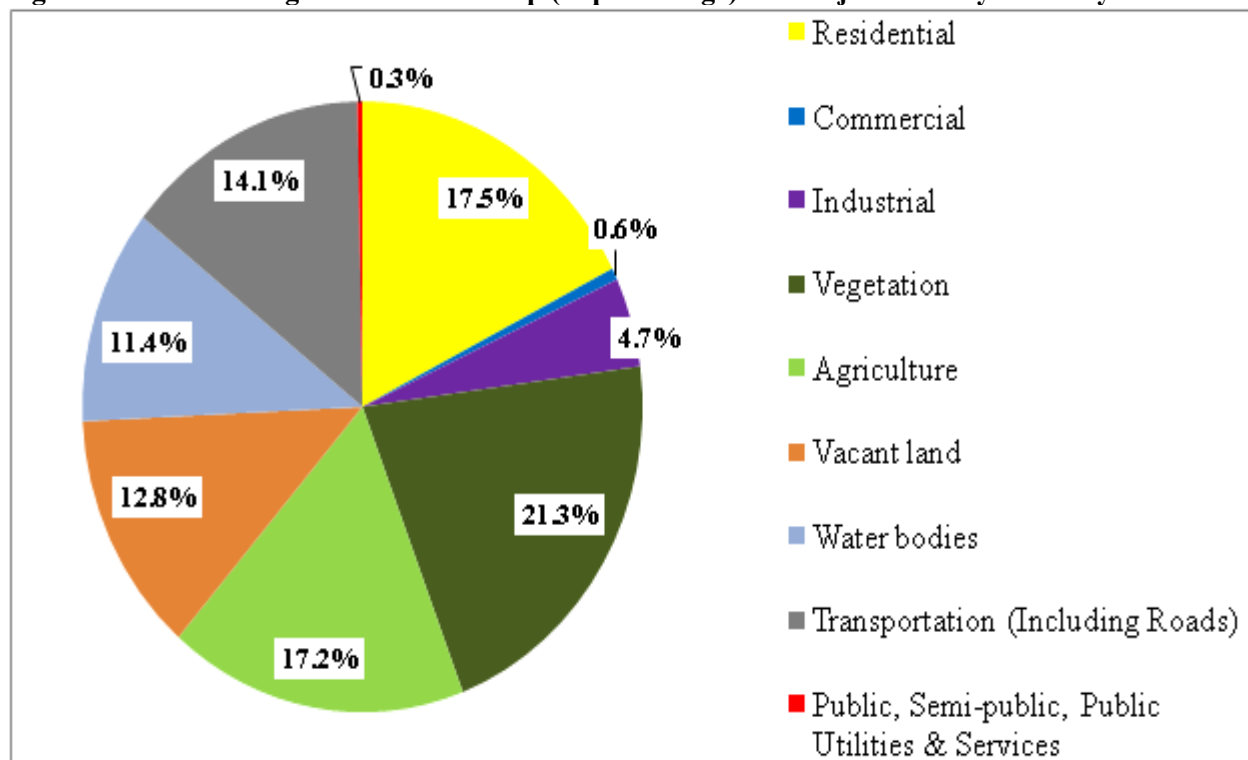


Table 4.1: Land use Breakup of Domjur Panchayat Samity

Land use	Area in [sq. km]	Percentage of area
Residential	7.27	17.5
Commercial	0.26	0.6
Industrial	1.96	4.7
Vegetation	8.83	21.3
Agriculture	7.15	17.2
Vacant land	5.33	12.8
Water bodies	4.73	11.4
Transportation (Including Roads)	5.83	14.1
Public, Semi-public, Public Utilities & Services	0.12	0.3
Total	41.48	100.0

4.6 Environment & Infrastructure*Roads:*

National Highway (NH) -6 is the main conduit passing through the Domjur area. Due to its proximity and very good connectivity with Kolkata, there is substantial economic potential in the area. Apart from NH, there are 3 State Highways (SH) and a number of Major District Roads (MDR) passing through the area. Also, some more roads are being developed or planned under PMGSY (Pradhanmantri Gram Sadak Yojana). A few cross-links need to be created or improved to give the total area good connectivity. Road density in the area is quite high.

Electricity:

There are three sub-stations in Domjur. Availability of power is not an issue as demand is only about 70% of rated capacity. In Domjur, supply has reached the entire block except for 3 mouzas.

Drinking Water Supply:

Water is available mainly from the ground water source across the project area, through shallow and deep tube wells. However, for year round supply 700 deep tube wells are more reliable. About 181,000 population in Domjur are yet to be covered for assured drinking water supply.

Sanitation:

Domjur block is 100% sanitized.

Drainage:

A canal passing through the area is one of the main sources of water for agriculture in the block and also the key drainage outlet. But now it is choked in most of the segments.

Environment:

Due to the existence of several unorganized sectors and mixed use and activities, the living condition is not good.

4.7 Demographic and Socio-economic Profile

The area of the Domjur Panchayat Samity that falls within KMA is 41.48 sq.km, and has a population of 2,56,580 as per Census 2011. The area consists of 19 mouzas within 13 Gram Panchayat (GPs). In 2011, there was 14 census towns among the 19 mouzas.

Domjur Panchayat Samity has gross density of 1464 persons per sq. km. However, the part of Domjur Panchayat Samity falling within KMA has quite high population density - 6185 persons per sq.km (Table 4.2). The population density of Bankra GP is extremely high - 17815 persons per sq.km, followed by Salap-II, Mahiari-I, Kolar-I and Makardaha Gram Panchayats. In terms of population density, Kolar-II and Dakshin Jhapardaha GP are the two lowest dense areas.

Table 4.2: Area and population, decadal population growth rate(1991-2011)

Name of Gram Panchayat	Area (sq.km)	Population in 2011	Decadal Population Growth (1991-2001)	Decadal Population Growth (2001-2011)	Population Density (2001)	Population Density (2011)
DaskhinJhapardaha	4.30	13704	15.55	19.68	2663	3186
Kollara- I	4.64	27210	23.74	17.64	4984	5864
Kollara-II	0.55	1136	43.26	11.37	1854	2065
Begri	5.83	18905	22.90	11.88	2898	3488
Mahiari - I	2.12	18223	32.18	18.07	7280	8595
Mahiari- II	3.30	15385	24.90	37.73	3384	4662
Makardaha	3.85	20388	16.24	27.88	4141	5295
Domjur	5.58	24100	13.87	11.16	3885	4318
Salap-I	3.11	10583	21.37	30.65	2604	3402
Salap-II	4.61	42989	35.23	26.09	7411	9325
Bankra- I/II/III	3.59	63957	51.21	32.01	13494	17815
TOTAL	41.48	256580	29.31	23.73	4999	6185

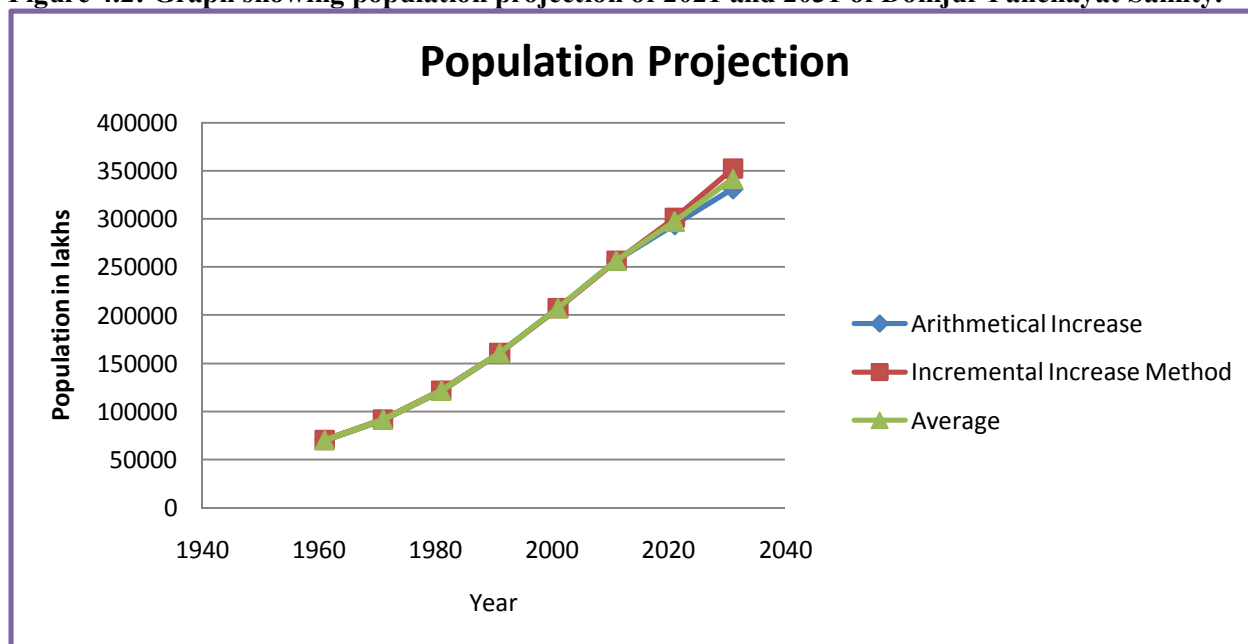
An overview of decadal population growth of Domjur Panchayat Samity from 1991 to 2011 reveals that after 2001 there was a gradual decrease of decadal growth rate up to 2011 (table 4.2). From 1991 to 2001 it increased (29.31%) apparently due to coming up of new industries located in the Panchayat area. During 2001-2011, it has shown a decrease in trend of growth that is 23.73% perhaps because of the saturation factor and non-availability of an avenue to grow physically. In fact, the population growth rate in the areas such as Kolar-I, Mahiari I, Salap-II, and Bankra I, II and III, which have reached population density 5000 persons per sq.km in 2001, have subsequently reduced in 2001-2011. In 2001, the total population of those areas made 58% of the total population of the Domjur Panchayat Samity within KMA. However, Gram Panchayats like Kolar-II, Begri and Domjur have undergone through reduced population growth rate possibly because of flocking of industries instead of resident population.

The mouzas within the Gram Panchayats namely Dakshin Jhapardaha, Mahiari-I, Mahiari II and Salap I have shown increase in population growth rate in 2001-2011.

By adopting Arithmetic method and incremental method and then taking average of the two, a conservative estimate shows the projected population would be 297400 persons in the year 2021 and

341736 persons in the year 2031, considering the present trend of growth, density factors and low to medium level of infrastructure facilities available in the Panchayat Samity.

Figure 4.2: Graph showing population projection of 2021 and 2031 of Domjur Panchayat Samity.



Domjur Panchayat Samity is one of the major economic hubs of Howrah Peri-Urban area and enjoys good connectivity to the rest of KMA and beyond by virtue of NH-6, Kona Expressway, Howrah Amta Road as well as Howrah Amta railway line. The area is strategically located in near proximity to Santragachi railway terminal. It has strong secondary and tertiary sector of working population with traditional industrial legacy. Manufacturing industries coexist with predominantly residential land use consisting of sporadic and linear retail trade and commerce, both formal and informal.

The presence of a strong industrial base in Domjur Panchayat Samity, especially in the corridor adjoining both sides of NH-6 is apparent by the presence of large to medium industries like Skipper Steel Ltd, Starline Steel Ltd, Tetragon Chemical Pvt Ltd, Rupa & Co., Kiswok Industries Pvt Ltd., Siddique Iron & Steel Pvt. Ltd, Colgate Palmolive Ltd etc. Medium scale industries are also present in significant numbers within Domjur Panchayat Samity like Baid Agro Products Pvt Ltd, The Raj Lakshmi Cotton Mills Pvt. Ltd, Edible Agro products Ltd, Crescent Foundry Co. Pvt Ltd etc (Refer Schedule IV)

Moreover, there are many small manufacturing units which basically produce small engineering parts, processed foods, papers items, jewellerys, garments, polythene pipe and fittings, steel furniture, P.V.C doors and windows, mosaic tiles, bags, shoes, electronic goods, biscuits, sweets etc.

Domjur Panchayat Samity is mostly populated with persons engaged in unorganised sectors (e.g. Garments, Jari, Gold and imitation jewellery, ornamental fish etc.). A small number of units are engaged in tertiary activities such as shop-keeping, transport, petty business, sales and distribution. A

significant proportion of the population is below the poverty line. The employment percentage in the household industry sector is very high compared to the agriculture sector.

Table 4.3: Population engaged in different sectors among main workers (census 2011)

Name of Gram Panchayat	Population in 2011	Main Cultivator (Person)	Main Agricultural Labour (Person)	Main Household Industry (Person)
DaskhinJhapardaha	13704	29	74	189
Kollara- I	27210	50	101	4249
Kollara-II	1136	12	1	217
Begri	18905	36	35	1291
Mahiari - I	18223	18	14	432
Mahiari- II	15385	48	18	1115
Makardaha	20388	37	44	750
Domjur	24100	33	39	1394
Salap-I	10583	49	42	110
Salap-II	42989	32	61	3522
Bankra- I/II/III	63957	74	148	3453
TOTAL	256580	418	577	16722

Percentage of Non-agricultural working population has increased to 98.36% in 2011 in Domjur Panchayat Samity compared to that in 2001 (98.01%). In general proportion of non-agricultural working population in most of the Gram Panchayats in Domjur Panchayat Samity has increased to above 97%, including the most in Kollara-I and Salap-I GP (Table No 4.4). Hence, it may be concluded, the areas is getting urbanized very fast, and the necessity of agriculture and farming is decreasing in Domjur Panchayat Samity.

Table 4.4: Percentage of Agricultural and Non-Agricultural Working Population

Gram Panchayats	Percentage of Agricultural Working Population (2001)	Percentage of Agricultural Working Population (2011)	Percentage of Non-agricultural Working Population (2001)	Percentage of Non-agricultural Working Population (2011)
Bankra	0.55	7.10	99.45	92.90
Begri	2.71	2.28	97.29	97.72
DakshinJhapardaha	3.07	4.27	96.93	95.73
Domjur	1.94	1.56	98.06	98.44
Kollara - II	2.43	1.00	97.57	99.00
Kollara- I	16.45	1.98	83.55	98.02
Mahiara - II	0.89	1.28	99.11	98.72
Mahiari - I		0.88		99.12
Makardaha	0.73	1.00	99.27	99.00
Salap- I	13.52	2.19	86.48	97.81
Salap- II	0.86	0.99	99.14	99.01
Total	1.99	1.64	98.01	98.36

Chapter 5

5 RELATIONSHIP WITH NEIGHBOURING AREAS

Domjur Panchayat Samity area is bounded by the following:

- 1) On the North: Bally Jagacha Panchayat Samity
- 2) On the East: Howrah Municipal Corporation
- 3) On the South: Sankrail Panchayat Samity
- 4) On the West: River Hooghly

5.1 Domjur Panchayat Samity belongs to the district of Howrah and located within south western part of Kolkata Metropolitan Area [KMA] on the western bank of river Hooghly. The area is approx. 17 km from CBD of Kolkata Metropolitan Area [KMA]. The area is connected by the remaining area of KMA and the hinterlands by the following:

- a) Rail links - The important rail links like Howrah –Amta light railway of South Eastern railways connect other areas of KMA and areas lying beyond KMA to Domjur Panchayat Samity. Rail stations falling under Domjur Panchayat Samity are Domjur Road Railway station, Makardaha Railway station, Dansi Railway Station, Kona Railway station. The Santragachi Terminal of SE Railways is located about 2.5 Km west of the area.
- b) Regional and arterial roads, which are as follows:
 - i) NH -6 passing through the area connecting from Kolaghat to Benaras road.
 - ii) Kona Expressway connecting NH-6 to Vidyasagar Setu.
 - iii) Howrah –Amta road connecting Jagatballavpur to Howrah.
 - iv) Other local roads: Ankurhati Road, Andil-Para Road, Bauria to Domjur GP bypass etc.

The Domjur Panchayat Samity in relation to the KMA is shown in Diagram 1.

Chapter 6

6 DEVELOPMENT POLICY

The policy for development and general use of land in Domjur Panchayat Samity include the following:

6.1 Development Goals & Objectives:

The Goals and Objectives of the development vis-à-vis growth of the area are:

- Ensure social and environmental justice and resource security of the existing inhabitants as well as the future population
- Develop economic opportunity, through encouraging industrial growth, development of commercial areas, with adequate transportation.
- Promote a sustainable regional development of the physical, social, economic & environmental landscape of the localities within and outside the region pertaining to the public safety and security.

6.2 Strategy for Development

- i) Existing land uses would be permitted to continue ensuring that don't create social and environmental threat to the population.
- ii) All social and environmental resources, such as water bodies, parks and public open spaces, green verge, orchard, heritage structures, etc would be preserved as per the provisions of prevailing laws, rules and regulations.
- iii) The areas for preservation and conservation would include buildings, precincts and areas that are important from historical, architectural, environmental and ecological point of view would be listed.
- iv) Efforts would be made to create new social facilities including parks and playgrounds in a planned manner.
- v) In consideration of the mounting urbanization pressure within the Kolkata Metropolitan Area [KMA], efforts would be made to accommodate urban uses and activities within certain strips of land alongside major roads, especially those are of regional importance according to the existing land use pattern, in a planned manner.
- vi) Planned intervention in terms of zoning and regulation would be made in the areas that are immediately adjacent to the urban local bodies, so that the areas promote economic opportunities to the both rural and urban areas, without disturbing the existing social and environmental features.
- vii) Rural economic activities and habitations would be allowed and promoted to continue in rural areas especially where the population density and the population growth rate is lesser, and proportion of population dependent on agriculture is larger than the areas that are more accessible and urbanized.

- viii) Agricultural uses would be allowed to continue and vegetative covers would be maintained as far as practicable to fulfill the environmental and economic necessities of the localities.
- ix) The development of building and land for different purposes in different zones shall be guided and controlled through appropriate regulations considering the available circulation and infrastructure facilities with a view to make the area functionally efficient and environmentally acceptable.
- x) High density group housing with reduced ground coverage, in form of large housing projects and mini-townships may also be encouraged in a conservative manner to exploit the good accessibility of the area with appropriate environmental protection and appropriate consideration of compatibility of use and available infrastructure. Concerned approval regarding water supply and integrated waste management to be taken from concerned departments before allowing such heavy construction.
- xi) In areas where intense commercial activities are expected in future, efforts would 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.
- xii) Mixing of occupancy would be controlled by regulating allowable percentage in different building and zones.
- xiii) Utilization of technologies related to energy efficiency and resource recycling in the buildings of different use-groups would be encouraged. Use of non-conventional energy, rainwater harvesting structures, and creating lands for agriculture and forestry would be appreciated.
- xiv) Rules, Regulations and provisions would be prescribed through this document to control, channelize and guide the course of future development.
- xv) The Rules, Regulations, Provisions, Schedules, Diagrams, Proposal or any other contained /directed /proposed/advocated, shall be read in conjunction with the provision of the latest amendments of the Acts like (a) West Bengal fisheries Act 1984 (b) West Bengal Fire Services Act 1950 (c) WB Pollution Control Act. (d) Urban Land Ceiling Act 1976, (e) Land Acquisition Act 1894 (f) West Bengal Heritage and conservation Act (g) The West Bengal Panchayat Act, 1973, (h) West Bengal Municipal Act, 1993, and etc.
- xvi) Notwithstanding anything (interpretation/explanation) contained/covered in this document, the view of the State Government shall be final and binding on all concerned.

PART III: GENERAL PROPOSAL FOR USE OF LAND

Chapter 7

7 DEVELOPMENT CONTROL ZONES

The entire area covered under this Land Use and Development Control Plan is divided into six Development Control Zones for the purpose of the use of land and formulating the general proposals for development as well as for framing and application of the Development Control Regulation. The Development Control Zones are indicated in paragraph 7.1 to 7.6 below and are shown in Diagram No-04.

7.1 Development Control Zone "E"

Development Control Zone "E" comprises of the areas that are environmentally/ecologically sensitive areas including Canals, Wetlands, Water Bodies, and Reserve Forests within the Domjur Panchayet Samity.

The lands on all sides (measured 9m) from the outward most edge of the recorded boundary of the water course/ water body or the extent of land in possession of Irrigation/Fisheries/similar Government Department, whichever is more) of the Saraswati river as well as water bodies of area 10 hectares (or more) would be considered as Development Control Zone "E".

The lands on all sides (measured 5m from the outward most edge of the recorded boundary of the water course/ water body or the extent of land in possession of Irrigation/Fisheries/similar Government Department, whichever is more) of all the water bodies of area less than 10 hectares (but more than 4 hectares) as well as all Canals/Khals would be considered as Development Control Zone "E".

The lands on all sides, measured 5m from the outward most edge of the recorded boundary of the water body, of the water bodies of area 4 hectares (or less) would be considered as Development Control Zone "E".

7.2 Development Control Zone "T":

Development Control Zone "T" comprises of the areas related to transportation and communication, such as: all railway yards (including all lands and water bodies within it), railway sidings, roads, flyovers, bus terminus, truck terminus, telephone/ telegraphs (towers and installations), etc. within Domjur Panchayat Samity under the direct control of State Government or similar other authority of Government of India.

7.3 Development Control Zone "SR":

The Development Control zone "SR" consist of all the plots and premises lying within a strip of land measuring 500 meters on either side from the centre line of NH-6 and Kona expressway. The northern side of the Howrah Amta Road that falls within Bankra GP and the Southern part of Salap-I GP up to NH-6 falls within Development Control Zone - SR.

The Zone excludes the area that falls within Development Control Zone "E" and "T".

7.4 Development Control Zone “RI”:

Development Control zone “RI” comprises the areas that are predominantly used for Residential as well as Industrial purposes. It is also sometimes mixed with other uses in a subsidised manner. In Development Control zone of Domjur Panchayat Samity “RI” zone has been provided in two portions namely “RI1” and “RI2”.

The Zone excludes the area that falls within Development Control Zone "E" and "T".

“RI1” zone: This zone falls within the boundaries of Dakshin Jhapardaha GP. It is bounded by Howrah-Amta road on the north. On the south it is bounded by Rajapur Canal and its eastern branch within Dakshin Jhapardaha GP. The west is bounded by KMA boundary. On the east it is bounded by Dakshin Jhapardaha GP and ONGC road.

“RI2” zone: This zone falls within the boundaries of Begri GP. On the east it is bounded by Andil Para Road/ Domjur-Bauria Road. The west is bounded by KMA boundary and Dhulagarh-Begri-Domjur Road. The north is surrounded by Begri-GP boundary. On the south lies Domjur Panchayat Samity boundary and “SR” zone limits.

7.5 Development control zone “C”

Development Control Zone “C” comprises of the areas that are used predominantly for commercial purpose mixed with other uses. This zone includes areas which are likely to be used in future predominantly for commercial activities. The development control Zone “C” consists of all the abutting plots and premises adjoining Howrah-Amta Road or lying within a strip of land measuring 100m on either side from centre line of Howrah-Amta road, except the areas falling within Development Control Zone "E", "T" and "SR".

7.6 Development Control Zone “R”:

Development Control Zone **R** comprises the area that is predominantly used for residential purposes mixed with other uses. This zone includes the areas which are likely to be used mainly for future residential purposes. The Development Control Zone R consists of those areas of Domjur Panchayat Samity which are not included in development control zone “E”, "T", "SR", "RI", and C”as described in paragraphs under Chapter 7 of this Land use and Development Control Plan. (Refer Diagram No: 04)

Chapter 8

8 PRESCRIPTIONS FOR USE OF LAND

8.0 General

The existing use of the land may continue unless the use is considered incompatible, and it might cause environmental /ecological /health hazardous in the opinion of Central/State Pollution Control Board, KMDA and Domjur Panchayat Samity with reasons appropriately recorded in writing and duly approved by the State Government.

Any area demarcated or seen as “water body” or low lying area or recorded or otherwise defined as per fisheries or any other Act and existing water body /s/ low lying area if any lying within the plot shall not be filled up or changed without written permission of the competent authority (eg. BL&LRO/ ADM LR/ PCB etc.).

The following uses/buildings & occupancies as defined in the LUDCP (either new or extension) are generally prohibited in all zones of Domjur Panchayat Samity area unless and other wise specifically stated or approved by the appropriate department of the State Government.

1. Khataals
2. Hazardous uses/ Buildings
3. Any other use incompatible in the opinion of Central/State Pollution Control Board, KMDA and Domjur Panchayat Samity with reasons appropriately recorded in writing and duly approved by the State Government.

The following new uses/buildings & occupancies may be permitted based on decision/ approval of the competent authority in the State Government and as per prevailing rules, regulations and guidelines and any other material consideration.

1. New Solid Waste disposal sites/ sanitary landfill area or extension of existing ones
2. New Crematorium, Cemetery and Burial grounds or extension of existing ones
3. New Slaughter house

The change/ conversion of use of the land of the following existing uses/ occupancies/ activities are prohibited unless the related rules, guidelines, notification, order, acts are amended.

1. Petrol pump, Gas station (LPG, CNG, etc.) and Electric Vehicle Charging station
2. Schools
3. Heritage Zones, Heritage Buildings/Precincts
4. Solid Waste disposal sites/ sanitary landfill area
5. Crematorium, Cemetery and Burial grounds
6. Precincts of Religious Places

All the relevant existing rules shall be followed for the purpose of management of Solid waste, Liquid waste, Legacy waste, Plastic waste and construction demolition waste.

Necessary provision of rain water harvesting, recycle of waste water and promotion of electric vehicle shall be applicable as strategies towards environmental sustainability.

8.1 Development Control Zone “E”

In Development Control Zone "E" the following are prohibited

- I. All uses except
 - (a) any allied use related to the maintenance and management of the areas as defined in zone E
 - (b) Sewerage treatment plants and water treatment plants as per applicability
 - (c) Agriculture, landscaping, beautification and relevant public amenities (e.g. telecommunication system, street lights, street furniture, etc.) and facilities (e.g. religious activities, sitting area, etc.), and infrastructure such as Roads, pathways, formation of drains, culverts, bridges etc which will not obstruct the water course, run offs, channels.
 - (d) any use/structures mentioned in Chapter 24 of this LUDCP

8.2 Development Control Zone “T”

In Development Control Zone "T" the following are prohibited

1. New Industrial building/s or extension of existing industrial building/s listed under Red and Orange categories by WBPCB (as per Annexure I and Annexure II of this LUDCP)
2. New and extension of existing Mercantile (wholesale) Buildings
3. New residential buildings/ uses unless incidental or consequential to the original use or duly approved by the competent department of the State Government.

8.3 Development Control Zone “SR”

In Development Control Zone "SR" the following are prohibited

1. Industry as listed under Red category by WBPCB (as per Annexure I of this LUDCP) unless categorically recommended by WBPCB and accepted by the Local authority.
2. Industry as listed under Orange category by WBPCB (as per Annexure II of this LUDCP) unless recommended by WBPCB (*Refer Annexure VI; Industrial Siting/ Locational Policy in West Bengal*)

8.4 Development Control Zone “RI”

In Development Control Zone "RI" the following are prohibited

1. New Industrial building/s or extension of existing industrial building/s listed under Red category by WBPCB (as per Annexure I of this LUDCP)

2. Industry as listed under Orange category by WBPCB (as per Annexure II of this LUDCP) unless recommended by WBPCB (*Refer Annexure VI; Industrial Siting/ Locational Policy in West Bengal*)
3. New and extension of existing Mercantile (wholesale) Buildings

8.5 Development Control Zone “C”

In Development Control Zone "C" the following are prohibited

1. New Industrial building/s or extension of existing industrial building/s listed under Red category by WBPCB (as per Annexure I of this LUDCP)
2. Industry as listed under Orange category by WBPCB (as per Annexure II of this LUDCP) unless recommended by WBPCB (*Refer Annexure VI; Industrial Siting/ Locational Policy in West Bengal*)

8.6 Development Control Zone “R”

In Development Control Zone "R" the following are prohibited

1. New Industrial building/s or extension of existing industrial building/s listed under Red and Orange categories by WBPCB (as per Annexure I and Annexure II of this LUDCP)
2. New and extension of existing Mercantile (wholesale) Buildings

8.7 Prescribed Landuse along the Roads of Different Widths

The above prescription of land uses in different Development Control Zones (DCZ) are subject to the prescribed land use (permitted / not permitted) along the roads of different widths.

Table 8.1: Regulations Along the Roads of width up to 7.0m (inclusive)

Land Use/ facilities	Road Width (W)		
	$1.2m \leq W < 2.4m$	$2.4m \leq W \leq 3.5m$	$3.5m < W \leq 7.0m$
Residential	Permitted (up to 7m height) except in the DCZ 'E' (<i>Refer Chapter 12 - Regulation for Means of Access</i>)	Permitted except in the DCZ 'E'	Permitted except in DCZ 'E'
Commercial/ Mercantile (Retail)	Not permitted	Not permitted in DCZ 'E' In other DCZs: Only Less than 10% mix of commercial/mercantile (retail) within Residential buildings permitted	
Commercial/ Mercantile (Wholesale)	Not permitted	Not permitted	Not permitted
Public and Semi Public	Not permitted	Not permitted	1. Not permitted in DCZ 'E' 2. In other DCZs: • Only less than 10% mix of public-semi public use (apart from educational) is permitted • Small health centres with emergency bedded facilities (less than 10 beds) within existing public and semi-public buildings permitted; otherwise not permitted
Transportation and Communication	Not permitted apart from necessary infrastructure and urban amenities		
Industries as listed under Green, Exempted and White categories by WBPCB	Not permitted	Not permitted	1. Not permitted in DCZ 'E' and 'R' 2. In DCZ 'RI', 'SR', 'C', 'T': Only 10% mix of industrial use is permitted
Industry as listed under Orange category by WBPCB	Not permitted	Not permitted	Not permitted

Table 8.2: Regulations Along the Roads of width from 7.0m to 9.0m (inclusive)

Land Use/ facilities	Road Width (W)
	7.0m < W ≤ 9.0m
Residential	Permitted except in DCZ 'E'
Commercial/ Mercantile (Retail)	Not permitted in DCZ 'E' In Other DCZs: - Only 20% mix of commercial/mercantile (retail) permitted with other use
Commercial/ Mercantile (Wholesale)	not permitted
Public and Semi Public	- Not permitted in DCZ 'E' - In Other DCZs: Public and semipublic use except any theatres, motion picture houses, city halls, town halls, ceremonial halls, auditoria, stadium, or similar spaces/uses that may lead to huge public assembling is permitted subject to the following: - Educational Building not more than 600sqm of total floor area is permitted - Nursing Homes and Health Centres (less than 20 beds) are permitted - Mix of residential use with public & semi public use is permitted - In case of educational building: 10% mix of other public and semi public use is permitted
Transportation and Communication	Permitted in only DCZ 'T' [Generally - necessary infrastructure and urban amenities are permitted in all DCZ]
Industries as listed under Green, Exempted and White categories by WBPCB	- Not permitted in DCZ 'E' and 'R' - In DCZ 'RI', 'SR', 'C', 'T': Only 20% mix of industrial use is permitted; otherwise not permitted
Industry as listed under Orange category by WBPCB	Not permitted

Table 8.3: Regulations Along the Roads of width from 9.0m to 15.0m (inclusive) and above 15.0m

Land Use/ facilities	Road Width (W)	
	9.0m < W ≤ 15.0m	Above 15.0m
Residential	Permitted except in DCZ 'E'	Permitted except in DCZ 'E'
Commercial/ Mercantile (Retail)	Permitted in all zones except in DCZ 'E'	Permitted in all zones except in DCZ 'E'
Commercial/ Mercantile (Wholesale)	Permitted in DCZs 'SR' and 'C'	Permitted in DCZs 'SR' and 'C'
Public and Semi Public	Permitted except in DCZ 'E'	Permitted except in DCZ 'E'
Transportation and Communication	Permitted in DCZ 'T', 'SR', 'C' [Generally - necessary infrastructure and urban amenities are permitted in all DCZ]	Permitted except in DCZ 'E' [Generally - necessary infrastructure and urban amenities are permitted in all DCZ]
Industries as listed under Green, Exempted and White categories by WBPCB	Permitted except in DCZ 'E'	Permitted except in DCZ 'E'
Industry as listed under Orange category by WBPCB (recommended by WBPCB)	Permitted in only DCZs 'SR', 'RI', 'C'	Permitted in only DCZs 'SR', 'RI', 'C'

Note:

- Regarding Mixing of use/ occupancies, the above prescriptions shall be read with the prescriptions in Chapter 10 of this LUDCP.**
- All existing uses under Domjur Panchayat Samity may continue provided they confirm to the norms and standards as may be delineated by PCB from time to time unless the use is considered incompatible, and it might cause environmental /ecological /health hazardous in the opinion of Central/State Pollution Control Board, KMDA and Domjur Panchayat Samity with reasons appropriately recorded in writing and duly approved by the State Government.
- There are certain prohibitions/regulations for Red, Orange, Green and White Category industries for different regions.**
- Latest version of Industrial Sitting /Locational Policy in West Bengal by WBPCB should be referred along with this LUDCP for planning of Industries.**

Chapter 9

9 PRESCRIPTIONS FOR USE OF LAND FOR SOME SPECIFIC PLOTS AND PREMISES

- 9.1** In plots and premises recorded in Schedule I, as parks and public open spaces, no development is permitted excepting those stipulated in Chapter 24 of this Land Use and Development Control Plan.
- 9.2** In plots and premises which are presently being used as Crematorium, Burial ground, Temple, Mosque, Harisabha, and performing last rites 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 24 of this Land Use and Development Control Plan.
- 9.3** For the plots and premises listed in Schedule I, II & III of this Land Use & Development Control Plan which are presently being used as Parks, Playground, Health and allied facilities and Educational institute, the area may, with the previous approval of the state govt. 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 & Development Control Plan.
- 9.4** Structures for Service, Functional or Recreational purposes like religious structures, crematoria, club, restaurant/eateries, ferry ghats, transport terminals, water treatment/collection installations conforming to the provisions of this LUDCP may continue. New addition exceeding 100 sq.mt. is generally not permitted.
- 9.5** For the plots and premises being used for industries as listed in Schedule IV, will follow the regulations laid down in chapter 25 of this LUDCP.

Chapter 10

10 PRESCRIPTION FOR MIXING OF OCCUPANCIES

Every plot on which building operation to be undertaken must mention a principal use or occupancy.

The mixing of different uses or occupancies shall be allowed as following:

- No mixing of occupancies are allowed on the plots abutting on roads of width less than 2.4m.
- Permissible Mixing of occupancies has to be read with the section 8.7 of this LUDCP.
- Industrial occupancy or occupancies are not permitted in a building with Educational or Institutional or Business or Assembly or Mercantile (Retail) or IT and ITES occupancy or occupancies.
- Residential occupancy or occupancies are not permitted in a building with Industrial occupancy or occupancies as listed in Annexure I & II of this Land use Development Control Regulations.
- IT and ITES occupancy or occupancies are not permitted with any occupancy or occupancies except Mercantile (Retail) occupancy or occupancies.
- Hazardous or Mercantile (Wholesale) or Storage occupancy or occupancies are not permitted with Residential or Educational or Institutional or Assembly or Business or Mercantile (Retail) occupancy or occupancies.
- Mercantile (Wholesale and Retail) occupancy or occupancies are permitted with Industrial occupancy or occupancies to the maximum extent of 20% of the total built up area (in only Development Control Zone 'SR' and 'C' and 'RI').
- Mixing of Mercantile (Wholesale and Retail) occupancy or occupancies are permitted within Industrial occupancy or occupancies on the plots adjacent to the road of width greater than 9m.
- Since the majority of the population are engaged in unorganised sector and allied activities, then mixing of these activities in residential occupancy or occupancies are permitted subject to approval of the competent Authority in the State Government

PART IV- PRESERVATION AND CONSERVATION

Chapter 11

11 PRESERVATION AND CONSERVATION OF AREAS OR BUILDINGS

During the course of implementation of this LUDCP the Local Body concerned would prepare a provisional list of precincts, gardens, vacant land, water body, ecologically sensitive zone including buildings, parts of a building, group of buildings, monuments, statue/s, gate/s, fencing boundary wall or any other structure requiring preservation and/or conservation from architectural, environmental or ecological point of view.

The provisional list is to be forwarded to the state heritage commission for appropriate consideration, finalization and subsequent publication in the official gazette in the light of West Bengal Heritage Commission Act 2001 and its amendments.

PART V – REGULATION FOR CONTROL OF DEVELOPMENT

Chapter 12

12 REGULATION FOR MEANS OF ACCESS

- 12.1 Every plot shall abut a means of access which may be a public street or private street or passage.
- 12.2 The relationship between the width of the means of access and the maximum permissible height of the building shall be as indicated in Chapter 14 of this Land Use and Development Control Plan.
- 12.3 The minimum width of means of access in respect of a new building shall be as follows:-
- 12.3.1 No new building or extension to an existing building (irrespective of its occupancy) shall be allowed on a plot unless the plot abuts a street which is not less than 10 m 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 meters in width at any part. Provided that:
- (i) In case of a residential building with other occupancies, if any, of less than 10% of the total floor area of the building, the width of such street or passage shall not be less than 2.4 metres at any part.
 - (ii) In case of residential building with educational occupancies of 10% or more of the total floor area of the building, the width of such street or passage shall not be less than 7.00 meters at any part.
 - (iii) 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.
 - (iv) 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.
- 12.3.2 However in case of a subdivision of plot (plotted development) width of means of access would be determined as per the Regulation laid down in chapter 26 of this LUDCP.
- 12.3.3 Notwithstanding anything contained in clause 12.3.1, residential buildings up to maximum height of 7.00 metres may be allowed on a plot abutting a means of access not less than 1.20 metres in its narrowest part, provided such means of access is in long existence and is recorded in the settlement record and/or Local Authority's records accordingly and not more than 25m far from the road/street of width not less than 2.4m, leading to such means of access.
- 12.4 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 purpose, shall not be allowed on a plot located within 50.00 metres of junction of two streets, and such streets shall not be less than 15.00 metres wide at any of its part.

- 12.5 For plots in a scheme for Economically Weaker Section and Low Income group Housing approved by Kolkata Metropolitan Development Authority, the minimum width of means of access shall be as indicated in Chapter 21 of this Land Use and Development Control Plan.

Chapter 13

13 REGULATION FOR GROUND COVERAGE OF BUILDINGS

13.1 The maximum permissible ground coverage for building/s within a plot will depend on the plot size and use of the building/s as given in the table below:

Table 13.1 - Maximum Permissible Ground Coverage

Types of the building	Maximum permissible ground coverage
1. Residential and Educational.	
a) On a plot size up to 200.00 square meters	65%
b) On plot size of 500.00 square meters or more	50%
2. Other use group including mixed use building	40%

- 13.2 For a plot of size between 201 to 500 sq. Metres, the maximum permissible ground coverage shall be calculated by direct interpolation.
- 13.3 When a plot contains more than one building, the maximum permissible ground coverage for the building shall be as stipulated in chapter 20 of this Land use and Development Control Plan.
- 13.4 For buildings on plots measuring 5000 sq. Metres or more, the additional ground coverage to the extent of 15% may be allowed for car parking and building services. The additional ground coverage of 15% will be exclusively utilized for car parking, ramps, staircase, lift for upper level car parking and for building services such as AC plant room, generator room, fire fighting equipments, electrical equipments not exceeding 5% out of such 15% shall be used subject to compliance of other building rules.
- 13.5 For plots within a scheme for Economically Weaker Section (EWS) and Low Income Group Housing (LIG) approved by the Kolkata Metropolitan Development Authority, the maximum permissible ground coverage shall be as laid down in chapter 21 of this Land Use and Development Control Plan.
- 13.6 Linking of two blocks notwithstanding anything contained in clause 15.2, if there are two adjacent buildings of the same owner, gangways between the two buildings may be permitted at any level subject to condition that it doesn't obstruct the movement of vehicles or fire tenders. The minimum width of the gangway shall not be less than that of the stairway and not exceeding 3.00m at any place.

Chapter 14

14 REGULATION FOR HEIGHT OF BUILDINGS

- 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:
- Stair cover not exceeding 3.0 metres in height;
 - Lift machine rooms as per as the latest edition of the National Building Code;
 - Roof tanks and their supports, the height of support not exceeding 1.0 metres;
 - Chimneys;
 - Parapet walls not exceeding 1.50 metres in height;
 - Ventilating, air conditioning and other services equipments;
 - Height above mid-point between eaves level and ridge level;
 - Toilet at roof level upto a height of 3.00 metres subject to maximum floor area of 3.00 sq.m.;
 - Garden cover with permeable material not exceeding 3.00 metres in height;
 - Equipment for communication such as Microwave Antenna, Tower and Dish Antenna as for sole purpose of installing the said equipments subject to a maximum area of 20sq.m. whereas in case area exceeding 20 sq.m further; subject to written permission of the same from the Competent Authority.
- 14.3 The aggregate area of the structures mentioned above shall not exceed one-third of the area of the roof upon which these are erected.
- 14.4 The maximum permissible height of buildings on a plot shall be as given in the table below:

Table 14.1: Maximum permissible height in relation to width of means of access

Width of Means of Access (m)	Maximum Permissible height (in meter)	Permissible Height of the building (in meters)
		In case of gifting of strip of land having a width of 2.5m throughout the frontage of the entire plot
(i) Above 2.4 upto 3.00	7	Nil
(ii) Above 3.0 upto 5.0	10	12.5
(iii) Above 5.0 upto 7.0	12.5	15.5
(iv) Above 7.0 upto 9.0	20	25.5
(v) Above 9.0 upto 12.0	40	-
(vi) Above 12.0 upto 15.0	60	-
(vii) Above 15.0	No Restriction	-

Note:

- (i) There will be no restriction in height of buildings for plots abutting means of access above 10 metres in width subject to free gifting of strip of land having a width of 5m or as per street alignment(if any) whichever is higher. However, this increase in height as mentioned above shall be permissible provided the minimum area of the plot is 2500 sq. Meters and minimum frontage of the plot abutting the main road is 15.0 Meters.
 - (ii) In case of availing additional height, by virtue of free gifting of strip of land through the entire width of the plot abutting the access road, the applicant will get FAR of original road width only. However, the applicant will be given benefit of FAR and Ground Coverage of the portion gifted to the Local body.
- 14.4 For any building to be erected or re-erected or added to in the vicinity of aerodrome or in the flight path or which may affect the functioning of any microwave system for telecommunication purpose, 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 Competent Authority.
- 14.5 For plots in a scheme for Economically Weaker Section and Low Income Group Housing approved by the Kolkata Metropolitan Development Authority, the maximum permissible height of building shall be as indicated in chapter 21 of this Land Use and Development Control Plan.

Chapter 15

15 REGULATION FOR OPEN SPACES FOR BUILDINGS

15.1 Generally

- a) Open spaces prescribing to one side cannot be taken for another side. No building shall at any time be erected on any open space prescribed under these rules for a building and forming 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.
- b) Every building shall have exterior open spaces comprising front open spaces, rear open space and side open spaces. The minimum width prescribed for front open spaces, 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 separately 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 passages.
- c) **For corner plots:** In the case of any building intended to be erected at the corner of two streets, except the plan for a residential building, to be erected or re-erected on plot land of 300 square metres or less provided the height does not exceed **12.5 metres** following rules will apply. Provided that the corners of such plot are splayed off as under:-
 - (i) In case of both the adjoining roads are below 3.5m width and area of land is within 200sqm., the corner of such plot shall be splayed by 1.20m x 1.20m
 - (ii) In case any of the adjoining roads is of 3.5m width and above, the corner of such plot shall be splayed by 2.50m x 2.50m
 - (iii) For roads more than 10.0 meters width, the splay shall be 3.5 mx3.5 m

The land within the splayed portion shall be transferred to the local body by a deed of gift. However, area of land gifted to local body shall be considered for FAR and Ground Coverage as applicable.
- iv) Entry/Exit through the splayed portion is prohibited.
- d) Every room intended for human habitation shall abut an interior or exterior open space or an open verandas, 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.

15.2 The minimum open spaces with respect to height and category of buildings shall be as follows:-

Table 15.1: Minimum open space with respect to height of Building in Residential use

Height of Building	Front Open Space	Open Space on side -1	Open Space on side -2	Rear open Space
Upto 7.0m	1.2m	1.2m	1.2m	2.0m
Above 7.0m upto 10.0m	1.2m	1.2m	1.2m	3.0m
Above 10.0m upto 12.5m	1.2m	1.2m	1.5m	3.0m
Above 12.5m upto 15.5m	2.0m	1.5m	2.5m	4.0m
Above 15.5m upto 20.0m	3.5m	4.0m	4.0m	5.0m
Above 20.0m upto 25.5m	5.0m	5.0m	5.0m	6.5m
Above 25.5m upto 40.0m	6.0m	6.5m	6.5m	8.5m
Above 40.0m upto 60.0m	8.0m	8.0m	8.0m	10.0m
Above 60.0m upto 80.0m	10.0m	15% of the Height of building or 11.0m whichever is less	15% of the Height of building or 11.0m whichever is less	12.0m
Above 80.0m	12.0m	15% of the Height of building or 14.0m whichever is less	15% of the Height of building or 14.0m whichever is less	14.0m

Table 15.2: Minimum open space with respect to height of Building in Educational use

Height of Building	Front Open Space	Open Space on side -1	Open Space on side -2	Rear open Space
Upto 10.0m (land area upto 500.0sq.m)	2.0m	1.8m	4.0m	3.5m
Upto 10.0m (land area above 500.0sq.m)	3.5m	3.5m	4.0m	4.0m
Above 10.0m upto 15.5m	3.5m	4.0m	4.0m	5.0m
Above 15.5m upto 20.0m	5.0m	5.0m	5.0m	6.0m
Above 20.0m	20% of the height of building or 6.0m whichever is more	20% of the height of building or 5.0m whichever is more	20% of the height of building or 5.0m whichever is more	20% of the height of building or 8.0m whichever is more

15.3 For plot in a scheme for Economically Weaker Section and Low Income Group Housing, the minimum front space, side open space and rear open space shall be as laid downs in Chapter 22 of this Land Use and Development Control Plan.

Table 15.3: Minimum open space with respect to height of Building in Institutional, Assembly, Business Mercantile and Mixed use

Height of Building	Front Open Space	Open Space on side -1	Open Space on side -2	Rear open Space
Upto 10.0m for land area upto 500.0 sq m	2.0 m	12m	4.0 m	4.0 m
Upto 10.0m for land area above 500.0 sq. m	3.0 m	3.5m	4.0 m	4.0 m
Above 10.0m upto 20.0m	4.0 m	4.0 m	4.0 m	5.0 m
Above 20.0m upto 25.5m	5.0 m	5.0 m	5.0 m	6.0 m
Above 25.5m upto 40.0m	6.0 m	6.5m	6.5 m	9.0 m
Above 40.0m upto 60.0m	8.0 m	9.0m	9.0 m	10.0 m
Above 60.0m upto 80.0m	10.0 m	15% of the height of building or 11.0 m whichever is less	15% of the height of building or 14.0 m whichever is less	14.0m
Above 80.0 m	12.0 m	15% of the height of building or 14.0 m whichever is less	15% of the height of building or 14.0m whichever is less	14.0m

Table 15.4: Minimum open space with respect to height of Building in Industrial and Storage use:

Height of Building	Front Open Space	Open Space on side -1	Open Space on side -2	Rear open Space
Upto 12.5 m	5.0 m	4.0 m	4.0 m	4.5 m
Above 12.5 m up to 20.0 m	6.0m	6.5 m	6.5 m	10.0 m
Above 20.0 m	20% of the height of building or 6.0m whichever is more	20% of the height of building or 6.5m whichever is more	20% of the height of building or 6.5m whichever is more	10.0 m

Note:

- Every residential building of height not more than 7.0 m on plot size not exceeding 65 sq.m in area shall have a minimum front space at ground level of 0.90m.
- For plots of size not more than 65 sq.m, minimum side open space of 0.90 metres may be allowed on each side, provided that the building height does not exceed 7.00 metres;
- Notwithstanding anything contained in clause 15.2 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;
- In the case of a building more than 24.00 metres in depth on a plot abutting any street, a clear to sky passage along the entire depth of the building shall be provided and the minimum width of such passage shall not be less than 4.0 metres.

- (v) 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.

15.3 For plots in a scheme for economically weaker section and low income group Housing approved by KMDA the minimum open space shall be as laid down Chapter 21 of this Land Use Development Control Plan.

15.4 Interior Open Space:

The interior open space shall be as follows:-

a) For inner courtyard-

- (i) In case the whole of one side or part of at least two sides of every habitable room is abutting either the front space, rear open space or side open space, it shall abut an interior open space. Interior open space at ground level shall be called courtyard.
- (ii) Any room which is separated only by verandas from the interior open space shall be deemed to abut on such interior open space for the purpose of this rule.
- (iii) The minimum dimension of any side of every interior open space (a) at ground level all sides of which are enclosed by a building or part thereof shall be 30% of the height of the building or 3.0 metres, whichever is more (b) at any other level, all sides of which are enclosed by a building or part thereof shall be 30% of the height of the building or 3.0 metres, whichever is more, measured from the said level where interior open space is formed.
- (iv) Notwithstanding anything contained in these rules, if all sides of an interior open space is enclosed by a combination of higher and lower blocks of a building, the minimum dimension of such interior open space shall be governed by the height of lower block, provided that in no case the covered area under such lower block shall be less than 25% of the total covered area of the concerned building constituting the interior open space.
- (v) For the purpose of this rule, if any interior open space or courtyard is enclosed on three sides by a building or part thereof is meant to serve lighting and ventilation purpose to a part or whole of one side of one or more habitable rooms, the minimum width of such open space shall be 2.4 metres for building up to 15.5 metres in height, 3.5 metres for buildings above 15.5metres up to 25.5 metres height, 5.0 metres for buildings above 25.5 metres up to 40.0 metres height, and 7.0 metres for all buildings above 40.0 metres height, provided that the depth of such open space shall not exceed twice its width and the same may be reduced to 1.2 m, if no habitable room, or balcony attached to the habitable room is facing the interior open space. However, in case the depth of such interior open space is less than the width, the same shall not be considered as interior

open spaces but be called as Notch and the same will be permitted without any restriction.

- (vi) A ventilation shaft having no access to the same except through one door for service purposes shall not be treated as a courtyard if the area of such shaft is less than 20 sq. metres.

b) Ventilation Shaft for Kitchen or toilet-

For ventilation of bathroom or water closet or if it does not open into the front open space, rear open space or side open space or an interior open space, it shall open into a ventilation shaft which shall not be less than the specification in Table 15.5 and Table 15.6 below:-

Table 15.5: Minimum area for ventilation shaft for Kitchen or Toilet

Height of building (in metre)	Minimum size of ventilation shaft (in sqm.)	Minimum width of shaft (in metre)
Up to 12.5	2.5	1.2
Above 12.5 but less than 15.5	5.0	2.0
From 15.5 but less than 20.0	6.0	2.4
20.0 and above	9.0	3.0

Table 15.6: Minimum area for combined Ventilation shaft for Kitchen and Toilet

Height of building (in metre)	Minimum size of ventilation shaft (in sqm.)	Minimum width of shaft (in metre)
Up to 12.5	3.0	1.5
Above 12.5 but less than 15.5	6.5	2.5
From 15.5 but less than 20.0	8.0	2.75
20.0 and above	9.0	3.0

- i. Provided that for any building with height exceeding 20 metres, a mechanical ventilation system shall be installed in addition to the provision of minimum ventilation shaft.
- ii. Provided further that no chajja shall be allowed in any ventilation shaft.
- iii. Provided also that no ventilation shaft may be required for full air conditioned building, or mechanically ventilated toilet, kitchen, bath and W.C.

15.5 Joint Open Space:

Joint open space shall be provided in between two buildings, if the height of one of such buildings exceeds 15.50 m and only when buildings in question are on adjacent plots belonging to different owners.

- (i) 7.00 m - if heights of both the buildings exceed 15.5 m.
- (ii) If one of the building exceeds 15.5 m in height -
 - (a) 5.00 m - if height of the other building is more than 12.5 m. but less than 15.5m
 - (b) 4.00 m - if height of the other building is more than 10.0 m but less than 12.5m.
 - (c) 3.50 - if height of the other building is more than 7.0 m but less than 10.0m.
 - (d) 3.00 - if height of the other building does not exceed 7.0m

Notes:

- (1) The rule shall not be applicable in case the adjoining structure is not exceeding 5.00m. in height.
- (2) In case of multiple blocks of buildings connected with each other, the open spaces between the two blocks will have to be 15% of the height of the lower block or 7.0m whichever is more.

15.6 Exemption related to open space calculation

- 1) Cornice, chajja or weather shade & all such features related to facade treatment such as fins, flower boxes, pilaster, column capitals, arches, pediments, trellises, ducts for encasing pipe lines, pipe supports & all such features used to enhance the aesthetic quality of a building (not more than 50 cm) shall be allowed to overhang or project over the said open space. Provided that such projections shall not be allowed at a height less than 2.5 metres over the ground level. Ducts for encasing pipe lines, pipe supports will however be allowed from the ground level without creating obstruction to the movement of vehicle or Fire Tender wherever applicable as per rule.
- 2) Sewer & its appurtenances, underground water reservoir, septic tank & ramp may be allowed to be constructed in the open spaces upto 60 cm above ground level provided that these do not obstruct vehicular movement.
- 3) Notwithstanding anything contained in Table 15.1, 15.2, 15.3, 15.4 if the front open space is 3.00 m. or more, gate goomty not exceeding a height of 3.0 m. and an area of 3.0 sq. m. for security purposes may be allowed on the said open space. Such goomty shall be so located as not to obstruct vehicular movement from the means of access to the side or rear open spaces and shall be exempted from the provisions of Table 15.1, 15.2, 15.3, 15.4.
- 4) A canopy/ canopies and/or a porch/ porches each not exceeding 15 sqm. in area or one percent (1%) of the ground floor area whichever is higher, having a clear width of not less than 2.5 metres may be allowed at a minimum clear height of 2.5 metres from the ground level, provided that requisite space for the movement of fire tender is left all around the building unobstructed by such canopies or porches.
- 5) Outdoor type transformer will be allowed to be installed in the mandatory open space provided-
 - i. There will remain after such proposed installation clear minimum open space of 1.2 m. from the adjoining boundary line.
 - ii. While providing such space for transformer, a minimum open space of 4.00 m. shall have To be kept to facilitate vehicular movement wherever applicable.

15.7 Distance from electric line

No building or verandah, balcony or projection of any building, shall be permitted to be erected, re-erected, added to altered in any case where the distance between such construction and any overhead electric lines, in accordance with the provision of the Electricity Act, 2003 and the rules framed there under is less than specified below:-

Table 15.7: Minimum distance to be maintained from electrical lines

		Vertical Clearance	Horizontal distance
(a)	Low and medium voltage lines including service lines	2.5 m	1.2 m
(b)	High Voltage line upto and including 11,000 volts	3.7 m	1.2 m
(c)	High Voltage lines above 11,000 volts and up to 33,000 volts	3.7 m	2.0 m
(d)	For extra high voltage line 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(s)

Chapter 16

16 REGULATION FOR FLOOR AREA RATIO (F.A.R.)

For every building in a plot the maximum permissible Floor Area Ratio (F.A.R.) shall be on the basis of the public or private street or passage that provides the means of access to the plot as specified in the table 16.1.

Table 16.1: Maximum permissible FAR in relation to the Width of Means of Access.

Sl. No.	Width of Means of Access (metres)	Use Groups of Building			
		Residential Buildings	Educational Buildings	Industrial, storage & Hazardous buildings	Assembly, Institutional, Business & Mercantile Buildings including Mixed use buildings
1	Upto 2.4	Nil	Nil	Nil	Nil
2	Above 2.4 to 3.5	1.25	Nil	Nil	Nil
3	Above 3.5 to 7.0	1.75	Nil	Nil	Nil
4	Above 7.0 to 9.0	2.00	2.00	Nil	Nil
5	Above 9.0 to 15.0	2.25	2.25	2.00	2.00
6	Above 15.0 to 20.0	2.50	2.50	2.00	2.25
7	Above 20.0 to 24.0	2.75	2.75	2.00	2.50
8	Above 24.0	3.00	3.00	2.00	2.75

NB:

- 1) Width of means of access mentioned in the table above is to be taken as the average road width abutting the entire length of the plot.
- 2) All steel towers above 15.5 meter height should be ground based ones. Minimum access to such structure should not be less than 5 meter on any part. No such structure should be constructed on the mandatory open space of any existing building.

16.1 While calculating the floor area under this part, the following shall not be included:

- (i) Stair cover not exceeding 3.0 meters in height & stair case with landing upto the extent of width of the stairway in each floor including ramp, if there be any;
- (ii) Lift machine room as per latest edition of the National Building Code. Lift Landing lobby with a maximum area of 3 sqm for every lift in each floors including roof, if any;
- (iii) Roof tanks & their support, the height of support not exceeding 1 metre;
- (iv) Chimneys, ventilating, air-conditioning & service equipment attached to the building: provided that the aggregate area of these structures mentioned at (i) to (iv) shall not exceed one-third area of the roof upon which these are erected;
- (v) The actual area under covered car parking space & area of basement used for car parking only in accordance with the table in Chapter 17 subject to a maximum permissible limit for one car parking space as 25 sqm for ground floor & 35 sqm other than ground floor

inclusive of all circulation spaces & ramps. However, the area actually covered by the car parking space may be allowed even if the same is more than mandatory requirement. But the covered car parking shall be within the permissible ground coverage;

- (vi) Areas of loft, ledge or tend & areas of cupboards or wardrobes up to a maximum extent of 3% of total floor area but shall include the area of mezzanine floor;
- (vii) Area of service floor as permitted in rules
- (viii) The area for garden covered with permissible material, pergola, expanded or similar other materials at the roof level, up to 5% of the total roof area or 10 sqm whichever is more, subject to adoption of adequate structural safety measures;
- (ix) In addition to the above provision, the exemptions in calculation of FAR shall also be permissible as per provisions in clause 15.6.

16.2 Notwithstanding anything contained in the Rule 16 of this Chapter, any residential building abutting on roads of width not less than 1.2m (and up to 2.4m) would get maximum F.A.R. of 1.00 provided the total floor area would be less than 130sqm. This should be read with section 12.3.3 of this LUDCP.

Chapter 17

17 REGULATION FOR PROVISION OF PARKING WITHIN A PLOT OF LAND

17.1 Minimum Parking Space:

17.1.1 No off- street parking shall be less than –

- (a) 12.5 square metres (2.5 metres in width and 5.0 metres in length) for a motor car with a minimum head room of 2.5 metres (measured under soffit of a beam/slab) if parked in a covered area.
- (b) 37.5 square metres (3.75 metres in width and 10 metres in length) for a truck and a bus with a minimum head room of 4.75 metres if parked in covered area.

17.1.2 The minimum width of circulation driveway to be provided for adequate manoeuvring of vehicles shall be 4.0 metres for cars and 5.0 metres for trucks exclusive of parking space referred to in sub-rule 17.1.1. However a projection from a height above 5.50 metres from the ground level may be permitted keeping the mandatory open space open to sky as per this rule.

17.1.3 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. However stack car parking arrangement will be allowed in such a way that every car can be moved by shifting not more than one car. The stack car parking will be allowed only on the ground floor level.

17.1.4 For building with different uses, the area of parking space shall be worked out on the basis of respective uses separately and parking space to be provided for the total number of vehicle thus required.

17.1.5 In case of a plot containing more than one building, parking requirement for all buildings shall be calculated on the basis of consideration the area of respective use or uses.

17.1.6 Notwithstanding anything contained in sub-items 17.1.1, 17.1.2, 17.1.3, 17.1.4 or 17.1.5 of this rule, if the building site abuts on a street or means of access which is less than 3.5 metres, parking space may not be insisted upon.

17.1.7 In calculating the areas of different occupancies in the same building or different units of same occupancy in a building, the areas of common spaces of any floor which is included in the calculation of the Floor Area Ratio as per provision of these rules shall be distributed proportionately amongst the different units or occupancies. However, in case of residential use, the actual floor area of the tenements shall be considered excluding the areas of the common space. The requirements of car parking spaces shall be calculate accordingly.

17.1.8 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 of parking.

17.1.9 For plots in a scheme for Economically Weaker Section (EWS) and Low Income Group (LIG) housing approved by the Kolkata Metropolitan Development Authority, the parking requirement shall be indicated in Chapter-21 of this Land Use and Development Control Plan.

17.2 Parking Space requirements for motor cars:

17.2.1 The parking space requirements for motor cars in respect of different categories of buildings are given in the Table 17.1.

Table 17.1: Car parking requirement for various occupancies

Sl. No.	Occupancy	Off- Street Car Parking Spaces:
1	Residential	(a) One car parking space to be provided for every 130 sqm. of floor area up to a total floor area of 600 sqm. (b) One car parking space to be provided for every 120 sqm. of floor area above a total floor area of 600 sqm upto 5000 sqm., (c) One car parking space to be provided for every 110 sqm. of floor area above a total floor area of 5000 sqm. Note : (i) However for building or buildings having individual tenements size not exceeding 60.0 sqm. in the entire building, one car parking space to be provided for every 250 sqm of floor area; (ii) For the purpose of calculation of number of car park nearest whole number is to be considered.
2	Educational	(i) For all educational buildings, one car parking space and one bus parking space are to be provided for every 500 sqm of floor area and part thereof (exceeding 50%). However, at least one car parking space is to be provided for every educational building.
3	Institutional	For hospitals and other health care institutions- (i) One car parking space for every 150 sqm. of floor area is to be provided for a total floor area not exceeding 1000 sqm. However, at least one car parking space is to be provided for such institution building. (ii) One car parking space for every 100 sqm. of floor area is to be provided for a total floor area exceeding 1000 sqm. (subject to a maximum of 250 nos of car parking space).

4	Assembly	(a) For theatres, motion picture house, auditorium or similar other halls-one car parking space for every 75 sqm of floor area shall be required. However, at one car parking space is to be provided for such buildings even having less than 75 sqm of floor area. (b) For Exhibition Halls, Town Hall or City Halls or similar other halls - one car parking space for every 200sqm of floor area shall be required. (c) For restaurant, eating houses, bars, clubs, gymkhana, dance halls - one car parking space for every 75 sqm of floor area and/or part thereof (exceeding 50%). However, at one car parking space is to be provided for such buildings even having less than 75 sqm. (d) For hotels - one car parking space for every 250 sqm of floor area and/or part thereof (exceeding 50%). However, at least two car parking spaces are to be provided for such hotel buildings. Provided that for Hotels with Banquet Hall for other facilities like Conference, Marriage Ceremony and other public gatherings one car parking space for every 50 sqm of such floor area of banquet hall be required additionally. Provided further that while calculating the area of hotel to assess the requirement of car parking, area of banquet hall will not be considered. (e) For boarding house and guest house - one car parking space for every 500 sqm of floor area and/or part thereof (exceeding 50%). However, at least one car parking space is to be provided for such houses. For other assembly buildings like place of worship, gymnasium, sports stadium, railway or bus passenger station, airport terminal; or any other places where people congregate or gather – requirement of parking space shall be determined by the Competent Authority.
5	Business	One car parking space for every 100 sqm of floor area and/or part thereof (exceeding 50%). However, at least one car parking space is to be provided for such building.
6	Mercantile (retail)	(a) For floor area up to 50 sqmt. - no car parking space. (b) For floor area above 50 sqm. – one car parking space plus an additional car parking space for every 100 sqm. of the covered area.
7	Industrial, Storage and Mercantile (wholesale)	(a) For floor area up to 200 sqm. - one car parking space. (b) For floor area above 200 sqm. – one car parking space for every 200 sqm. and one truck parking space for every 1000 sqm. subject to a minimum of one truck parking space. (c) In no case the required car parking space shall exceed 50 and the required truck parking space shall exceed 50.

Provided that while calculating the floor area for the purpose of car parking space required, covered areas for car parking are not to be considered.

Chapter 18

18 REQUIREMENTS OF PARTS OF BUILDING AND BASEMENT

Requirement of parts of a building and that of a basement shall be guided by the rules and regulations as stipulated in the West Bengal Municipal Building Rules 2007 and its latest amendments and the latest edition of the National Building Code (including their amendments from time to time).

Chapter 19

19 EXIT REQUIREMENTS AND FIRE PROTECTION

19.1 Definitions

- a) In this chapter, unless the context otherwise requires, -
"exit" means escape route which includes passages, channel or means of access from any building, storeys or floor area to a street or other open space of safety and includes a vertical exit or a horizontal exit or an outside exit.
- b) "Final exit" means an exit from a building to an open space at ground level.
- c) "travel distance" means the distance to be travelled from any point in a building to either vertical or horizontal escape route or external escape route or final exit
- d) "Vertical exit" means an exit used for ascension or dissension between two or more levels including stairways, smoke proof towers, ramps, lifts, escalators and fire escapes.

19.2 Fire Protection

Every building for residential and educational uses of more than fifteen metres and a half in height and all buildings of other than residential use and buildings with basement shall be provided with adequate means of exit and all arrangements for protection in case of fire following all procedures as delineated in the latest edition of NBC and West Bengal Fire Services Act 1950 / Fire prevention and Fire-Safety Rules 1996 including their amendments.

19.3 General exit requirements

- (1) The following general requirement shall apply to all exits:
 - (a) all vertical exits or horizontal exits shall be free from obstructions;
 - (b) no building shall be altered so as to reduce the number, width or protection of exits to less than what is required under these rules;
 - (c) exits shall be clearly visible and routes to reach each exit shall be clearly marked;
 - (d) all exits shall be properly illuminated;
 - (e) fire-fighting equipment shall, where provided along exits, be suitably located and clearly marked so as not to obstruct the exit way and there shall be clear indication about its location from either side of the exit;
 - (f) alarm devices shall be installed to ensure prompt evacuation through exits;
 - (g) all exits shall provide continuous means of access to the exterior of a building or to an exterior open space leading to a street or means of access;
 - (h) exits shall be so arranged that may be reached without passing through another occupied unit, except in the case of a building for residential and educational uses.

- (2) An exit may be a door-way, corridor, passage-way to staircase, ramp or a verandah or terrace which has access to the street or to the roof of a building. An exit may also include a horizontal exit leading to an adjoining at the same level.
- (3) Lifts and escalators shall not be considered as exits. However, if the lift lobby and shaft is recommended as per requirements of West Bengal Fire Services Act, 1950 it may be considered as fire escape route.
- (4) All basements shall have a minimum of two exits. Ramps to the basement shall also be considered as exits.

19.4 Arrangements of exits

- (1) Exits shall be so located that the travel distance shall not exceed:
 - a) 22.5 m., in the case of an residential building or an educational building or an institutional building,
 - b) 30 m., in the case of an assembly building or a business building or a mercantile building or an industrial building or a storage building.
- (2) For floors with sprinklers which are not part of the requirements for that floor and occupancy, the travel distance in sub-rule (1) may be increased by 50 per cents.
- (3) The travel distance to an exit from the dead end of a corridor shall not exceed half the distance specified in sub-rule (1), except in an educational building or an assembly building or an institutional building in which case it shall not exceed 6 m.
- (4) Whenever more than one exit is required for any room, space or floor of a building, exits shall be placed as remote from each other as possible and shall be arranged to provide direct access in separate directions from any point in the area served.

19.5 Requirements regarding staircases

All buildings shall be provided with such number of staircases as the provisions of this LUDCP may require. Under no circumstances, the number of staircases shall be less than two in the case of a building of more than 15.5 m in height and one of them being on the external face of the building and shall be enclosed type as per requirements of West Bengal Fire Services Act, 1950. In case the staircase or staircases are not facing external surface of the building or not having ventilation shaft, mechanical ventilation shall be provided, if required.

19.6 Staircase in Residential Buildings

Table 19.1: Requirement of staircase in relation to the height of the building in residential use

Category of Building	Height of the Building (in metres)	Width of the Stairway (in metres)	No. of Staircase
Residential	Up to 8.00	1.00	1
	Above 8.00 & Up to 11.0	1.20	1
	Above 11.0 & Up to 15.5	1.35	2
	Above 15.5 & Up to 40.0	1.25	2
	Above 40.0	1.50	2

19.6.1 For residential buildings of height above 15.50 m and up to a height of 25.50 m with not more than three tenements or 500 sq. m, per floor (whichever is less), one staircase of width 1.50 m may be permitted. If by any case the floor area or the number of tenements exceeds the above value, the number of staircase should be increased as per the prescribed norms in Table 19.1.

19.6.2 For residential building of height below 15.5 m (upto 8.0), two staircases of width as indicated in Table 19.1 are to be provided if number of tenements per floor exceeds six (06) in number or total area per floor exceeds 650 sq.m

Table 19.2: Requirement of staircase in relation to the height of the building for various occupational uses

Category of building	Area per floor	Width of the Stairway (metres)	Minimum Number Staircase of (Height up to 12.5 metres.)	Minimum Number Staircase of (Height above 12.5 metres.)
Educational	Upto 500 sqm.	1.50	1	2
	Above 500 sqm.	1.80	2	2
Assembly	Upto 500 sqm.	1.50	1	2
	Above 500 sqm.	2.00	2	2
Institutional	Upto 500 sqm.	1.50	1	2
	Above 500 sqm.	2.00	2	2
Business	Upto 500 sqm.	1.50	1	2
	Above 500 sqm.	1.50	2	2
Mercantile	Upto 500 sqm.	1.80	2	2
	Above 500 sqm.	2.00	2	2

However, buildings for/with marriage hall, banquet hall, multipurpose hall and use mixing of three or more categories, at least two staircases of width not less than 1.5 m shall be provided irrespective of the height and Floor area.

19.7 Minimum width provision for passage and corridors:

Table 19.3: Minimum width provision for passage and corridor

Category of Passage or Corridor	Minimum width (m.)
Passage connecting vertical exit and the tenement or units	Not less than the width of each stairway specified under Table 19.1 and 19.2
Passage within an apartment	1.0 (upto a maximum length of 7.5m), then 1.2m.
Passage giving access to shops in a mercantile building	
(a) Shops on one side only	2.0
(b) Shops on both side	3.0
Passage in a business building	2.5

19.8 Other requirements

In respect of matters relating to fire prevention and fire protection for which provisions have not been made in this part, the provisions of the latest edition of the National Building Code and the latest edition of the National Electrical Code shall apply.

19.9 Consultation with the Director of Fire Services before granting permission to erect a building

No permission for the erection, addition to or alteration of, any building other than a residential building of less than 15.5 metres in height shall be granted unless the Director of Fire Services of

the Government of West Bengal or any officer specially empowered by the Director for this purpose is satisfied about the provisions of means of exits and about the arrangements for protection against fire proposed for the building in terms of West Bengal Fire Services Act, 1950, read with West Bengal Fire Services Fire Prevention and Fire Safety Rule 1996, including its amendments.

19.10 Power of the Development Authority/ Local body to ask for sufficient means of exits

Where on the basis of the report of the Director of Fire Services or any other officer specially empowered by him, if the Development Authority/ Local body feels that the means of exit from any building is insufficient to allow safe exit in the event of fire, or the in-built fire protection measures are inadequate, it may by written notice require the owner or occupier of the building to alter or reconstruct any existing staircase in such manner, or to provide such additional or emergency staircases as it may determine, or such fire protection measures, as it may, in consultation with the Director of Fire Services or any other officer specially empowered by him or otherwise, suo moto, determine.

Chapter 20

20 REGULATIONS FOR CONTROL OF DEVELOPMENT OF PLOT OF LAND CONTAINING MORE THAN ONE BUILDING

20.1 Generally

- (a) The provisions of this Chapter shall, notwithstanding anything contained in any other provisions of these rules, but, subject to the provisions of the Act, apply in relation to more than one building on a plot:

Provided that a two storied service building upto a maximum floor area of 200 sq. m. in the same plot shall not be considered as more than one building for this purpose provided such building complies with the other provisions of these rules.

- (b) Every building on a plot containing more than one building which does not abut on means of access shall abut an internal road connecting the means of access of the plot. The floor area ratio shall be calculated on the basis of the width of means of access on which the plot abuts.
- (c) The width of such internal roads shall not be less than 3.50 metres, where internal road of 3.50 metres in 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 7.0 metres in height may be allowed, provided that the width of the internal road shall not be less than 1.20 metres. Other regulations in such cases would be according to the Clause 12.3.3 and 16.2 of this LUDCP.
- (d) The minimum width and the maximum length of all such internal roads shall be as per table no.26.1 of this Land use and Development Control Plan.
- (e) Every internal road as required under this rule shall be kept free from any projection thereon and shall be kept open to the sky.
- (f) 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 Chapter 14 of this LUDCP.
- (g) In case the buildings within a plot are not of the same occupancy, an individual building of any particular occupancy shall comply with the regulation governing such occupancy. FAR in this case would generally be determined by the Table 16.1. (Use group in this case would be determined by the predominant (> 50%) use.

20.2 Ground Coverage:

- (a) For plots measuring less than 5000 sq.m. in area, the maximum Permissible ground coverage shall be the values prescribed in chapter 13 of this Land Use and Development Control Plan.

- (b) For plots measuring 5000 sq.m. 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 use occupancy.

20.3 Open Spaces:

Every building shall have minimum external open space as prescribed in chapter 15, provided that on these open spaces internal roads may be constructed.

20.4 Additional Provisions for Open space for plots with area > 2000 sq.m:

- (a) **For plots measuring more than 2000 sq.m and below 5000 sq.m:** 7.0% of the total area of the plot should be reserved for Public open space. The width of each such open space shall not be less than 8.00 metres and each such open space shall abut a street having a width of not less than 3.5 metres. This open space shall be in addition to the land required for providing the means of access to the individual building/ plots.
- (b) **For plot measuring more than 5000 sq.m:** 8.0% of the total area of the plot should be reserved for 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 of such open space in one parcel shall be 400.0 sqm.. This open space shall be in addition to the land required for providing the means of access to the individual building/ sub-plots.
- (c) **For plot measuring more than 25000 sq.m.:** provision of 7.0% of the total area of the plot shall be reserved for use for public facilities like school, Health Centres, Market, Police Outpost with booth, Post Office, Power Sub-station, Transport Terminal, Water Treatment Plant, Sewerage Treatment Plant as well as the provisions for Green cover and free gift of land for Economically Weaker Section housing and the like. Such land shall (i) abut a means of access having a width of not less than 10.00 metres; (ii) should be in addition to the land necessary for means of access to the individual building/ sub-plots ; (iii) should be in addition to the open spaces mentioned in clause 20.4 (b) of this LUDCP.

20.5 No objection certificate from the Director of West Bengal Fire & Emergency Services is to be obtained, as delineated in chapter 19 of this LUDCP.

20.6 No objection certificate from the Pollution Control Board, is to be obtained if total built up area exceeds than 20,000 Sqm. or area of plot more than 50 Ha.

20.7 For New Township Project:

Generally, the New Township projects shall be guided by Notification no- 2255- T&CP/C2/IC-3/2005(II) dated 27th October 2008 in Kolkata Gazette, Extraordinary Part I dated 31st October 2008 and relevant published amendments.

20.8 Parking:

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

Chapter 21

21 REGULATIONS FOR CONTROL OF DEVELOPMENT OF RESIDENTIAL BUILDING FOR ECONOMICALLY WEAKER SECTION

21.1 In a scheme for Economically Weaker Section and Low Income group Housing approved by Kolkata Metropolitan Development Authority, Central Govt., State Govt., Para-statal/Statutory Body, Local Self Govt. the following regulations shall be applicable, provided that the size of the individual plot is not more than 65.00 sq.metres in area.

- (i) 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.
- (ii) No building exceeding 7.00 metres in height shall be allowed on a plot if the width of means of access to the plot is less than 3.5 metres.
- (iii) The maximum permissible ground coverage shall be 75% of the area of the plot.
- (iv) The maximum permissible height of the building shall be 10.00 metres.
- (v) The minimum front open space shall be 0.80 metre.
- (vi) The minimum rear open space shall be 1.00 metre.
- (vii) The maximum permissible Floor Area ratio shall be 1.75.
- (viii) The buildings may be of row housing type with common wall and the maximum length of the building 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.
- (ix) There shall be no need to provide any car parking space within the plot.
- (x) 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, both/water-closet, and store/multipurpose 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. metres 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 0.9 metre.

(xi) Minimum height of rooms:

The height of all habitable and multi-purpose rooms shall not be less than 2.75 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 2.75 metres and the minimum height at eaves shall be 2.20 metres. The height of kitchen, bath/water closet and corridor/passage shall not be less than 2.20 metres measured from the surface of the floor to the lowest point of the ceiling (bottom of the slab and/or beam).

- xii) In addition to the provisions of clause (i) to (xi), as indicated under 21.1 all other provisions of these regulations in this LUDCP shall be applicable.

Chapter 22

22 PROVISION REGARDING EXISTING BUILDINGS

- 22.1 The provisions of the following regulations shall apply only in the case of an existing building not complying with the regulations of the 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 any other law for the time being in force.
- 22.2 In the case of existing building:
- (i) Excepting storage or hazardous buildings, where the open spaces required have not been left, and addition in the number of stories, if otherwise permissible, may be allowed with a setback provided such building continuous with the same occupancy. Provided that no formal set back may be necessary up to a height of eight metres for adding only one floor over an existing single storied 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 required no s of car parking spaces to be provided under Chapter 17 of this Land Use could not 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. For this calculation, the area required for one car parking space is to be taken as 20.0 sq. metres. However such relaxation shall only be applicable upto a maximum of five[5] nos. of cars. Relaxation beyond that limit will not be allowed.
 - (iv) The height of the building shall conform to the provisions as indicated in Chapter 14 of this Land Use and Development Control Plan and in no case the height shall exceed 15.5 m after any addition to the number of stories.
 - (v) The addition to an existing building with other occupancy as may be permitted, shall be guided by provisions laid down in chapter 8 & chapter 10 of this LUDCP provided open space requirements are confirmed in the form of setback/s (if necessary) and all parking requirements are fulfilled.
 - (vi) In case of partition of existing building common walls may be allowed as the partition line.
 - (vii) Addition of a basement to an existing development shall not be allowed unless specially approved by the competent authority.

Chapter 23

23 REGULATIONS FOR DEVELOPMENT OF BUILDING SITE

Generally in case of Development of Building Sites the following shall be observed.

23.1 No plot shall be used as 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 abutting public street/road.
- (b) Unless the plot of land is capable of being well- drained by means of drainage facilities leading to the existing public drains or drainage channels.

Note: In both the above cases 23.1 (a) & (b), only after the site has been appropriately developed in the opinion of the competent authority, such plot will be deemed fit for development.

- (c) If the frontage of the plot is less than 5.0m. except if the plot falls under EWS category.
- (d) Development of any land shall be permitted only on Bastu category or after conversion of classification of the said land to Bastu or intended category of use .

Chapter 24

24 REGULATIONS FOR CONTROL OF DEVELOPMENT OF PARKS AND PUBLIC OPEN SPACES, PONDS, WETLANDS, CANALS & RIVERFRONT

24.1. Parks and Public Open Spaces:

For the purpose of these regulations, "Parks & Public open space" shall mean any open space which is open to the use of 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.

24.1.1 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 up to 1500.00 sq. metres shall be termed as "Small parks and public open spaces".
- ii) The parks and public open spaces with area more than 1500.00 sq. metres but up to 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".

24.1.2 The structure above ground level shall be subject to the following provisions:

No structure other than following shall be permitted in parks and public open spaces

- i) Statue of public interest.
- ii) Structure related to play equipment 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 parks 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.

24.1.3 Underground Structures:

The underground 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 not exceeding ground coverage of 3% may be allowed, provided such structure shall not affect the environment or create any traffic problem.

24.2 Canal, Ponds and Wetlands

No canal, pond water body or wetland shall be filled up. Provided that, having regard to the drainage, ecology and environment, pisciculture, fire-fighting or any other material consideration the Kolkata Metropolitan Development Authority may, for reasons to be recorded in writing and with the previous approval of the State Government, allow any canal, pond, water body, or wetland to be resectioned /partially filled.

24.3 Rivers/Canals (Bank Protection & Structural Safety):

- (a) Building activity including development of land in any form[as per WB T&C (P&D)Act 1979 and its amendments) [excluding agriculture, landscaping and beautification, and permitted land uses in this LUDCP] as well as any encroachment is prohibited within the riverbed and water bodies as well as in the following extents of land in view of bank(of river/canal/waterfront) protection, structural safety and inspection of the same.
- In case of River Ganges: within 50m from the ‘High Tide line’ of the River (both sides);
 - In case of small river and water bodies (of area 10 hectare or more): within a minimum distance of 9m from the outward most edge of the recorded boundary of the same or the extent of land in possession of Irrigation/Fisheries/similar Government Department (whichever is more) - all sides;
 - In case of all canals and water bodies (less than 10 hectare but more than 4 hectares): within a minimum distance of 6m from the outermost edge of the same - all sides;
 - In case of water bodies of area 4 hectares or less: within a minimum distance of 2m from the outermost edge of the same - all sides;
 - The section would read with section 7.1 and section 8.1.
- (b) In all the cases while carrying out of any development of land conforming clause 24.3(a)appropriate measures shall be adopted by the applicant, at his own cost to ensure (i) protection of bank and (ii) Structural safety.
- (c) The height of any structures/building(that is not prohibited)including Ghats, temple, etc. directly abutting and/or within the particular distance from the edge of a river/ canal/ waterfront as mentioned in clause 24.3(a) shall not generally exceed 5m (without stilts) and 6.5m (with open stilts of not less than 3.0m height)
- (d) A permissible structure/building in such cases[Clause 24.3(c)] shall be restricted to a maximum continuous width of 15m and a clear linear gap of 7.5m shall be kept between all such structures (from existing/proposed) to obtain clear vista of water front.
- (e) Maximum permissible ground coverage for all such structure/building in such cases [Clause 24.3(c) and 24.3(d)] shall not exceed 40% of the plot area.
- (f) Beyond the specified limits from the waterfront [as in Clause 24.3(a)] the regulation of height and ground coverage would be according to Chapter 13 and Chapter 14 of this LUDCP.

Chapter 25

25 REGULATIONS FOR CONTROL OF DEVELOPMENT ON INDUSTRIAL LAND

Generally,

- (a) No land under Industrial Land use category shall be used for any purpose other than the purpose of such industry.
- (b) Such land under use by or for an industry, since identified as sick, closed or otherwise non-functional and considered to be surplus shall not be developed for any other purpose other than the revival of an industry so identified as sick, closed or otherwise non-functional .
- (c) The Kolkata Metropolitan Development Authority having regard to the environmental impact on the locality and any other material consideration may, however for reasons recorded in writing and with the previous approval of the State Government allow the development including change of use of a particular land mentioned in the clause (b) for purpose/s other than mentioned in the said clause.
- (d) Existing brick fields may be allowed to operate strictly conforming to pollution related laws and regulation within their present boundaries. After being declared abandoned the excavated portions shall be maintained as water bodies where pisciculture or any type of recreational activity may be allowed with the permission of the competent authority.

NB: The regulations in this chapter should be read in congruence with statutory requirements laid down in West Bengal Land Reforms Act, 1955 (including its subsequent amendments) or any other relevant Acts, bye-Laws (by central/ state govt.) as may be applicable.

Chapter 26

26 REGULATIONS FOR SUB-DIVISION OF PLOTS

26.1 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 width of less than 7.50 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 and 3.5 metres if both roads are of 10.00 metres width or more.
- (e) These regulations are not applicable in a scheme for Economically Weaker Section and Low Income Group housing approved by Kolkata 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 directed 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 solid waste disposal facilities.
 - iv) Water supply facilities.
- (g) The minimum size of plot obtained by sub-division shall not be less than 100 sq m.

26.2 Width and Length of Internal Roads shall be as per table 26.1.

Table 26.1: Maximum length of internal road for a given width of Means of Access

Sl. No	Width of Means of Access (m)	Maximum length of internal roads	
		For internal roads closed at one end	For internal roads open to street at both ends
1.	3.50 metres and above but not more than 7.00 metres	25.00 metres	75.00 metres
2.	Above 7.00 metres but not more than 10.00 metres	50.00 metres	150.00 metres
3.	Above 10.00 metres	No restriction	No restriction

26.3 Provision for Public open spaces and Public Facilities/amenities:

Sub division of mother plot measuring more than 2000 sqm. in area shall only be allowed if a portion of the total area of the mother plot is provided for public open space, Public facilities/ amenities depending on the size of the mother plot. Such provisions shall be guided by clause 20.4 of this LUDCP.

Chapter 27

27 REGULATIONS FOR RAIN WATER HARVESTING, TREE COVER AND WASTE WATER RECYCLING

27.1 Roof Top rain water harvesting (RWH)

Roof Top RWH shall form a part of the building and shall have to be included in the plan either for direct use of rain water or for ground water recharging or both, applicable in case of

- (i) New building/buildings or any housing complex covering a total floor area of 6000 sq.m or more.
- (ii) Expansion of any building/ buildings or housing complex, so as to cover 6000 sq.m of total floor area or more.

27.2 Tree Cover

Provision of tree cover should be included in the plan for sites

- (i) For any project covering a total floor area above 20,000 sq.m, the applicant should arrange for raising and maintenance of tree cover at their own cost which should be at least 20% of the land area within the premises.
- (ii) For any project covering a total floor area between 6000 sq.m and 20,000 sq.m, the applicant should arrange for raising and maintenance of tree cover at their own cost which should be at least 15% of the land area within the premises.
- (iii) For any other housing construction project, having total floor area less than 6000 sq.m the tree cover should be reduced proportionately in the perspective of (ii) above.
- (iv) The applicants shall arrange to raise and maintain the plantation at their own cost and submit such programme to the authority before the plan is approved.

27.3 Waste Water Recycling

Waste water recycling system shall be incorporated in all buildings including group housing having a minimum discharge of 40,000 litres and above per day either for gardening, or car washing or for flushing in the toilet.

NB: The regulations in this chapter should be read in congruence with central and state statutory requirements laid down in the relevant Acts and bye-Laws.

Chapter 28

28 LEVY AND ASSESSMENT OF DEVELOPMENT CHARGE

- 28.1 Development charge shall be leviable u/s 102, 103 & 104 and its sub-sections of the Act on carrying out of any development or change of use of Land.
- 28.2 Rates of development charge shall be guided by section 102 and 103 and its subsections of the Act and may be revised by KMDA as amended time to time as per direction of the UD&MA Department, GoWB.
- 28.3 At present, Development Charge would be leviable as per the notification No.51/KMDA/Sectt./I-117/87 dated 05.10.2020 issued by KMDA in accordance with the Notification No. 1974/T&CP/C-2/T&CP/3A-5/2008 dated 29.06.2020 by UD&MA Department, GoWB until further notification (Rates of development charge as per Annexure VIII).

Chapter 29

29 MISCELLANEOUS

29.1 Structural Safety

- 1) The structural design of foundation, masonry timber, plain concrete, reinforced concrete, pre-stressed concrete and structural steel etc. shall be in accordance with the provisions of the latest edition of 'National Building Code of India' and/or 'Bureau of Indian Standard'.
- 2) All structures should be designed with due consideration of the prevailing norms and standards for earthquake protection as per the latest version of Indian standard Code and National Building Code.

29.2 Building & Plumbing Services

- 1) The planning, design and installation of electrical fittings, air-conditioning and heating work, installation of lifts and escalators shall be carried out in accordance with the provisions of the latest edition of the National Building Code of India.
- 2) The number or type of lifts to be provided in different buildings shall be as specified in the latest edition of National Building Code of India.
- 3) At least one lift shall be provided in every building having more than 12.5m. in height. In the case of a proposal to add one additional floor to an existing building having a lift, it will not be necessary to raise the existing lift to the additional floor.
- 4) The planning, design, construction and installation of water supply, drainage and sanitation and gas supply system shall be in accordance with the provisions of the latest edition of National Building Code of India.
- 5) The underground reservoir shall be constructed in such a way that the manhole portion must be raised 300 mm. or more above ground level to avoid surface contamination.

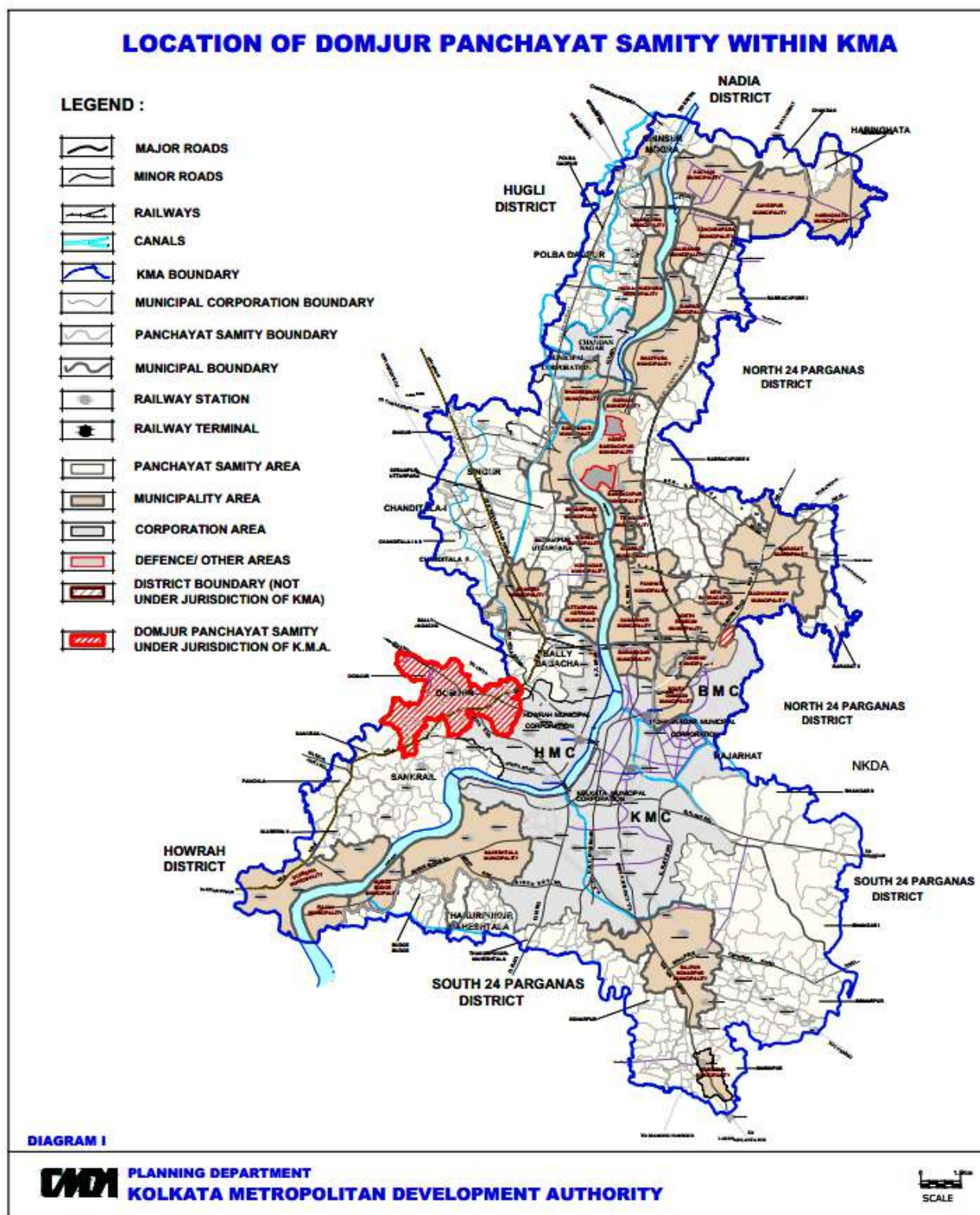
29.3 Engagement of technical personnel

- 1) Every person or private organization or Institution or Public Sector Unit or Local Body or Trust etc., unless otherwise specified in any other law for the time being in force, if any, intends to erect, add to or alter any building shall engage the technical personnel as indicated in WB Municipal Building rules 2007, and its subsequent amendments.

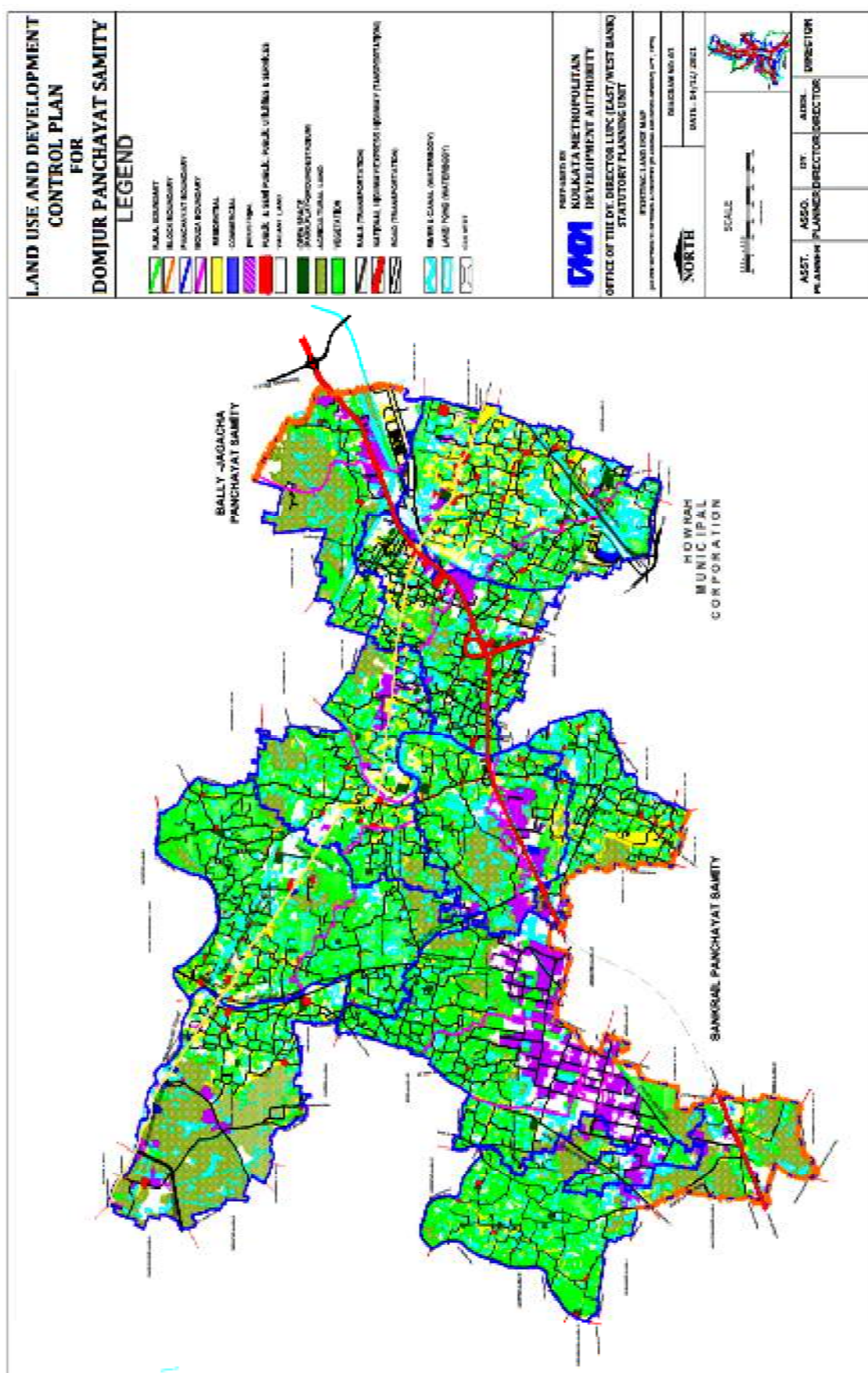
- 2) The Duties and responsibilities of the technical personnel shall also be guided by these rules. The technical personnel shall also provide certificate in the format as indicated in these rules.
- 3) The technical personnel such as licensed building surveyor, architect, structural engineer, structural reviewer, geo-technical engineer etc. as required to be engaged, will work in association with one another and they will be individually or collectively responsible for ensuring the safety of the building structure and its foundation.

MAPS

Map-01 (Diagram No. - 01): Location of Domjur Panchayat Samity within KMA



Map-03 (Diagram No. - 03): Existing Land Use Map of Domjur Panchayat Samity within KMA



SCHEDULES & ANNEXURES

Schedule I**List of Parks, Playgrounds, Pump House, Reservoir and Ponds**

Sl. No	Name of The G.P.	Park	Play Ground	Pump house & Preserver	Pond
1	DaskhinJhapardaha	1 no.	2 nos.	NIL	286 nos.
2	Kollara 1	NIL	3 nos.	NIL	456 nos.
3	Kollara 2	NIL	3 nos.	NIL	41 nos.
4	Begri	NIL	8 nos.	NIL	511 nos.
5	Mahiari-I	NIL	8 nos.	1 no.	371 nos.
6	Mahiari-II	2 nos.	3 nos.	NIL	414 nos.
7	Makardaha	NIL	6 nos.	1 no.	258 nos.
8	Domjur	1 no.	2 nos.	NIL	570 nos.
9	Salap- II	NIL	1 no.	1 no.	452 nos.
10	Salap - I	4 nos.	3 nos.	NIL	350 nos.
11	Bankra-I	NIL	3 nos.	1 no.	634
Total		8	42	4	4343

Note: the list is not exhaustive

Schedule II

List of Educational facilities (primary, secondary, higher secondary school)

Sl. No	Name of the G.P.	Primary School	Secondary School	Higher Secondary School
1	DaskhinJhapardaha	1) GarbaganMuslimpara Primary School 2) DakshinJapardaha Primary School 3) Telpukur Primary School 4) Tetultala Primary School 5) Shibtala Primary School 6) RadharaniLaha Primary School 7) Khantora 1 No. Primary School 8) Khantora 2 No. Primary School 9) Shepdanga Primary School 10)Uttar Keskabpur Primary School 11)KhantoraKelipodaSmriti Primary School 12) KeshebpurRongpara Primary School 13) Primary School	1 No.	14).High School
2	Kollara 1	16.) Kolara Girls Primary School 2) Amria Primary School 3) Nasibpur S.K Para Primary School 4) KolaraDharmatala Primary School 5) NasibpurSitalamata Primary School 6) Kolara J.M. Primary School 7) Kolar High Attatch Primary School 8) Kolara - 2 Primary School 9) Kolara - 1 Primary School 10)Bishalakshmitala Primary School 11) Amri Primary School	1) New Kolara High School	1) Kolara High School 2) Madrasa
3	Kollara 2	Nil	Nil	1 No.
4	Begri	1)BipronoaparaBarowarytala Primary School 2)BipronoaparaSarkarpara Primary School 3) BipronoaparaMazumdar Para Primary School 4) Begri Pal Para Primary School 5) BaniaraSardarpara Primary School 6) BaniaraAmhed Ali Primary School 7) KeshabpurShibtala Primary School 8) KeshabpurVidyasagar Primary School	1) Begri Girls School	1) Begri High School
5	Mahiari-I	1) Mahiari Gram Hitakari Primary Vidyalaya 2) Mahiari K.C. Institution 3)MohiariChandniBagan Primary School 4) Probodh Chandra Vidyapith 5)North MouriKesab Chandra Buniad 6)North MouriHalder Para Primary School 7)North MouriKhatirSardar Para Primary School 8)MahiariRanibala Primary Vidyapith 9) Mahiari High Attach Primary School	1) Mahiari High School	1) MohiaryRanibala K.C. Vidyalaya 2) MohiaryKunduChoudhary Institution 3) Mohiary Gram HitakaryVidyalaya
6	Mahiari-II	1) Ankurhati Pry School (I.C.D.S) 2) KestorampurRabialHak School 3) Nimerhati Pry School 4) Prasastha Convent Jr. Basic School.	1) PrasasthaDurlav Ch. SahaVidyapith	1) NkurhatiKebriaGagi School
7	Makardaha	1) MakardahaBhattarjeeVidyalaya 2) Makardaha High Attach Primary School 3) Makardaha B.D. Primary School	1)Makardaha Girls High School	1)Makardaha High School 2)MakardahaBamaSunda

		4) MakardahaAdhunikPatsala 5) PurbaNoapara Primary School 6) Makardaha Banerjee Para Primary School 7) MakardahaAbaitanikPrymary School 8) Primary School 9) Primary School 10) Primary School		riInstitution
8	Domjur	1) UttamSmritiVidyalaya 2) Jaychanditala Primary School 3) Jaychanditala Basic School 4) Naskar Para Primary School 5) BidhanchandraBidyapith 6) DomjurPalliSanskar Girls Primary School 7) Bandar Bagpara Primary School 8) Muslim Convent Junior Basic School 9) DomjurPalliSanskar Boys Primary School 10) Bhardarwha 2 No. Primary School 11) BhardarwhaSastitala Primary School 12) AmulacharanVidyapith 13) Primary School 14) Primary School	1) Jai Chanditala High School	1) Nehru Girls High School 2) Azad Hind FauzeMahaVidyalaya
9	Salap- II	1) UllarNibra Annda Prasad Primary School 2) Nibra Priomoyee Adarsa Primary School 3) Nibra Convent J,R. Basic School 4) Munshi Danga Board Primary School 5) NibraPanchpara Primary School 6) Nibra Primary School 7) Salap Junior Basic Primary School 8) PakuriaDhansi Primary School 9) SalapSardarpara Primary School	1) Nibra Secondary School 2) Juliean Educational Trust	Nil
10	Salap - I	1) Tentulkuli Primary School 2) Pakuria Junior Basic Primary School	1 No.	1) Tentulkuli High School
11	Bankra-I	1) BankraIslmiaPrymary School 2) D.Q Madrsa Primary School 3). BankraPaschim Para Pry School 4) I D Pry School 5) Sardarpara Pry School 6) Private School 7) Anganbadi Centre 8) Misrapara Pry School And Msk School 9) Ssk School 10) Nayabaz Pry School 11) Msk School 12) Sekpara Pry School	1) MobaakHossioanBali kaVidylaya	Badamtala Girls High School
Total		81	11	14

Note: the list is not exhaustive

Schedule III

List of Hospitals, Nursing Home & Health Centres

Sl. No	Name of The G.P.	Hospital(Govt./Private)	Nursing Home	Health Centre
1	DaskhinJhapardaha	NIL	NIL	3 nos.
2	Kollara 1	NIL	NIL	2 nos.
3	Kollara 2	1 no.	NIL	1 no.
4	Begri	NIL	NIL	1) Begri Sub Centre 2) Keshabpur Sub Centre 3) Sakharidaha Sub Centre 4) Bipronoapara Sub Centre
5	Mahiari-I	1) MahiariLaxmi Kamal DatabyaChikitsalaya	NIL	1) MahiariPanchayatBhavan
6	Mahiari-II	NIL	NIL	1) Mahiari II GP health sub centre 2) Health sub centre
7	Makardaha	NIL	2 nos.(private)	3 nos.(2 GOVT. & 1 private)
8	Domjur	1 no.(GOVT.)	3 nos.	3 nos.
9	Salap- II	NIL	NIL	1) Health centre
10	Salap - I	NIL	NIL	3 nos.
11	Bankra-I	1) E.S.I. HOSPITAL (GOVT.)	1) Benuban Central Nurshing Home 2) SangibaniNurshing Home 3) Wayside Nurshing Home	1) BankraSadarUpasasta Kendra 2) BankraLaskarparaUpasanta Kendra 3) Bankra II GP health sub centre 4) Bankra III health sub centre 4) Health sub centre
Total		4	8	25

Note: the list is not exhaustive

Schedule IV

List of Major & Minor Industries

Sl. No	Name of the Gram Panchayat	Major industries	Minor industries
1	DaskhinJhapardaha	1) Bharat Gas Factory 2) Anil Kr. Factory 3) MaaSarada Factory	4) Metal Craft Engg. Pvt. Ltd. 5) S.S. Industrial Company 6) Siddque Iron And Steel Pvt Ltd 7) Mohit Bookrest Pvt. Ltd. 8) Oxford Chemical Factory 9) New Biscuit Factory 10) Bagalmata Industries 11) Cat Whiskers
2	Kollara 1	Nil	12) Ever Glow Investment 13) Jori Industry 14) Readymade Garments
3	Kollara 2	Nil	15) M/S Monika Meheta 16) M/S Eco Green FaricatedPvt.Ltd. 17) Pernod Richard India Pvt Ltd 18)SaviTrexim Pvt Ltd
4	Begri	19) Essar Steel Ltd. 20) Grand Aluminium 21) M/S Howrah Ferrous Ltd	22) M/S Raghunath Prasad Agarwal 23)Salaswar Rolling Mills 24) M/S Eastern Set CretPvt. L.T.D 25) M/S Samri Devi Sou 26) M/S LataChnadak 27) M/S KeshlataChandak 28) Ankit India Ltd 29) Rupa And Company 30)Starlines Steel Pvt Ltd 31) Tulsi Trading Company 32) Lomex India 33)Supreme Wood 34) Tetragon Chemical Pvt Ltd 35) KiswokInd 36) Ramakrishna Galvanizing Works 37) Skipper Steel Ltd 38) Mittal Tecnopack 39) Baid Agro Products Pvt Ltd 40) Rajlakshmi Cotton Mills Pvt Ltd 41) Edible Agro Products Ltd 42) BsInd 43) Imperial Fragnance 44)Uni Cattle And Poultry Feeds Pvt Ltd 45)Arinam Dyeing And Bleaching Pvt Ltd 46) Am Ind
5	Mahiari-I	Nil	47) Tailoring 48) Brickfield 49) Jori And Embroidery Ind 40) Job India Ltd 51)Total Developers And Constructors

Note: the list is not exhaustive

ANNEXURE-I:
Red category of Industries

	Activity
1	Isolated storage of hazardous chemicals (as per schedule of manufacturing, storage of hazardous chemicals rules, 1989 as amended)
2	Automobile manufacturing (integrated facilities) and heavy engineering including ship building (with investment on plant and machinery >10 crores)
3	Industries engaged in recycling / reprocessing / recovery / reuse of Hazardous Waste under schedule iv of HW (M, H & TBM) rules, 2008 - Items namely - Spent cleared metal catalyst containing copper, Spent cleared metal catalyst containing zinc
4	Manufacturing of lubricating oils, grease and petroleum based products
5	DG Set of capacity >5 MVA
6	Industrial carbon including electrodes and graphite blocks, activated carbon, carbon black
7	Lead acid battery manufacturing (excluding assembling and charging of lead - acid battery in micro scale)
8	Phosphate rock processing plant (including grinding)
9	Power generation plant (including Waste to Energy plants >15 MW capacity which attract provisions of EIA Notification, 2006 as amended) [except Wind and Solar renewable power plants of all capacities and Mini Hydel power plant of capacity <25 MW] (Other than Thermal Power Plants)
10	Industries engaged in recycling / reprocessing / recovery / reuse of Hazardous Waste under schedule-IV of HW (M, H & TBM) Rules, 2008 - Items namely - Spent catalyst containing nickel, cadmium, Zinc, copper, arsenic, vanadium and cobalt
11	Processes involving chlorinated hydrocarbons [including rigid PVC pipe manufacturing]
12	Sugar (excluding Khandsari)
13	Fibre glass production and processing (excluding moulding) [including glass wool and rock wool production, manufacturing of mica based electrical insulating products using thinners/solvents]
14	Fire crackers manufacturing and bulk storage facilities
15	Industries engaged in recycling / reprocessing / recovery / reuse of Hazardous Waste under schedule iv of HW (M, H & TBM) rules, 2008 - Items namely - Dismantlers Recycling Plants -- Components of waste electrical and electronic assemblies comprising accumulators and other batteries included on list A, mercury- switches, activated glass cullets from cathode-ray tubes and other activated glass and PCB-capacitors, or any other component contaminated with Schedule 2 constituents (e.g. cadmium, mercury, lead, polychlorinated biphenyl) to an extent that they exhibit hazard characteristics indicated in part C of this Schedule.
16	Milk processes and dairy products (integrated project)
17	Phosphorous and its compounds
18	Pulp & Paper (waste paper based without bleaching process to manufacture Kraft paper)
19	Coke making, liquefaction, coal tar distillation or fuel gas making
20	Manufacturing of explosives, detonators, fuses including management and handling activities [including manufacturing of safety match]
21	Manufacturing of paints varnishes, pigments and intermediate (excluding blending/mixing)
22	Organic Chemicals manufacturing [including phenolic products, rubber chemicals]
23	Airports and Commercial Air Strips (waste water generation >100 KLD.)
24	Asbestos and asbestos based industries
25	Basic chemicals and electro chemicals and its derivatives including manufacturing of acid
26	Cement
27	Chlorates, per-chlorates & peroxides
28	Chlorine, fluorine, bromine, iodine and their compounds
29	Dyes and Dye-Intermediates

30	Health-care Establishment (as defined in BMW Rules) for waste water generation >100 KLD or with incinerator or both
31	Hotels (3 star and above) and hotels having ≥ 100 rooms or waste-water generation ≥ 100 KLD
32	Industries engaged in recycling / reprocessing / recovery / reuse of Hazardous Waste under schedule iv of HW (M, H & TBM) rules, 2008 - Items namely - Lead acid battery plates and other lead scrap / ashes / residues not covered under Batteries (Management and Handling) Rules, 2001. [* Battery scrap, namely: Lead battery plates covered by ISRI, Code word "Rails" Battery lugs covered by ISRI, Code word "Rakes". Scrap drained / dry while intact, lead batteries covered by ISRI, Code word "rains"]
33	Industries engaged in recycling / reprocessing / recovery / reuse of Hazardous Waste under schedule iv of HW (M, H & TBM) rules, 2008 - Items namely - Integrated Recycling Plants -- Components of waste electrical and electronic assemblies comprising accumulators and other batteries included on list A, mercury - switches, activated glass cullets from cathode -ray tubes and other activated glass and PCB - capacitors, or any other component contaminated with Schedule 2 constituents (e.g. cadmium, mercury, lead, polychlorinated biphenyl) to an extent that they exhibit hazard characteristics indicated in part C of this Schedule
34	Manufacturing of glue and gelatin [excluding glue from starch and including manufacturing of synthetic adhesives, shellac processing, rubber based adhesives, industrial adhesives using paraffin wax and resin powder (for polishing leather goods, shoes etc.)]
35	Mining and ore beneficiation
36	Nuclear power plant
37	Pesticides (technical) (excluding formulation)
38	Photographic film and its chemicals
39	Railway locomotive work shop / Integrated road transport workshop / service centers having waste-water generation ≥ 100 KLD
40	Yarn / Textile processing involving any effluent / emission generating processes including bleaching, dyeing, printing and colouring [including composite woolen mill, de-waxing of raw wool and raw silk, manufacturing of woolen blanket from woolen fibre]
41	Chlor Alkali
42	Ship Breaking Industries
43	Oil and gas extraction including CBM (offshore & on-shore extraction through drilling wells)
44	Industry or process involving metal surface treatment or process such as pickling / electroplating / paint stripping / heat treatment using cyanide bath / phosphating or finishing and anodizing / enamellings / galvanizing
45	Tanneries
46	Ports and harbour, jetties and dredging operations
47	Synthetic fibers including rayon, tyre cord, polyester filament yarn [including natural fibre, raw wool, raw silk, cellophane paper, cellulose nitrate]
48	Thermal Power Plants
49	Slaughter house (as per notification S.O.270 (E) dated 26.03.2001) and meat processing industries, bone mill, processing of animal horn, hoofs and other body parts
50	Aluminium Smelter
51	Copper Smelter
52	Fertilizer (basic) (excluding formulation / granulation / blending only)
53	Iron & Steel (involving processing from ore / integrated steel plants) and or Sponge Iron units
54	Pulp & Paper (waste paper based units with bleaching process to manufacture writing & printing paper)
55	Zinc Smelter
56	Oil Refinery (Mineral Oil or Petro Refineries)

57	Petrochemicals Manufacturing (including processing of Emulsions of oil and water)
58	Pharmaceuticals (Basic Drugs) and related R & D
59	Pulp & Paper (Large-Agro & wood), Small Pulp & Paper (agro based-wheat straw / rice husk) [including straw board, grey board, duplex board and de-inking, bleaching activity]
60	Distillery (molasses / grain / yeast based) including Fermentation industry with waste water generation ≥ 100 KLD (including blending, bottling of alcoholic products with waste water generation ≥ 100 KLD)
61	Ceramic, Refractories having coal consumption ≥ 12 MT / day
62	Common treatment and disposal facilities (CETP, TSDF, E-waste recycling, CBMWTF, effluent conveyance project, incinerators, solvent / acid recovery plant, MSW sanitary landfill sites, STP)
63	Ferrous and Non-ferrous metal extraction > 1 MT/hr involving different furnaces through melting, refining, reprocessing, casting and alloy making and including metal extraction from Lead [including gold and silver smithy using greater than 1.0 litre sulphuric acid / nitric acid per month, forging with coal fired boilers and smelting, lead, zinc and other metals]
64	Industrial estates / parks / complexes / areas / export processing zones / SEZs / biotech parks (For Red Category member industries)
65	Industry or process involving foundry operations(foundries having capacity ≥ 5 MT/hr and requiring coal / coke consumption ≥ 500 kg/hr)
66	Manufacturing of glass (bulb, lamp, optical lens etc.) using coal / wood fired kiln including manufacturing of lead glass
67	Parboiled rice mills (Waste Water generation ≥ 100 KLD or fuel ≥ 12 MTD or both)
68	Synthetic detergents and soaps (excluding formulation) waste water generation ≥ 100 KLD
69	Vegetable oils including solvent extraction and refinery / hydrogenated oils having waste water generation ≥ 100 KLD.
70	Non-alcoholic beverage (soft drink) and bottling of non-alcoholic products with waste water generation ≥ 100 KLD
71	Building and construction projects $> 20,000$ sqm.r. built up area (waste water generation ≥ 100 KLD)
72	Cleaning / washing of old PVC and MS drums using mineral turpentine oil, kerosene oil and water
73	Steel and steel products using various furnaces like blast furnaces / open hearth furnace / induction furnace / arc furnace / submerged arc furnace / basic oxygen furnace [industries attracting EIA (Notification) 2006 as amended]
74	Any industry / industrial activity (irrespective of category), having solid fuel fired boiler / Thermic Fluid Heater (TFH) irrespective of capacity or oil / gas fired boiler > 5 TPH

Note:-

- Any industry / industrial activity which is not covered in category lists, having coal fired boiler with steam generation capacity > 5 TPH, will be considered under Red category subject to approval by the categorisation committee of the Board.
- Any industry / industrial activity using solid fuel (coal / wood / husk etc.) fired boiler / TFH irrespective of capacity and oil / gas fired boiler > 5 TPH will be considered under Red category.
- Capacity of boilers / furnace / kiln / oven / DG set etc. in any unit refers to the cumulative capacity of all such respective items.
- For activities attracting EIA notification, Environmental Clearance is mandatory followed by 'Consent to Establish' and 'Consent to Operate' of the Board.
- Detailed information for selection of specific nature of activity under industry category is available in the EMIS of the Board for facilitating project proponents.

ANNEXURE –II:
Orange category of industries

Sl.N o.	Activity
1*	Dismantling of rolling stocks (wagons / coaches)
2	Bakery / confectionery / Sweet production units with capacity >1 TPD [with oven /furnaces], units with solid fuel fired oven of any capacity
3	Chanachur and laddoo from puffed and beaten rice (muri and chira) using husk coal / wood fired oven
4	Coated electrode manufacturing
5	Compact disc, computer floppy and cassette manufacturing / Reel manufacturing
6	Flakes from rejected PET bottles
7	Food and food processing including fruits and vegetable processing
8	Jute processing without dyeing
9	Manufacturing of silica gel
10	Manufacturing of tooth powder, toothpaste, talcum powder and other cosmetic items
11	Printing or etching of glass sheet using hydrofluoric acid
12	Silk screen printing, saree printing by wooden blocks
13	Synthetic detergents and soaps (excluding formulation) having waste water generation <100 KLD
14	Thermometer manufacturing
15	Cotton spinning and weaving (medium and large scale)
16	Almirah, grill manufacturing (dry mechanical process and with painting)
17	Aluminium and copper extraction from scrap using oil fired furnace (dry process only)
18*	Railway locomotive workshops / integrated road transport workshop / Automobile servicing, repairing and painting having waste water generation <100 KLD) (excluding only fuel dispensing)
19	Ayurvedic and homeopathic medicine [with boiler]
20	Brickfields (excluding fly ash brick manufacturing using lime process)
21*	Building and construction projects >20,000 sqm.r. built up area (waste water generation <100 KLD)
22	Ceramic, Refractories (coal consumption <12 MT / day)
23	Coal washeries
24	Dairy and dairy products (small scale)
25*	DG set of capacity >1 MVA but <5 MVA
26	Dry coal processing / mineral processing, industries involving ore sintering, pelletization, grinding, pulverization
27	Fermentation industry having waste water generation <100 KLD [including manufacture of yeast, beer, distillation of alcohol (Extra Neutral Alcohol)]
28	Ferrous and non-ferrous metal extraction (≤ 1 MT / hour production and excluding metal extraction from Lead) involving different furnaces through melting, refining, reprocessing, casting and alloy making
29	Fertiliser (granulation / formulation / blending only)
30	Fish feed, poultry feed and cattle feed
31	Fish processing and packing [excluding chilling of fish]
32	Forging of ferrous and non-ferrous metal (using oil or gas fired furnaces)
33	Formulation / pelletization of camphor tablets, naphthalene balls from camphor / naphthalene powders [including pesticide formulation]
34	Glass, ceramic, earthen potteries and tile manufacturing using oil or gas fired kiln, coating on glasses using cerium fluoride, magnesium fluoride etc. [including cement products like pipe, pillar, concrete sleeper using oil fired boiler]
35	Gravure printing, digital printing on flex, vinyl
36	Heat treatment using oil fired furnace (excluding cyaniding)

37*	Hot mix plants
38*	Hotels (<3 star) or hotels having >20 rooms and <100 rooms having waste-water generation <100 KLD and >10 KLD, and / or having boiler / heater / oven etc. [including restaurants with capital investment on land, building, plant and machinery >30 lac]
39	Ice cream
40	Industries engaged in recycling / reprocessing / recovery / reuse of Hazardous Waste under schedule IV of Hazardous Wastes (M, H & TBM) Rules, 2008 and its amendments : items namely Paint and ink Sludge / residues
41	Industries engaged in recycling / reprocessing / recovery / reuse of Hazardous Waste under schedule IV of Hazardous Wastes (M, H & TBM) Rules, 2008 and its amendments : Items namely Brass Dross, Copper Dross, Copper Oxide Mill Scale, Copper Reverts, Cake & Residues, Waste Copper and copper alloys in dispersible form, Slags from copper processing for further processing or refining, Insulated Copper Wire, Scrap / copper with PVC sheathing including ISRI-code material namely "Druid", Jelly filled Copper cables, Zinc Dross-Hot dip Galvanizers SLAB, Zinc Dross-Bottom Dross, Zinc ash / Skimming arising from galvanizing and die casting operations, Zinc ash / Skimming / other zinc bearing wastes arising from smelting and refining, Zinc ash and residues including zinc alloy residues in dispersible form
42	Industry or process involving foundry operations (foundries having capacity <5 MT/hr requiring coal / coke consumption <500 kg/hr)
43	Lime manufacturing (using lime kiln)
44	Liquid floor cleaner, black phenyl, liquid soap, glycerol monostearate manufacturing
45	Manufacturing of glass (excluding solid fuel fired kiln and excluding lead glass)
46	Manufacturing of iodized salt from crude / raw salt
47	Manufacture of mirror from sheet glass
48	Manufacturing of mosquito repellent coil
49	Manufacturing of starch / sago
50*	Mechanized laundry using oil fired boiler
51*	Modular wooden furniture from particle board, MDF, sawn timber etc., ceiling tiles / partition board from saw dust, wood chips etc. and other agricultural waste using synthetic adhesive resin, wooden box making (with boiler)
52*	New highway construction projects
53	Non-alcoholic beverage (soft drink) and bottling of non-alcoholic products with waste water generation <100 KLD
54*	Paint blending and mixing (ball mill) including construction chemicals manufacturing by mixing
55*	Paints and varnishes (mixing and blending)
56*	Plyboard manufacturing (including veneer and laminate) with oil fired boiler / thermic fluid heater (without resin plant)
57	Potable alcohol (IMFL) by blending, bottling of alcoholic products (Waste water generation <100 KLD)
58	Printing ink manufacturing
59*	Printing press
60	Reprocessing of waste plastic (including PVC)
61	Rolling mill (oil or coal fired)
62	Spray painting, paint baking, paint stripping
63	Steel and steel products using various furnaces like blast furnaces / open hearth furnace / induction furnace / arc furnace / submerged arc furnace / basic oxygen furnace [not attracting EIA (Notification) 2006 as amended]
64	Stone crushers
65	Surgical and medical products involving prophylactics and latex
66	Teflon based products
67	Thermocol manufacturing (with boiler)
68	Tobacco products including cigarettes and tobacco / opium processing

69	Transformer repairing / manufacturing (dry processing only)
70	Tyres and tubes vulcanization / hot retreading
71	Vegetable oils including solvent extraction and refinery / hydrogenated oils having waste water generation <100 KLD [including manufacturing of citronella oil (herbal aromatic chemical), bio-diesel from vegetable oil by trans-esterification process, jute batching oil and oil for sizing in paper industries from waste vegetable oil]
72	Wire drawing and wire netting [including bailing straps, wire drawing by cold process only]
73*	Dry cell battery (excluding manufacturing of electrodes) and assembling and charging of acid lead battery in micro scale
74*	Pharmaceutical formulation and related R&D
75	Synthetic resins
76	Synthetic rubber excluding moulding [including reclamation of rubber, manufacture of rubber solution containing mineral naphtha and rubber wastes]
77	Cashew nut processing
78	Coffee seed processing
79	Parboiled rice mills (Waste Water <100 KLD and fuel <12MTD)
80	Foam manufacturing
81	Industries engaged in recycling / reprocessing / recovery / reuse of Hazardous Waste under schedule IV of Hazardous Wastes (M,H & TBM) Rules, 2008 and its amendments : Used Oil – As per specifications prescribed from time to time
82	Industries engaged in recycling / reprocessing / recovery / reuse of Hazardous Waste under schedule IV of Hazardous Wastes (M,H & TBM) Rules, 2008 and its amendments : Waste Oil – As per specifications prescribed from time to time
83	Producer gas plant using conventional up-draft coal gasification (linked to rolling mills, glass and ceramic industry, refractories for dedicated fuel supply)
84*	Airports and commercial air strips (waste water generation <100 KLD)
85	Tea processing with boiler
86	CETP and effluent conveyance project, (only Orange category member industries)
87*	Health care establishment (as defined in BMW Rules) having waste water generation ≤100 KLD and without incinerator
88	Industrial estates / parks / complexes / areas / export processing zones / SEZs / biotech parks / leather complex (only Orange category member industries)
89*	Heavy engineering (investment on plant and machinery ≤10 crore)
90*	Waste to Energy plants ≤15 MW capacity
91	Handicraft products like terracotta work, sculptures (plaster of paris and fibre glass)
92*	Infrastructure development project
93	Any industry / industrial activity which is not covered in category lists, using oil / gas fired boiler of capacity >2 TPH and ≤5 TPH

Bote:-

- Any industry/industrial activity which is not covered in Orange category list, using oil/gas fired boiler of capacity >2 TPH and ≤5 TPH will be considered under Orange category subject to approval by the Categorisation Committee of the Board.
- Capacity of boilers /furnace/kiln/oven/DG set etc. in any unit refers to the cumulative capacity of respective items.
- Sl.No.16 (Almirah, grill manufacturing) is not permitted in municipal areas of West Bengal.
- For activities attracting EIA notification, Environmental Clearance is mandatory followed by 'Consent to Establish' and 'Consent to Operate' of the Board.
- Detailed information for selection of specific nature of activity under industry category is available in the EMIS of the Board for facilitating project proponents.

**ANNEXURE –III:
Green category of industries**

Sl.No.	Activity
1	Aluminium utensils from aluminium circles by pressing only (dry mechanical operation)
2	Ayurvedic and homeopathic medicines (without boiler)
3	Bakery / confectionery / sweets products (with production capacity <1tpd (with oil, gas or electrical oven)
4	Bi-axially oriented PP film along with metalizing operations [including adhesive coating, viscose / polyester coated brass, glass yarn]
5	Biomass briquettes (sun drying) without using toxic hazardous wastes
6	Blending of melamine resins & different powder, additives by physical mixing [including simple mixing and mould / coating compound by mixing, versatile master batch / polymer compound using talc, calcite, pigment, additives, polymer etc. as raw material]
7	Brass and bell metal utensils manufacturing from circles (dry mechanical operation without re-rolling facility)
8	Candy
9	Cardboard or corrugated box and paper products (excluding paper or pulp manufacturing and without using boilers)
10	Carpentry & wooden furniture manufacturing (excluding saw mill) with the help of electrical (motorized) machines such as electrical wood planner, steel saw cutting circular blade, etc. [including modular wooden furniture from particle board, MDF, sawn timber etc., ceiling tiles / partition board from saw dust, wood chips etc. and other agricultural waste using synthetic adhesive resin, wooden box making (without boiler)]
11	Cement products (without using asbestos / boiler / steam curing) like pipe, pillar, jafri, well ring, block / tiles etc. (should be done in closed covered shed to control fugitive emissions)
12	Ceramic colour manufacturing by mixing & blending only (not using boiler and wastewater recycling process)
13	Chilling plant, cold storage and ice making (including only chilling of fish)
14	Coke briquetting (sun drying)
15	Cotton spinning and weaving (small scale)
16	Dal Mills
17	Decoration of ceramic cups and plates by electric furnace
18	Digital printing on PVC Clothes
19	Facility of handling, storage and transportation of food grains in bulk
20	Flour mills (dry process)
21	Glass, ceramic, earthen potteries, tile and tile manufacturing using electrical kiln or not involving fossil fuel kiln (including activity not involving kiln)
22	Glue from starch (physical mixing) with gas / electrically operated oven / boiler
23	Gold and silver smithy (purification with acid, smelting operation and sulphuric acid polishing operation) (using ≤1 litre of sulphuric acid / nitric acid per month)
24	Heat treatment with any of the new technology like ultrasound probe, induction hardening, ionization beam, gas carburizing etc. (including heat treatment using electrical heater)
25	Insulation and other coated papers (excluding paper or pulp manufacturing)
26	Leather foot wear and leather products (excluding tanning and hide processing except cottage scale)
27	Lubricating oil, greases or petroleum based products (only blending at normal temperature)
28	Manufacturing of pasted veneers using gas fired boiler or thermic fluid heater and by sun drying
29	Oil mill ghani and extraction (no hydrogenation / refining)
30	Packing materials manufacturing from non-asbestos fibre, vegetable fibre yarn
31	Phenyl / toilet cleaner formulation and bottling
32	Polythene and plastic processed products manufacturing (virgin plastic)
33	Poultry, Hatchery and Piggery

34	Power looms (without dyeing and bleaching)
35	Puffed rice (muri) (using oil, gas or electrical heating system)
36	Pulverization of bamboo, scrap wood, rice husk, groundnut, soya waste, coconut shell
37	Ready mix cement concrete
38	Reprocessing of waste cotton including dhania mill & cotton from scrap cloth
39	Rice mill (Rice hullers only)
40	Rolling mill (gas fired) and cold rolling mill
41	Rubber goods industry (with oil / gas operated baby boiler ≤ 2 TPH steam generation capacity)
42	Saw mills
43	Soap manufacturing (handmade without steam boiling / boiler)
44	Spice grinding (≤ 20 HP motor)
45	Spice grinding (>20 HP motor)
46	Steel furniture without spray painting
47	Steeping and processing of grains
48	Tyres and tube retreating (without boilers)
49	Ice making without using ammonia
50	CO ₂ recovery (including core CO ₂ manufacturing)
51	Distilled water (without boiler) with electricity as source of heat
52	Hotels (up to 20 rooms) without boilers or with electrical / gas fired boiler / heater / oven etc. having ≤ 10 KLD waste water generation and only restaurants with capital investment on land, building, plant and machinery upto 30 lac
53	Manufacturing of optical lenses (using electrical furnace)
54	Mineralized water (including water softening and demineralization plant)
55	Tamarind powder manufacturing
56	Cutting, sizing and polishing of marble stone
57	Emery powder (fine dust of sand) manufacturing
58	Flyash export, transport & disposal facilities
59	Mineral stack yard / railway sidings
60	Oil and gas transportation pipeline
61	Seasoning of wood in steam heated chamber
62	Synthetic detergent formulation (excluding LABSA manufacturing)
63	Tea processing (without boiler)
64	Thermocol manufacturing (without boiler)
65	Industrial estates / parks / complexes / areas / export processing zones / SEZs / biotech parks / leather complex (Only for Green Category member industries)
66	Common Effluent Treatment Plant and effluent conveyance project (Only for Green Category member industries)
67	Any industry / industrial activity which is not covered in category lists, using oil / gas fired boiler of capacity <2 tph

Note:-

- Any industry / industrial activity which is not covered in category lists, using oil / gas fired boiler of capacity <2 TPH will be considered under Green category subject to approval by the Categorisation Committee of the Board.
- Any industry / industrial activity using oil / gas fired boiler of capacity <2 TPH will be considered under Green category.
- Capacity of boilers / furnace / kiln / oven / DG set etc. in any unit refers to the cumulative capacity of respective items.
- For activities attracting EIA notification, Environmental Clearance is mandatory followed by 'Consent to Establish' and 'Consent to Operate' of the Board

**ANNEXURE –IV:
Exempted category of industries**

Sl.No.	Activity
1	Agarbati manufacturing and packaging
2	Assembly of domestic electrical appliances, servicing and repairing
3	Atta chakkis (wheat grinding)
4	Auto emission testing centres
5	Ball pen refill
6	Bamboo and cane products (only dry operation)
7	Biogas plant
8	Black smithy (should not be allowed in congested areas)
9	Boarding and lodging
10	Book binding
11	Cable TV network
12	Candles manufacturing
13	Colour/black and white studio
14	Cushions/pillows and quilts manufacturing
15	Cyber café
16	Diesel generator sets (≤ 1 MVA) for residential buildings, commercial buildings and health care organisation etc.
17	Gold and silver smithy (excluding purification/polishing with any acid and smelting operation)
18	Handicraft products like conchshell, coconutshell, dokra, cane and bamboo products, balucharisaree, stone carving, wood carving, batik, sola work etc.
19	Handmade paper
20	House hold decorative (interior and exterior) involving coloured artificial flowers, sola, palms, jute etc. (without dyeing and bleaching of flowers and other items)
21	Building and construction projects upto 20,000 sqm.r. built up area
22	Leather cutting and stitching (≤ 10 machines and without any motor)
23	Leather footwear and leather products (excluding tanning and hide processing) (cottage scale only)
24	Manual brass painting
25	Manufacture of steel trunks and suitcases
26	Manufacturing and packaging of 'alta' and packaging of 'sindoor'
27	Manufacturing of umbrella (only assembling)
28	Mushroom plantation and spawn
29	Musical instrument manufacturing
30	Optical frames
31	Optical lens manufacturing (without furnace)
32	Photo framing
33	Plant tissue culture laboratory
34	PP and PE bag (only cutting and sealing)
35	Radio assembling, servicing and repairing work
36	Repairing & servicing of bicycles, baby carriage and other non-motorised vehicles
37	Repairing and servicing of electronic equipment
38	Shoelace manufacturing
39	Soft toys, wooden toys manufacturing (except electronic and mechanical toys)
40	Software development for information and technology industry
41	Sports goods manufacturing

42	Storage and distribution of LPG cylinders less than threshold storage quantity at a time, as per rules
43	Tailoring and garment stitching/garment and apparel manufacturing
44	Tank calibration centre
45	Weigh bridge (not manufacturing)
46	Wooden block making for printing
47	Xerox and photocopying
48	Zari embroidery work
49	Automobile fuel outlet (only dispensing)
50	E-waste collection Centre
51	Rubber goods industry (without boiler)

Note:-

(a) Industry / industrial activity mentioned in the Exempted category is permitted in any area in West Bengal subject to site clearance by local authority.

(b) Industry / industrial activity mentioned in the Exempted category need not apply for either 'Consent to Establish' or 'Consent to Operate' from the Board.

**ANNEXURE-V:
White Category of industries**

Sl.No.	Activity
1	Assembly of air coolers / conditioners, repairing and servicing
2	Assembly of bicycles, baby carriages and other small non motorizing vehicles
3	Bailing (hydraulic press) of waste papers
4	Bio fertilizer and bio-pesticides without using inorganic chemicals
5	Biscuits trays etc. from rolled PVC sheet (using automatic vacuum forming machines)
6	Blending and packing of tea (including tea garden)
7	Block making of printing without foundry (excluding wooden block making)
8	Chalk making from plaster of paris (only casting without boilers etc. - sun drying / electrical oven)
9	Compressed oxygen gas from crude liquid oxygen (without use of any solvents and by maintaining pressure & temperature only for separation of other gases)
10	Cotton and woolen hosiery making (dry process only without any dyeing / washing operation)
11	Diesel pump repairing and servicing (complete mechanical dry process)
12	Electric lamp (bulb) and CFL manufacturing by assembling only
13	Electrical and electronic item assembling (completely dry process) (including manufacturing of electrical and electronic items, electronic and mechanical toys, hardware for computers and other information technology instruments)
14	Engineering and fabrication units [dry process without any heat treatment / metal surface finishing operations / painting]
15	Flavoured betel nuts production / grinding (completely dry mechanical operations)
16	Fly ash bricks / block manufacturing
17	Fountain pen manufacturing by assembling only
18	Glass ampoules and vials making from glass tubes (including laboratory wares)
19	Glass putty and sealant (by mixing with machine only)
20	Ground nut decorticating
21	Handloom / carpet weaving (without dyeing and bleaching operation)
22	Leather cutting and stitching (> 10 machine and using motor)
23	Manufacturing of coir items from coconut husks
24	Manufacturing of metal caps, containers etc.
25	Manufacturing of shoe brush and wire brush
26	Medical oxygen
27	Organic and inorganic nutrients (by physical mixing)
28	Organic manure (manual mixing)
29	Packing of powdered milk [including repacking of chemicals, bitumen etc. in small container without any processing or heating]
30	Paper pins and u clips [including safety pins]
31	Repairing of electric motors and generators (dry mechanical process)
32	Rope (plastic and cotton)
33	Scientific and mathematical instrument manufacturing
34	Solar module non-conventional energy apparatus manufacturing unit
35	Solar power generation through solar photovoltaic cell, wind power and mini hydel power (< 25 MW)
36	Surgical and medical products assembling only (not involving effluent / emission generating processes)
37	Almirah, grill manufacturing (Dry mechanical process and without painting operation)

Note :

(a) There is no necessity of obtaining consent for White Category of industries and an intimation to WBPCB is sufficient.

- (b) Industry / industrial activity mentioned in the White category is permitted in any area in West Bengal subject to site clearance by local authority.
- (c) Sl.No.31 (Repairing of electric motor and generator) is not permitted in congested areas.
- (d) Sl.No.37 (Almirah, grill manufacturing) is not permitted in municipal areas of West Bengal.

ANNEXURE-VI:**Industrial Siting / Locational Policy in West Bengal****A. Red category industries**

a) Setting up of any Red category industry is not permitted within municipal areas of Kolkata Metropolitan Area (KMA) and within municipal areas of Burdwan district except Jamuria Industrial Estate. These can however be set up beyond the municipal areas of KMA and Burdwan district with adequate pollution abatement system subject to site clearance by local authority.

b) However, for Red category industry / industrial activity in following serial nos., the consideration for siting within municipal areas of KMA and municipal areas of Burdwan district is location specific and will be decided by the Board.

Sl. No.	Industry / Activity Type
RED 1	Isolated storage of hazardous chemicals (as per schedule of manufacturing, storage of hazardous chemicals rules, 1989 as amended)
RED 2	Only heavy engineering including ship building (with investment on plant and machinery > 10 crores)
RED 5	DG Set of capacity > 5 MVA
RED 9	Power generation plants (applicable only for Waste to Energy plants)
RED 23	Airports and Commercial Air Strips (for airports having waste water generation > 100 KLD.)
RED 30	Health-care establishment (as defined in BMW Rules) for waste water generation > 100 KLD or with incinerator or both
RED 31	Hotels (3 star and above) and hotels having ≥ 100 rooms or waste-water generation ≥ 100 KLD
RED 39	Railway locomotive work shop / Integrated road transport workshop / service centers having waste-water generation ≥ 100 KLD
RED 42	Ship breaking activities
RED 43	Oil and gas extraction including CBM (offshore & on-shore extraction through drilling wells)
RED 46	Ports and harbour, jetties and dredging operations
RED 62	Common treatment and disposal facilities (CETP, effluent conveyance project, incinerator, MSW sanitary landfill site, STP only)
RED 64	Industrial estates / parks / complexes / areas / export processing zones / SEZs / biotech parks (for Red Category member industries and only activities which do not attract siting restrictions)

c) Diversification / modification / modernization / expansion of existing Red Category industry situated within the municipal boundaries of KMA is allowed on a case to case basis considering the location of industry, type of activity, environmental impact, environmental pollution management proposal for such activity.

B. Orange category industries

a) Setting up of any Orange category industry is not permitted within Kolkata Municipal Corporation (KMC) and Howrah Municipal Corporation (HMC) areas (except industrial estates in KMC and HMC area). These can however be set up beyond the KMC and HMC areas and in industrial estates in KMC and HMC area with adequate pollution control measures subject to site clearance by local authority.

b) However, for Orange category industry/industrial activity in following serial nos., the consideration for siting within KMC and HMC areas will be location specific and will be decided by the Board.

Sl. No.	Industry / Activity Type
ORANGE 1	Dismantling of rolling stocks (wagons / coaches)
ORANGE 18	Railway locomotive workshops / integrated road transport workshop / Automobile servicing, repairing and painting having waste water generation < 100 KLD) (excluding only fuel dispensing)
ORANGE 21	Building and construction projects >20,000 sqm.r. built up area (waste water generation <100 KLD)
ORANGE 25	DG set of capacity >1 MVA but <5 MVA
ORANGE 37	Hot mix plants
ORANGE 38	Hotels (< 3 star) or hotels having >20 rooms and < 100 rooms having waste-water generation <100 KLD and >10 KLD, and / or having coal / oil fired boiler / heater / oven etc. [including restaurants with capital investment on land, building, plant and machinery >30 lac]
ORANGE 50	Mechanized laundry using oil fired boiler
ORANGE 51	Modular wooden furniture from particle board, MDF, sawn timber etc., ceiling tiles / partition board from saw dust, wood chips etc. and other agricultural waste using synthetic adhesive resin, wooden box making (with boiler)
ORANGE 52	New highway construction projects
ORANGE 54	Paint blending and mixing (ball mill) [including construction chemicals manufacturing by mixing]
ORANGE 55	Paints and varnishes (mixing and blending)
ORANGE 56	Plyboard manufacturing (including veneer and laminate) with oil fired boiler / thermic fluid heater (without resin plant)
ORANGE 59	Printing press
ORANGE 73	Dry cell battery (excluding manufacturing of electrodes) and assembling and charging of acid lead battery in micro scale
ORANGE 74	Pharmaceutical formulation and related R&D
ORANGE 84	Airports and commercial air strips (waste water generation < 100 KLD)
ORANGE 87	Health-care Establishment (as defined in BMW Rules) for waste water generation ≤100 KLD or with incinerator or both
ORANGE 89	Heavy engineering (investment on plant and machinery ≤10 crore)
ORANGE 90	Waste to Energy plants upto 15 MW capacity

c) Activity under sl. no. 16 (Almirah, grill manufacturing - dry mechanical process and with painting) is not permitted in municipal areas of West Bengal.

d) Activity under 71 (Transformer repairing / manufacturing (dry processing only) is not permitted in congested areas.

e) There is no restriction for allowing expansion of Orange Category of industries within KMC and HMC area without prejudice to any existing Order.

C. Green category industries

a) Setting up of any Green category industry is permitted in any area of West Bengal with adequate pollution control measures subject to the site clearance by local authority.

b) However, for Green category industry / industrial activity in following serial nos., the consideration for siting will be location specific and will be decided by the Board.

Sl. No.	Industry / Activity Type
GREEN 33	Poultry, Hatchery and Piggery
GREEN 41	Rubber goods industry (with oil / gas operated baby boiler $\leq$ 2 TPH steam generation capacity)
GREEN 62	Synthetic detergent formulation (excluding LABSA manufacturing)
GREEN 13	Chilling plant, cold storage and ice making (including only chilling of fish)
GREEN 56	Cutting, sizing and polishing of marble stone
GREEN 58	Flyash export, transport & disposal facilities
GREEN 59	Mineral stack yard / railway sidings

D. White category industries

a) There is no necessity of obtaining consent for White Category of industries and an intimation to WBPCB is sufficient.

b) WHITE 37 (Almirah, grill manufacturing) is not permitted in municipal areas of West Bengal.

c) Industry / industrial activity mentioned in the White category is permitted in any area in West Bengal subject to site clearance by local authority.

E. Exempted category industries

a) Industry / industrial activity mentioned in the Exempted category is permitted in any area in West Bengal subject to site clearance by local authority.

b) Industry / industrial activity mentioned in the Exempted category need not apply for either „Consent to Establish“ or „Consent to Operate“ from the Board.

ANNEXURE-VII**FORM-C****APPLICATION FORM UNDER SECTION 46 OF T&C (PLANNING & DEVELOPMENT) ACT, 1979 FOR DEVELOPMENT BY ERECTION OR RE-ERECTION OF ANY BUILDING/S OR WORK/S.**

From.....

Dated.....

(State Name and Address of the Applicant)

Sub: Application for carrying out Development of land by Erection or Re-Erection of any Building/s or Work/s at.....

under Section 46 of the West Bengal Town and Country (Planning and Development) Act 1979.

Sir,

I/We intend to carry out the undermentioned Development of the Land as specified hereinafter in accordance with the provisions of section 46 of the West Bengal Town and Country (Planning and Development, Act 1979 and its amendments).

In support of this application I/we wish to submit the statement below:-

1. Particulars of Proposed Development:

Proposed use of land: Residential/Commercial/Industrial/Institutional/Assembly/ Mixed/others (Please tick appropriately).

2. Particulars of Land:**1. Location of the Land:**

i) Name of the Municipal Corporation /Municipality/ ZillaParishad.....

ii) Word Number/PanchayatSamity and Gram
 Panchayat.....

iii) Address, Premises no. and Name of the Street with Pin
 Code.....

iv) LR Plot

No.....

RS

Plot

No.....

v) Name of Mouza/s.....

vi) J.L No.....

vii) Police Station.....

viii) District.....

2. (a) Area of Land (Sqm).....**(b) Boundaries:-**

North

South

East
West
(c) Total Ground Coverage(Sqm).....Percentage.....

.....
Proposed (sqm) Existing(sqm)

(d) (i) Total Built up Area in All Floors. (sqm).....
(without exemption)

.....
Proposed (sqm) Existing(sqm)
(ii) FAR.....

3. Means of Access:

(a) The land abuts the Road/Street/
passage as listed in the column
next. Name of Road/Street/Passage

Width of Road/Street/Passage
Including footpath. (Right of Way)
.....(mtrs)

4. Appointment of Licensed Persons:

I/We certify that I/We have employed.....as my/our
authorised Architect/LBA/LBS for the 'Proposed Development' whose particulars are given below:

.....
i) Registration no of council of architecture

.....
ii) License No

.....
iii) Validity Period(1/2)

.....
iv) Address of Architect/LBA/LBS

5. UNDERTAKING:

(a) I/We conform that any work of erection or re-erection, addition to or alteration of any building to which this notice relates shall be carried out strictly in accordance with the conditions of the Development Permission and I/We shall strictly adhere to the provisions of the Act LUDCP and the rules and the regulations made there under.

(b) I/We declare that the Land is:-

- i) Legally owned and possessed by me /us.
- ii) That the land is not acquired by any Govt. Dept./Development Authority /Local Body or Presently under any Development Scheme of Govt. / Semi Govt. Agency or Body.
- iii) That the land does not belong to an existing/ closed/defunct Industry.
- iv) That the intended land is not a water body, recorded or otherwise as per Fisheries or any other Act and existing water body /s if any lying within the plot shall not be filled up or resectioned without written permission of the competent authority.
- v) That this application does not violate any provision /rules/regulation of the Town & Country (Planning and Development) Act 1979, Fisheries Act 1985, Urban /Rural Land ceiling Act 1976, Estate Act, Environment Act and any other Act/Rule/Law as may be applicable in the present case.

6. ENCLOSURE:

Duly vetted copies in quadruplicate of:

- (i) Key (location)plan (scale not less than 1:1000).
- (ii) Site Plan showing width of abutting road(scale not less than 1:600).
- (iii) Architectural Drawings (scale 1:100).
- (iv) Certificate of Structural, Geotechnical Engineer and Structural Reviewer (as applicable).
- (v) Other documents, if any.

7. DECLARATION:

I/We declare that information given above and enclosures and the annexure is true and correct to the best of my knowledge and belief.

.....
Signature of Architect/LBA/LBS

.....
Signature/s of Applicant/s

.....
Attested.....

.....
Vetted by
(Name & Designation of the Signed along with official seal)

Yours faithfully,

Applicant /s

ANNEXURE (For FORM –C)
DATA SHEET/AREA STATEMENT

Re: Development permission in respect of:

Premises No.....Ward No..... under.....
 Municipal Corpn /Municipality/ZillaParishad.

LR/R.S. Dag No..... Mouza.....

J.L. No..... P.S..... Dist

*** Proposed Predominant use (use>50%) of the Development as per LUDCP**

.....

{Residential /Commercial/Industrial/Institutional/Assembly/Mixed/other use.}

*** The plot appears to be within/not within 500 metres from the centerline/abutting**

.....

*** The proposal is to construct.....nos. storied building/s on Vacant land/By demolishing existing structure/By addition to existing structure.**

i. Width of means of access: (m)

ii. Total land Area: (Sqm)

iii, Total built-up area (in all floors including exemption)..... (Sqm)

iv. Total Built up Area (Proposed+ Existing) (Sqm)

(Proposed)

(Existing)

v. Ground Coverage (Area & %) (Sqm)

(Area)

(Percentage)

vi. Tenement Size/and No/s thereof

:

--	--	--

Sizes

--	--	--

Nos.

vii. Total Volume of the Construction : (cum)

<i>SL No.</i>	<i>Item</i>	<i>Provision proposed</i>	<i>Provision as per LUDCP</i>	<i>Remarks</i>
1.	Ground Coverage (sqm)			
2.	FAR			
3.	Building Height (m)			
4.	Front Open Space(Min)			

	(m)			
<i>SL No.</i>	<i>Item</i>	<i>Provision Proposed</i>	<i>Provision as per LUDCP</i>	<i>Remarks</i>
5.	Rear Open Space(Min) (m)			
6.	Side Open Space side 1/2(Min) (m)			
7.	Total No. of Car Parking Provided			
8.	Joint Open Space(Min) (m)			
9..	Miscellaneous provisions			

I solemnly affirm and declare that the above mentioned data/ information/ calculations, as submitted herewith has been checked & verified by me and are true to the best of knowledge and belief of the undersigned.

**Registration Number of the Council
of Architecture/License No**

**Signature of the
Architect/LBA/LBS with Seal and Date**

: For Office Use Only :

**1. File No.....
Date.....**

2. In the LUDCP, the area has been delineated as Zone where the intended use..... is permitted/not permitted.

3. The proposal has been examined in respect of LUDCP of..... and has been found to be conforming/not conforming.

4. REMARKS IF ANY :

.....
**Recommendation based
on Architect/LBA/LBS's Declaration**

.....
Signature

ANNEXURE-VIII: Development Charge- Notification**Notification No. – 51/KMDA/SecH./I-117/87 dated 05.10.2020**
**Kolkata
Metropolitan
Development
Authority**
**KOLKATA METROPOLITAN DEVELOPMENT AUTHORITY
UNNAYAN BHAVAN, BLOCK-DJ, SECTOR-II
SALT LAKE CITY, KOLKATA-700 091**
No. 51/KMDA/SecH./I-117/87Date: 05.10.2020**NOTIFICATION**

In accordance with the notification no. 1974-T&CP/C-2/T&CP/3A-5/2008 dated 29.06.2020 issued by the State Govt., the Kolkata Metropolitan Development Authority by exercising its power under subsection 1 of section 102 of the West Bengal Town and Country (Planning and Development) Act, 1979 hereby levies the development charge on the carrying out of any development or change of use of land for which permission is required under chapter-VII of the said act in Kolkata Metropolitan Area at the rates noted below:

Sl. No.	Purpose	A Rates (Rs./sqm) For all plots exceeding 5 kattah (335 sq. mtr.) using FAR of extended EM Bypass (on both sides of Adi-Ganga from Kalmalgachi to Baruipur beyond KMC limits)	B Rates (Rs./sqm) For all other plots in KMA other than mentioned in column A
A.	For Institution of Use		
	1. For Residence	100.00	50.00
	2. For Industry	450.00	225.00
	3. For Commerce	750.00	375.00
B.	Change of Use		
	1. From Agriculture to Residence	100.00	50.00
	2. From Agriculture to Industry	350.00	175.00
	3. From Agriculture to Commerce	1000.00	500.00
	4. From Residence to Industry	300.00	150.00
	5. From Residence to Commerce	850.00	425.00
	6. From Industry to Residence	450.00	225.00
	7. From Industry to Commerce	750.00	375.00
C.	For carrying out any other Development	Rate (Rs./cum)	Rate (Rs./cum)
		26.00	13.00

D. To provide relief to the lower income group, following relaxation would be given:

- No development charge would be imposed for housing and other category projects exclusively for EWS and LIG.
- No development charge for residential houses on land of size below 2 Kottahs.

In exercise of power conferred by section-134 of the Town and Country (Planning and Development) Act, 1979 with the sanction of the State Government it is also notified that the development charge to be assessed and realized by the local authorities within in the area of their respective jurisdiction as per rate specified in this Notification. 80% (Eighty percent) of the development charges collected by the local authorities within K.M.A. would have to be credited in

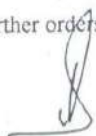
Page 1 of 2



Kolkata Metropolitan Development Authority

favour of Kolkata Metropolitan Development Authority in the first week of every month by cheque and remaining 20% (Twenty percent) would be retained by the local authority exclusively for the development purpose. KMDA will depute Officials for interaction with local authorities and collection of development charges on monthly basis.

The rates of development charges as above shall remain in force until further orders.

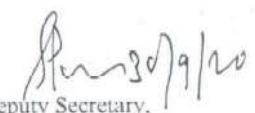

Chief Executive Officer, KMDA.

No. 51(16)/KMDA/sectt./1-117/87

Date: 05.10.2020

Copy forwarded to:

1. Principal Secretary, UD&MA Dept., Govt. of West Bengal.
2. The O.S.D. to MIC, UD&MA Dept., Govt. of West Bengal.
3. The Chairman, _____ Municipality.
4. The Commissioner, Kolkata Municipal Corporation.
5. The Commissioner, Howrah Municipal Corporation.
6. The Commissioner, Chandannagore Municipal Corporation.
7. The Sabhadhipati, _____ Zilla Parishad.
8. The Chairman, Kolkata Port Trust.
9. The Secretary, KMDA.
10. The Chief Executive Officer, HIT.
11. The General Manager, Metro Railways/S.E., E. Railways.
12. The Director, Statutory Planning Unit, KMDA.
13. The Director, Project Planning Unit, KMDA.
14. The Director Advanced Planning Unit, KMDA.
15. The Director, Socio-Economic Planning Unit, KMDA.
16. The Director of Finance, KMDA.


Deputy Secretary,
Constitution Cell, KMDA.

ANNEXURE-IX: NOTIFICATIONS OF LUMRs

Adopted in the 99th meeting of the Authority 19-12-1988
The maps & Register have been corrected after being adopted in the Authority meeting dated 17.12.88.

31/3/1992

Present Predominant

**LAND USE MAP AND REGISTER
OF
PORTIONS OF POLICE STATIONS
SANKRAIL AND DOMJUR**

Police Station :—Sankrail
Mouzas :—Podara, Panchpara, Chak Radhadasi, Duilya (Part), Andul (Part), Jhorhat (Part), Kamranga, Hatgachha (Part), Banipur, Masila, Alampur (Part), Mrizapur (Part), Sankrail Jala (Part), Ramchandrapur, Sankrail, Manikpur, Kanyamani (Part), Sarénga (Part), Ghoraghata (Part), Osmanpur, Jala Dhulaguri (Part), Bhagabatipur (Part), Chaturbhuj Kathi, Mahisgot, Ula (Part).

Police Station :—Domjur
Mouza :—Kolara (Part)

Prepared under Section 28 and published under Section 29 (1) of the West Bengal Town & Country (Planning & Development) Act. 1979

Office of the Additional Director of Planning—II
Town and Country Planning Cell—I and II
CALCUTTA METROPOLITAN DEVELOPMENT AUTHORITY
4th Floor, Unnayan Bhavan (Salt Lake) Calcutta-700091

CALCUTTA METROPOLITAN DEVELOPMENT AUTHORITY
3A, Auckland Place, Calcutta- 700 017.

Public Notice under Section 29(1) of the West Bengal
 Town & Country (Planning & Development) Act, 1979.

Notice is hereby given that the Calcutta Metropolitan Development Authority has, in exercise of its power conferred by section 28 of the West Bengal Town & Country (Planning & Development) Act, 1979 prepared a Present Land Use Map and REGISTER indicating the predominant use of Land in respect of portions of Calcutta Metropolitan Planning Area described in the schedule below :-

S C H E D U L E

NOTIFICATION NO. CMDA/T&CP-LU-Map & Register-23			
Sl. No.	Police Station	Name of Panchayats and Notification Number	Portions for which land Use Map & Register is being published (Mouzas and J.L.Nos.)
1.	SANKRAIL	THANA MAKUA	PODARA - 38
2.	"	PANCHPARA	CHAK RADHADASI-36, PANCHPARA-37.
3.	"	DUILYA	DUILYA -35
4.	"	ANDUL (Part)	ANDUL -29
5.	"	JHORHAT	JHORHAT-30(Part), HATGACHHA-33, KAMRANGA-34
6.	"	BANIPUR	JHORHAT-30(Part), BANIPUR-32
7.	"	MASILA(Part)	MASILA-24, ALAMPUR-25 (Part), MRIJAPUR-26 (Part).
8.	"	SANKRAIL	SANKRAIL-20(Part), SANKRAIL JALA-21(Part), RAMCHANDRAPUR-31
9.	"	DAKSHIN SANKRAIL	SANKRAIL-20(Part), SANKRAIL JALA-21(Part), GHORAGHAT-8(Part), OSMANPUR-18.
10.	"	SARENGA (Part)	SARENGA - 15
11.	"	Manikpur	MANIKPUR - 19
12.	"	RAGHUDEBBATI(PART)	KANYAMAN-16(Part), ULA-17(Part).
13.	"	KENDUA(Part)	BIJAGABATIPUR-7(Part), MAHISGOT-22, CHATUREH-UTKATHI-23.
14.	"	DHULAGURI(Part)	JALA DHULAGURI-2(Part)
15.	DOMJUR	KOLARA-II(Part)	KOLARA-20 (Part).

Contd. 2.

Page - 2

Any person may within thirty days of publication of this notice, file objection in writing to the undersigned in triplicate with respect to the Map and the Register.

Such objections in triplicate addressed to the Chief Executive Officer, CMDA., will be received by the office of the Additional Director of Planning-II., CMDA., Unnayan Bhavan (4th floor) Salt Lake, Calcutta-91 on working days between 11-30 a.m. and 4-30 p.m. or by post which shall reach within 30 days of publication of this notice.

Copies of the Map and the Register may be inspected on Monday, ~~Wednesday~~ and Friday between 11-30 a.m. and 2 p.m. at office of :-

- a) Additional Director of Planning-II., Room No. 417-A, CMDA (4th floor) Unnayan Bhavan, Salt Lake, Calcutta-91.
- b) Anchal Pradhan, Thana Makua Panchayat,
- c) Anchal Pradhan, Panchpara Panchayat,
- d) Anchal Pradhan, Duiya Panchayat,
- e) Anchal Pradhan, Andul Panchayat,
- f) Anchal Pradhan, Jhorhat Panchayat,
- g) Anchal Pradhan, Banipur Panchayat,
- h) Anchal Pradhan, Masila Panchayat,
- i) Anchal Pradhan, ~~Sankrail~~ Panchayat,
- j) Anchal Pradhan, Dakshin ~~Sankrail~~ Panchayat,
- k) Anchal Pradhan, Sarenga Panchayat,
- l) Anchal Pradhan, Manikpur Panchayat,
- m) Anchal Pradhan, Raghudebbati Panchayat,
- n) Anchal Pradhan, Kendua Panchayat,
- o) Anchal Pradhan, Dhulaguri Panchayat,
- p) Anchal Pradhan, Kendua Panchayat,
- q) Director of Public Relation, CMDA, 3A, Auckland Place, Cal-17.
- r) Howrah Jila Parishad.
- s) Office of District Magistrate, Howrah
- t) Calcutta Information Centre
1/1, Acharya Jagadish Ch. Bose Rd. By order of the Authority
Calcutta-20. between 2 p.m. and 8 p.m. on this working days

Sd/- Lina Chakraborti

Chief Executive Officer

Dated : 31st August '87.

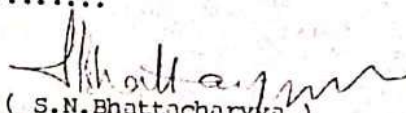
Calcutta Metropolitan Development Authority
3A, Auckland Place, Calcutta-17.

No. 296 /CMDA/PL/ADP-II/W-44

Dated : 31.8.87.

Copy of the notice forwarded for public information & display.

.....
.....


(S.N. Bhattacharya)

R-3/9

CMDA Notification No.
CMDA/T&CP/LU Map & R-31

Adopted in the 103rd Authority meeting necessary correction have been made.

[Signature]
DIRECTOR,
(LAND USE), CMDA

Planning Document No.
224
—1988

Map & register have been corrected after being adopted in the 103rd C.M.D.A. authority meeting.
[Signature]

**PRESENT PREDOMINANT
LAND USE MAP AND REGISTER
FOR
WESTERN PART OF HOWRAH
BEING A PORTION OF THE
CALCUTTA METROPOLITAN PLANNING AREA**

POLICE STATION : LILUAH
Panchayats : Jagadishpur, Chamrail, Chawkpura-Anandanagar.

POLICE STATION : DOMJUR
Panchayats : Mohiary, Begri, Salap, Makardah-I, Bankra.

POLICE STATION : BALLY
Panchayats : Bally, Durgapur-Abhoynagar, Nischinda, Sapuipara-Basukathi.

Prepared under section 28 and Published under
Section 29(1) of the West Bengal Town &
Country (Planning & Development) Act, 1979.

**OFFICE OF THE DIRECTOR (LAND USE)
TOWN AND COUNTRY PLANNING CELL-I
CALCUTTA METROPOLITAN DEVELOPMENT AUTHORITY
Unnayan Bhavan (4th Floor), Bidhan Nagar (Salt Lake), Calcutta-700 091**

1

PRESENT LAND USE MAP & REGISTER PREPARED
FOR PORTION OF POLICE STATIONS LILUAH,
DOMJUR AND BALLY IN DISTRICT - HOWRAH.

PUBLIC NOTICE UNDER SECTION 29(1) OF WEST
BENGAL TOWN & COUNTRY (PLANNING & DEVELOPMENT)
ACT, 1979.

Notice is hereby given that Calcutta Metropolitan Development Authority has, in exercise of its power conferred by Section 28 of the West Bengal Town & Country (Planning & Development), Act, 1979, prepared a Present Land Use Map & Register indicating the predominant use of Land in respect of portions of Calcutta Metropolitan Planning Area described in the schedule below :-

S C H E D U L E

NOTIFICATION NO. CMDA/T&CP-LU-MAP & REGISTER - 31

Sl.No.	Police Station	Name of Gram Panchayats	Portions for which land use map & Register is being published (Mouzas and J.L. Nos.)
1.	Liluah	Jagadishpur	Baigachi - 1 Jagadishpur - 2 Jaypur bill - 13
2.	Liluah	Chamrail	Chamrail - 5 Eksara - 4 Khalia - 6
3.	Liluah	Chawkpara Anandanagar	Chawkpara - 11
4.	Domjur	Begri Mohiary	Prasastha - 29 Ankurhati(Part)-30 Mohiary-28
5.	Domjur	Begri	Bipranaopara - 27
6.	Domjur	Salap	Pakuria - 54 Tentulkully - 53 Salap - 52 Nibra (Part) - 51
7.	Domjur	Kakardah-I	Kantalia - 50 Ankurhati(Part) - 30
8.	Domjur	Bankra	Bankra - 55 Nibra(Part) - 51 Bally(Part) - 14
9.	Bally	Durgapur- Abhoynagar	Bally (Part) - 14 Bally (Part) - 14 Bally (Part) - 14 Bally (Part) - 14
10.	Bally	Nischindu	
11.	Bally	Bally	
12.	Bally	Sapuipara- Basukathi	

bs/-

Contd.....2.....

: 2 :

Any person may, within thirty days of publication of this notice file objection in writing to the undersigned in triplicate with reference to the Map and the Register.

Such objections in triplicate addressed to "The Chief Executive Officer, CMDA" will be received by the office of the :-

Director (Land Use)
Unnayan Bhawan (4th floor), Salt Lake,
Calcutta - 700091.

On working days between 11-30 a.m. and 4-30 p.m. or by post which shall reach the above office within 30 days from the date of publication of this notice.

Copy of the Map and the Register may be inspected on Monday, Wednesday and Friday between 11 - 30 a.m. and 2 p.m. at office of :-

- a). Director (Land Use), Town & Country Planning Cell Number - I, Room No.419, 417 and office of the Director (Land Use), Unnayan Bhawan, 4th floor, Salt Lake (Bidhannagar), Calcutta - 700091.
- b) Director of Public Relations, CMDA, 3A, Auckland Place, Calcutta
- c) Calcutta Information Centre :
1/1, Acharyya Jagadish Chandra Bose Road, Calcutta - 700020,
(Programme Executive-cum-Administrative Officer, from 2 p.m. to 8 p.m. on their working days including Sunday).
- d) Librarian, West Bengal Secretariate Library, Writers Buildings, Calcutta - 700001.
- e) Section Officer, Kalyani-Patipukur Branch, M.D. Deptt., 18, Rajendra Sarani (2nd floor), Calcutta - 700001.
- f) Central Valuation Board, 8, Camac Street (9th floor), Calcutta-1
- g) Institute of Local Govt. & Urban Studies, 61, Prince Anwar Shah Road, Calcutta - 700033.
- h) Office of the Chief Valuer, Calcutta Improvement Trust (with the officer-in-charge, Planning Cell), P-16, India Exchange Place, Calcutta - 700001.
- i) Howrah Zila Parishad, 10, Harendra Ghosh Sarani, Howrah - 711001
- j) Bally-Jagachha Gram Panchayat Samity, P.O. Bally Ghosh Para, Dist : Howrah.
- k) Domjur Panchayat Samity, P.O. Domjur, Dist : Howrah.
- l) Jagadishpur Gram Panchayat, P.O. & Vill : Jagadishpur, Dist: Howrah.
- m) Chamrail Gram Panchayat, P.O. & Vill : Chamrail, Dist: Howrah.

...3...

: 3 :

- n) Mohiary Gram Panchayat, Vill-Mouri, P.O. Andul-Mouri, Dist-Howrah.
- o) Begri Gram Panchayat, Vill-Purba Keshabpur, P.O. keshabpur, Dist-Howrah.
- p) Salap Gram Panchayat, Vill-Salap, P.O.Makardah, Dist-Howrah.
- q) Makardah-I Gram Panchayat, Vill-Purba Noapara, P.O.Makardah, Dist-Howrah.
- r) Bankra Gram Panchayat, P.O. & Vill-Bankra, Dist-Howrah.
- s) Durgapur-Abhayanagar Gram Panchayat, Vill-Durgapur, P.O.Samabay Pally, Dist-Howrah.
- t) Nishinda Gram Panchayat, Vill-Nischinda, P.O.Ghosh Para, Dist-Howrah.
- u) Sapuipara-Basukathi Gram Panchayat, Vill-Sapuipara Colony, P.O. Sapuipara (Bally), Dist-Howrah.
- v) Chawkpara-Anandanagar Panchayat, Vill-Madhya Chawkpara, P.O. Bhattanagar, Dist-Howrah.

Date of Publication
-28-3-1988.

By order of the Authority,
(Lina Chakraborty)
Chief Executive Officer,
Calcutta Metropolitan Development Authority.

No: /CMDA/PL/DIR(LU)/W-44

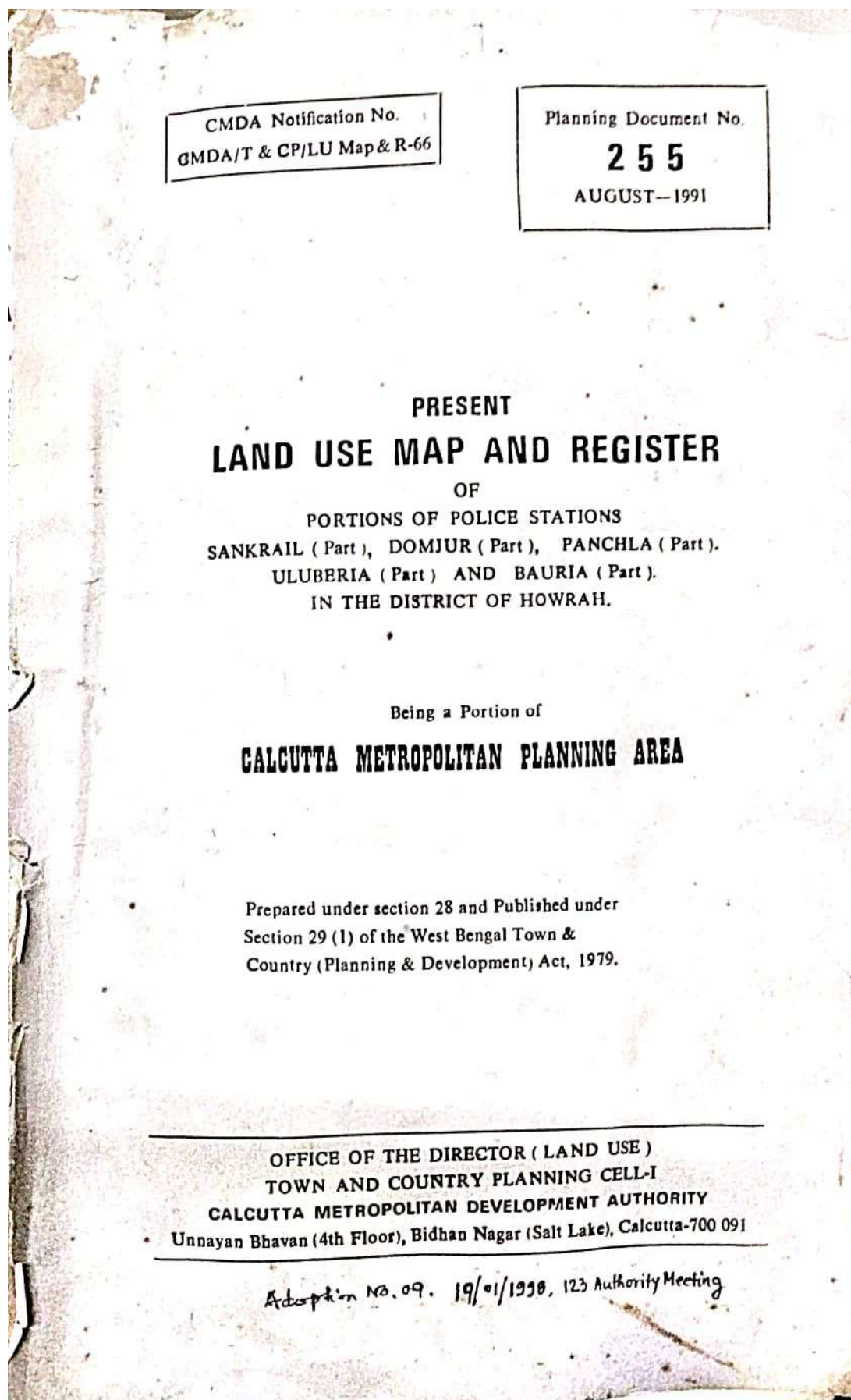
Dated: 28/3/88

Copy of the notice forwarded for information, display, wide circulation and necessary action to :-

(S. I. Bhattacharyya)
Director (Land Use/CMDA.
Unnayan Bhawan, Salt Lake (4th floor)
Calcutta -700 091.

N.B: Please acknowledge receipt of the Notification.

o/-.



Present Land Use Map & Register Prepared Under The West Bengal Town And Country (Planning & Development) Act 1979 In Respect Of Portions Of Police Stations Of Domjur, Sankrail, Panchla, Uluberia, Bauria.—In The District Of Howrah.

Notification Number — CMDA/T & CP/Lu Map And Register-66

Public Notice Under Section 29 (1) Of The West Bengal Town And Country (Planning And Development) Act, 1979

Notice is hereby given that the Calcutta Metropolitan Development Authority has, in exercise of its power conferred by Section 28 of the West Bengal town & Country (Planning & Development) Act, 1979, prepared & Present Land Use Map & Register indicating the predominant use of Land in respect of portions of Calcutta Metropolitan Planning Area described in the schedule below :—

SCHEDULE

Sl. No.	Police Station	Name of Panchayats	Portions for which land use Map & Register is being published (Mouja & JL. Nos.)
1.	Domjur	Kolara II (Part)	Amre-21, Sankharidaha—22.
2.	Sankrail	Andul (Part)	Argori—27, Jangalpur—28
3.	Sankrail	Mashila (Part)	Alampur (Part)—25 Mirzapur (Part)— 26
4.	Sankrail	Dhulagari (Part)	Jaladhulagari (Part)—2
5.	Sankrail	Kendua (Part)	Kendua-5, Bhagabatipur (Part)-7
6.	Sankrail	Nalpur	Dadpur-9, Betiary-10, Raghudeb Bati (Part)-13, Moncharpur-11, Nalpur-12, . Ula (Part) -17
7.	Sankrail	Raghudeb Bati (Part)	Raghudeb Bati (Part)-13, Chak Srikrishna-14, Konaimani (Part)-16, Ula (Part)-17.
8.	Sankrail	Sarenga	Sarenga-15
9.	Panchla	Beldubi (Part)	Satgharia-27, Paniara-28, Jalakendua-29, Beldubi-30.
10.	Panchla	Sahapur (Part)	Belkulai-31, Khayjpur-32, Sahapur-33.
11.	Uluberia	Raghudebpur (Part)	Raghudebpur-99, Gharbhanga- Bashudebpur-100, Ghosalchak-101, Balarampota-103, Santoshpur-1.
12.	Uluberia	Khalisani (Part)	Dashbhaga-104
13.	Bauria	Rameswarnagar	Radhanagar-7, Rameswarnagar-8, Khajuri-9 Khaskhamar-10, Chakmadhu-11.
TOTAL : 13			

- 2 -

Any person may, within thirty days of publication of this notice, file objection in writing to the undersigned in triplicate with respect to the Map and the Register.

Such objection in triplicate addressed to the Chief Executive officer, CMDA will be received by the office of the :

DIRECTOR LAND USE, CMDA
UNNAYAN BHAWAN (4TH FLOOR),
SALT LAKE (BIDHAN NAGAR)
CALCUTTA-700 091

on working days between 11-30 a.m. and 4-30 p.m. Those sent by post should reach the above office within 30 days from the date of publication of this Notice.

Copy of the Map and the Register may be inspected on Mondays, Wednesdays, and Fridays between 11-30 a.m. and 2 p.m. at the offices of :

1. Office of the Director Land Use, Town & Country Planning -
CMDA Unnayan Bhawan, Cell II, 4th Floor Salt Lake,
Calcutta-91.
2. Data Bank & Documentation Centre, CMDA Unnayan Bhawan,
4th Floor, Salt Lake, Calcutta-91.
3. Director - Public Relations, CMDA, 3A-Auckland Place, Cal.-17
4. CALCUTTA INFORMATION CENTRE :
1/1, Acharya Jagadish Chandra Bose Road, Cal -700020.
(Programme Executive Cum - Administrative Officer from 2 p.m. to
8 p.m. on their working days including Sundays)
5. DIRECTOR INSTITUTE OF URBAN MANAGEMENT, CALCUTTA MUNICIPAL CORPORATION
36-C Ballygunge Circular Road, Calcutta-19.
6. Institute of Local Government & Urban Studies, 61, Prince Anwar Shah Road,
Calcutta-700 033
7. Chief valuer H. I. T. 91, G. T. Road (South) Howrah-1.
8. Librarian, West Bengal Secretarial Library, Writers Buildings,
Calcutta-700 001,
9. Section Officer, Statutory Body Cell, Metropolitan Development
Department, 18 Rabindra Sarani (2nd Floor,) Calcutta-1.
10. Central Valuation Board, 8 Camac Street (9th Floor) Calcutta-17.
11. Chief valuer, Calcutta Improvement Trust (with the officer in charge,
Planning Cell) P-18, India Exchange Place, Extension, Calcutta-73
12. Chief Architect, Howrah Municipal Corporation, Howrah-1.
13. District Magistrate, Howrah P.O. & Dist. — Howrah.
14. Additional District Magistrate (LR) Howrah P.O. & Dist. — Howrah.
15. Additional District Magistrate (Planning), Howrah, P.O. & Dist. Howrah.
16. Sabhadhipati, Zilla Parishad, Howrah, P.O. & Dist.—Howrah.
17. Director of Local Bodies, Purta Bhaban, Salt Lake, Calcutta-91.
18. Director of Panchayats, 11A, Kiron Sankar Roy Road, Calcutta-1.
19. Sabhapati Uluberia - II Panchayat Samity, P.O. Banitabla Dist. — Howrah.
20. Sabhapati Sankrail Panchayat Samity, P.O. Andul Mouri, Dist. Howrah.

- 3 -

21. Sabhapati, Bauria Panchayat Samiti, Dist. Howrah
22. Sabhapati, Panchla, Panchayat Samiti, VIII. and P.O. Bikhakola, District Howrah.
23. Sabhapati Domjur Panchayat Samiti, P.O. & Vill. Domjur, Dist. Howrah.
24. Pradhan, Kolara-II Gram Panchayat, Vill-Kolara, P.O. Kolara, Dist.-Howrah.
25. Pradhan Andul Gram Panchayat, P.O. Andul Mouri, Dist.-Howrah
26. Pradhan, Mashila Gram Panchayat, Vill. & P.O. Mashila, Dist.-Howrah.
27. Pradhan, Dhulagari Gram Panchayat, Vill. & P.O. Argari, Dist. Howrah
28. Pradhan, Kendua Gram Panchayat, Vill & P.O. Kendua, Dist. Howrah,
29. Pradhan, Nalpur Gram Panchayat, Vill & P.O. Nalpur, Dist. Howrah.
30. pradhan, Raghudebbati, Gram panchayat, Vill. & P.O. Raghudeb bati, Dist. Howrah.
31. pradhan, Sarenga Gram panchayat, Dist. Howrah.
32. pradhan, Beldubi Gram panchayat, Vill. & P.O. Beldubi Dist. Howrah
33. pradhan, Sahapur Gram panchayat, Vill. & P.O. Belkuli, Dist. Howrah
34. pradhan, Raghudebpur Gram panchayat, Vill. Gosalchak, P.O. Belkulia Dist. Howrah.
35. pradhan, Khalisani Gram panchayat, Vill. & P.O. Khalisani via Chakkasi, Dist. Howrah
36. pradhan, Rameswarnagar Gram panchayat, Vill Chakmadhu, P.O. Radhanagar, Dist. Howrah.

By Order of the Authority



(Dr. K. K. Bagchi)

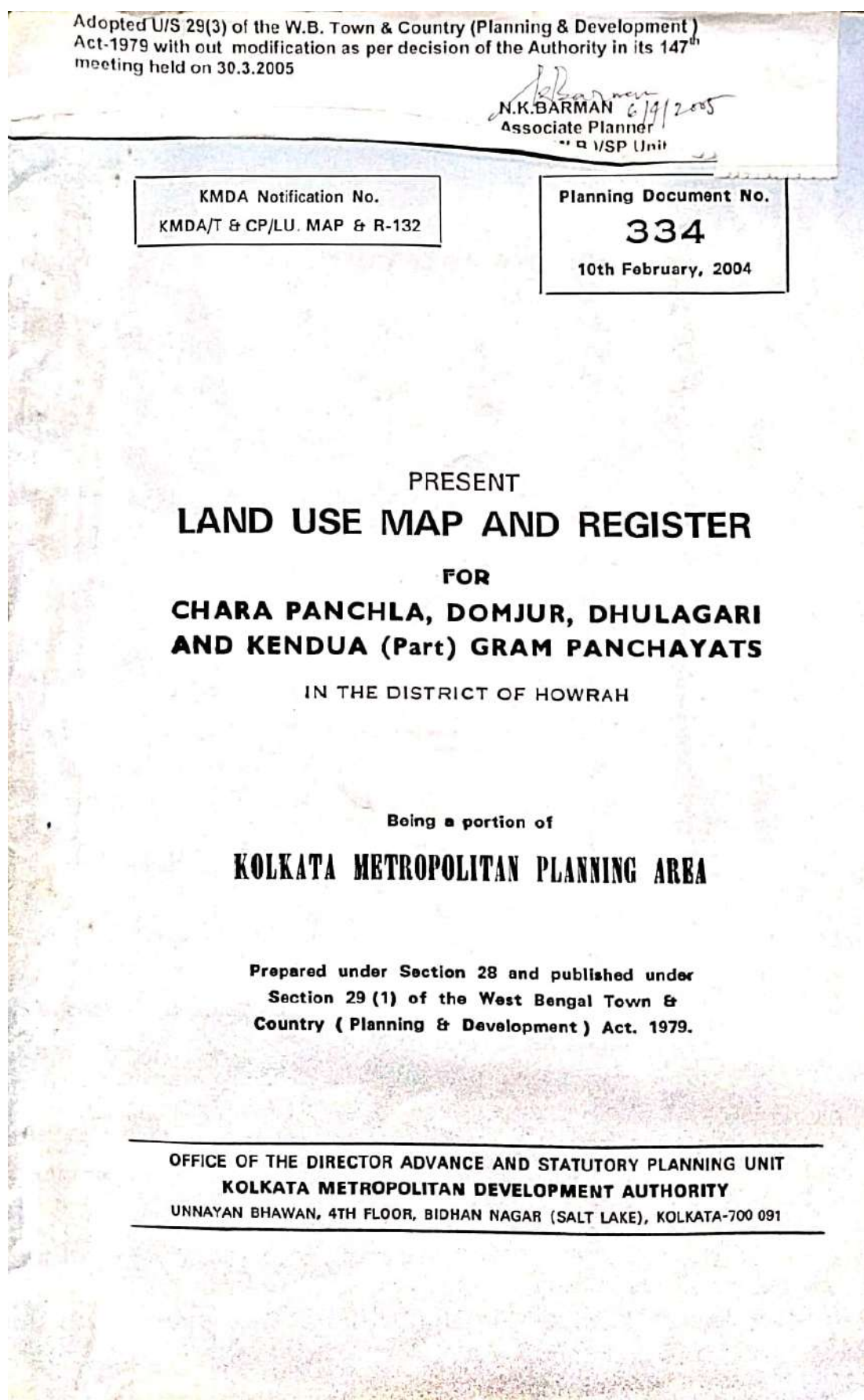
Chief Executive Officer,
Calcutta Metropolitan Development Authority

Date of publication of Notification 30-8-1991

C. M. D. A.

— Information to Public —

The Present Land Use Maps & Register prepared And published By CMDA are Not Intended for Acquisition Of any Land Or Building.





KOLKATA METROPOLITAN DEVELOPMENT AUTHORITY
DD-1, BIDHANNAGAR, KOLKATA-700 064

NOTIFICATION

Public Notice under Section 29(1) of the West Bengal Town & Country (Planning & Development) Act, 1979—Regarding Preparation of Present Land Use Maps and Registers:

Notice is hereby published under Section 29(1) of the West Bengal Town & Country (Planning & Development) Act, 1979, that the Kolkata Metropolitan Development Authority has, in exercise of its power conferred by Section 28 of the said Act, prepared present Land Use Map(s) & Register(s) indicating the Predominant Use of Land in respect of portions of Kolkata Metropolitan Planning Area described in the schedule below -

SCHEDULE

Sl No.	Reference of Notification	GramPanchayat/Municipality, P.S. & Districts (with details)	Places of Inspection of Maps & Register on Monday, Wednesday & Friday between 11.30 A.M. to 3.00 P.M.
	CMDA/T & CP/LU MAP & REG No		Office Of The:
I.	R-131	<u>Dist: Nadia</u> Sarati Gram Panchayat (Part), P.S. Kalyani : i) Char Raghunathpur (J.L. 52/193) Kanchrapara Gram Panchayat (Part) P.S. Kalyani: i) Char Jadubati (J.L. 53), ii) Char Jajira (J.L. 52/194), iii) Char Madhusudanpur (J.L. 52/195), iv) Muratipur (J.L. 51), v) Chandmari (J.L. 78), Saguna Gram Panchayat (Part), P.S. Kalyani : i) Joydebbati (J.L. 79) ii) Saguna (J.L. 80) iii) Krishnapur (J.L. 81)	1. District Magistrate/Addl. District Magistrate (Dev.), Nadia & Howrah for the concerned area. 2. Director of Local Bodies, Purta Bhavan, Bidhannagar, Kolkata-91 3. Director of Panchayat, Panchayat Bhavan, 11A, Kiran Sankar Roy Road, Kolkata-700 001 4. Sabhadhipati, Howrah & Nadia, Zilla Parishad concerned. 5. Sabhapatis of the concerned Panchayat Samities for the concerned area.

Sl No.	Reference of Notification	Gram Panchayat/Municipality, P.S. & Districts (with details)	Places of Inspection of Maps & Register on Monday, Wednesday & Friday between 11.30 A.M. to 3.00 P.M.
	CMDA/T&CP / L.U. MAP & REG No		Office Of The
2.	R-132	<u>Dist. Howrah</u> Chara Panchla Gram Panchayat P.S. Panchla : i) Panchla (J.L. 24) Domjur Gram Panchayat P.S. Domjur : i) Bhandardaha (J.L. 32) ii) Domjur (J.L. 33) Kendua Gram Panchayat (Part) P.S. Sankrail : i) Sulati (J.L. 3) ii) Sandhipur (J.L. 4) iii) Nabaghara (J.L. 6) Dhulagari Gram Panchayat P.S. Sankrail : i) Dhulagari (J.L. 1)	6 Pradhans of the concerned Gram Panchayats. 7 Institute of Local Govt. and Urban Studies, HC-Block, Sector-III, Bidhannagar, Kolkata-700 091. 8. Director, Public Relations, KMDA DD-I, Bidhannagar, Prashasan Bhavan, Kolkata-700 064 9. Director, Advance & Statutory Planning Unit, KMDA, Unnayan Bhawan, (4 th Fl.) Bidhannagar, Kolkata-700 091

Any person may, within 30 days of publication of this notice, file objection in writing in triplicate with respect to the Maps and Registers either in person or by post. Such objection in triplicate, addressed to "The Chief Executive Officer, KMDA" will be received by the office of the :

Director, Advance & Statutory Planning Unit
 Unnayan Bhawan (4th Fl.), KMDA
 Bidhannagar, Kolkata-700 091

On any working day between 11.30 A.M. to 3.00 P.M. till the expiry of 30 days from the date of publication.

Date of Notification : 10th Feb., 2004

By Order of the Authority,

Sd/-
 Alapan Bandyopadhyay
 Chief Executive Officer, KMDA

THE PRESENT LAND USE MAP AND REGISTERS PREPARED AND PUBLISHED BY KMDA ARE NOT INTENDED FOR ACQUISITION OF ANY LAND OR BUILDING.

KMDA Notification No.
KMDA/T & CP/LU MAP & R-130

Planning Document No.

338

3rd May, 2005

PRESENT
LAND USE MAP AND REGISTER
FOR
DAKSHIN JHAPARDAHA AND MAKARDAHA-I (PART)
GRAM PANCHAYATS
Under Domjur Police Station
In the District of Howrah

Being a Portion of
KOLKATA METROPOLITAN PLANNING AREA

Prepared under Section 28 and published under
Section 29 (1) of the West Bengal Town &
Country (Planning & Development) Act, 1979.

OFFICE OF THE DIRECTOR, STATUTORY PLANNING UNIT
KOLKATA METROPOLITAN DEVELOPMENT AUTHORITY
UNNAYAN BHAVAN, 4TH FLOOR, BIDHAN NAGAR, SALT LAKE, KOLKATA-700 091

KOLKATA METROPOLITAN DEVELOPMENT AUTHORITY
DD-1, BIDHANNAGAR, KOLKATA- 700 064

NOTIFICATION

Public Notification under Section 29(1) of the West Bengal Town & Country
(Planning & Development) Act, 1979 - Regarding Preparation of Present Land Use
Maps and Registers:

Notice is hereby published under 29(1) of the West Bengal Town & Country (Planning & Development) Act, 1979, that the Kolkata Metropolitan Development Authority has, in exercise of its power conferred by Section 28 of the said Act, prepared present Land Use Map(s) & Register(s) indicating the predominant Use of Land in respect of portions of Kolkata Metropolitan Planning Area described in schedule below:-

SCHEDULE

Sl.No.	Reference of Notification	Gram Panchayat /Municipality, P.S. & District(with details)	Places of Inspection of Maps & Registers on Monday, Wednesday & Friday between 11.30AM to 3.00PM
	KMDA/T&CP /LU MAP & REG.No.		<u>Office of the:</u>
1.	R-136	<u>Dist: Howrah</u> P.S. Domjur 1.Dakshin Jhapardaha G.P. Mouza:- i) Dakshin Jhapardaha(JL.15) 2.Makardaha-I (P) G.P. Mouza:- i) Makardaha (J.L.34) ii) PurbaNoapara (J.L. 31)	1.District Magistrate/Addl. District Magistrate (Dev.), Howrah- for the concerned area. 2. Director of Local Bodies, Purta Bhavan, Bidhannagar, Kolkata-700 091 3. Director of Panchayat, Panchayat Bhavan, Jessop Building, 63, Netaji Subhas Rd. Kolkata- 700 001 4. Sabhadipati , Howrah Zilla Parishad concerned. 5.Sabhapaties of the concerned Panchayat Samities for the concerned area.

			6. Pradhans of the concerned Gram Panchayats 7. Institute of Local Govt. and Urban Studies, HC-Block, Sector-III, Bidhannagar, Kolkata - 700 091 8. Director, Public Relations, KMDA, DD-1, Sector-I, Bidhannagar, Prashasan Bhavan, Kolkata- 700 064 9. Director, Statutory Planning Unit, KMDA Unnayan Bhawan, 4th fl. Bidhannagar, Kolkata-700 091
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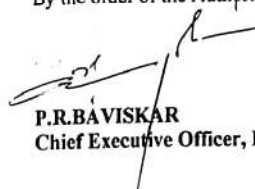
Any person may within 30 days of publication of this notice, file objection in writing in triplicate with respect to the Maps and Registers either in person or by post. Such objection in triplicate, addressed to "The Chief Executive Officer, KMDA" will be received by the office of the :

**Director,
Statutory Planning Unit, KMDA
Unnayan Bhavan (4th floor),
Bidhannagar, Kolkata -700 091**

on any working day between 11.30 A.M. to 3.00 P.M. till expiry of 30 days from the date of publication.

Date of Notification :

By the order of the Authority,


P.R. BAVISKAR
Chief Executive Officer, KMDA

Information to Public :-

**THE PRESENT LAND USE MAPS AND REGISTERS PREPARED AND
PUBLISHED BY K.M.D.A. ARE NOT INTENDED FOR ACQUISITION OF
ANY LAND OR BUILDING**

LOCATION OF DOMJUR PANCHAYAT SAMITY WITHIN KMA

LEGEND :

-  MAJOR ROADS
-  MINOR ROADS
-  RAILWAYS
-  CANALS
-  KMA BOUNDARY
-  MUNICIPAL CORPORATION BOUNDARY
-  PANCHAYAT SAMITY BOUNDARY
-  MUNICIPAL BOUNDARY
-  RAILWAY STATION
-  RAILWAY TERMINAL
-  PANCHAYAT SAMITY AREA
-  MUNICIPALITY AREA
-  CORPORATION AREA
-  DEFENCE/ OTHER AREAS
-  DISTRICT BOUNDARY (NOT UNDER JURISDICTION OF KMA)
-  DOMJUR PANCHAYAT SAMITY UNDER JURISDICTION OF K.M.A.

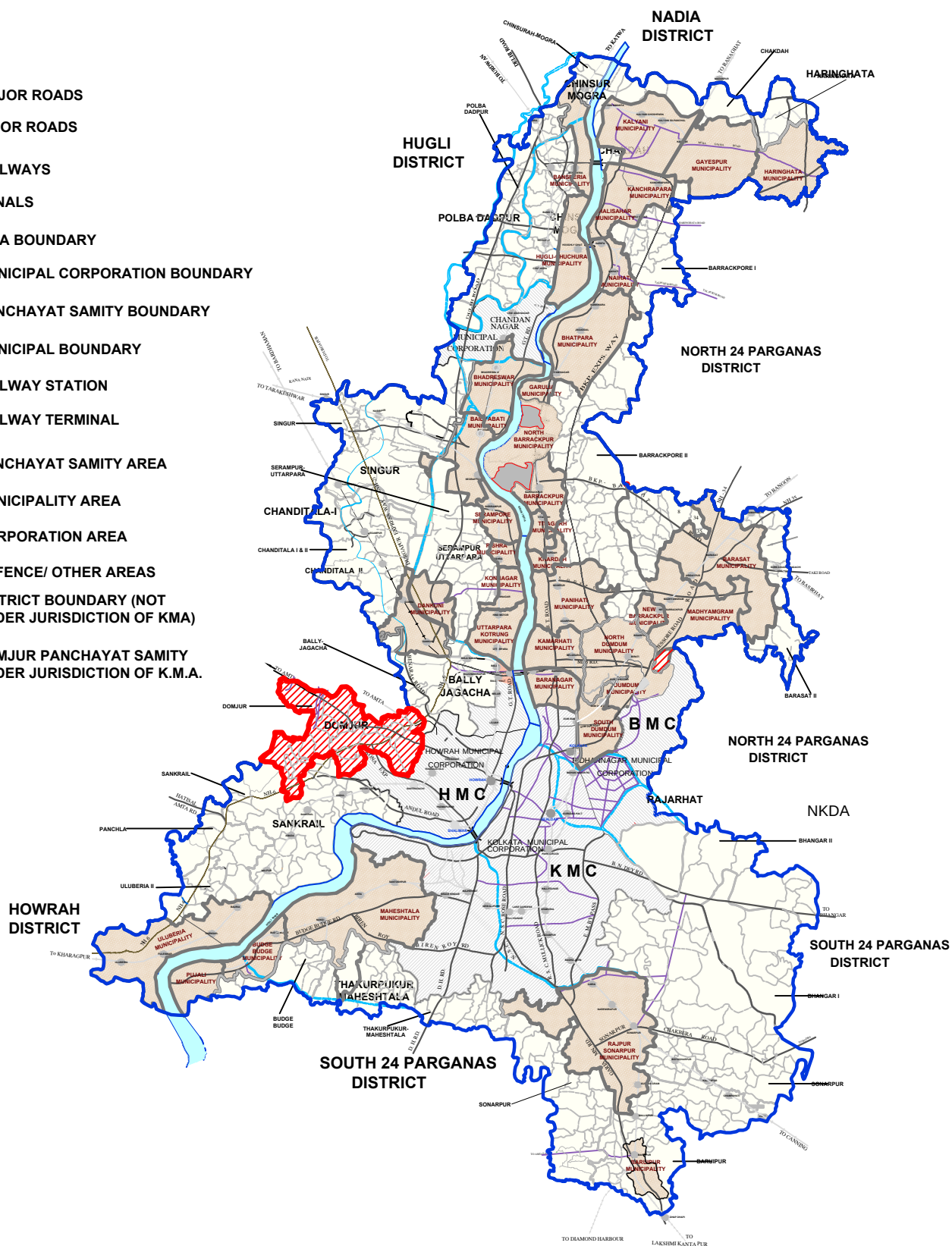


DIAGRAM I



PLANNING DEPARTMENT
KOLKATA METROPOLITAN DEVELOPMENT AUTHORITY

0 1.5km
SCALE

LAND USE AND DEVELOPMENT
CONTROL PLAN
FOR
DOMJUR PANCHAYAT SAMITY

LEGEND

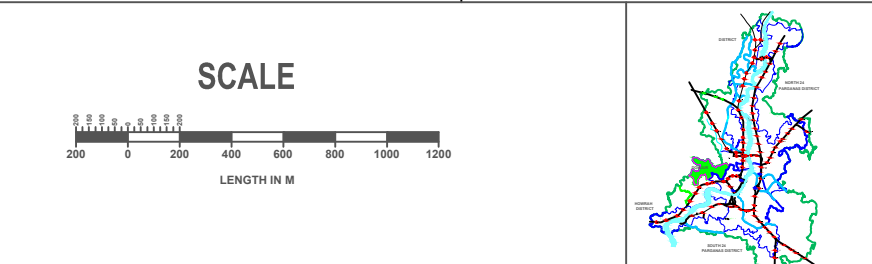
- K.M.A. BOUNDARY
- BLOCK BOUNDARY
- PANCHAYAT BOUNDARY
- MOUZA BOUNDARY
- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC & SEMI PUBLIC, PUBLIC UTILITIES & SERVICES
- VACANT LAND
- OPEN SPACE (PARK, PLAY-GROUND & STADIUM)
- AGRICULTURAL LAND
- VEGETATION
- RAILS (TRANSPORTATION)
- NATIONAL HIGHWAY/EXPRESS HIGHWAY (TRANSPORTATION)
- ROAD (TRANSPORTATION)
- RIVER & CANAL (WATERBODY)
- LAKE/ POND (WATERBODY)
- CULVERT

PREPARED BY
**KOLKATA METROPOLITAN
DEVELOPMENT AUTHORITY**

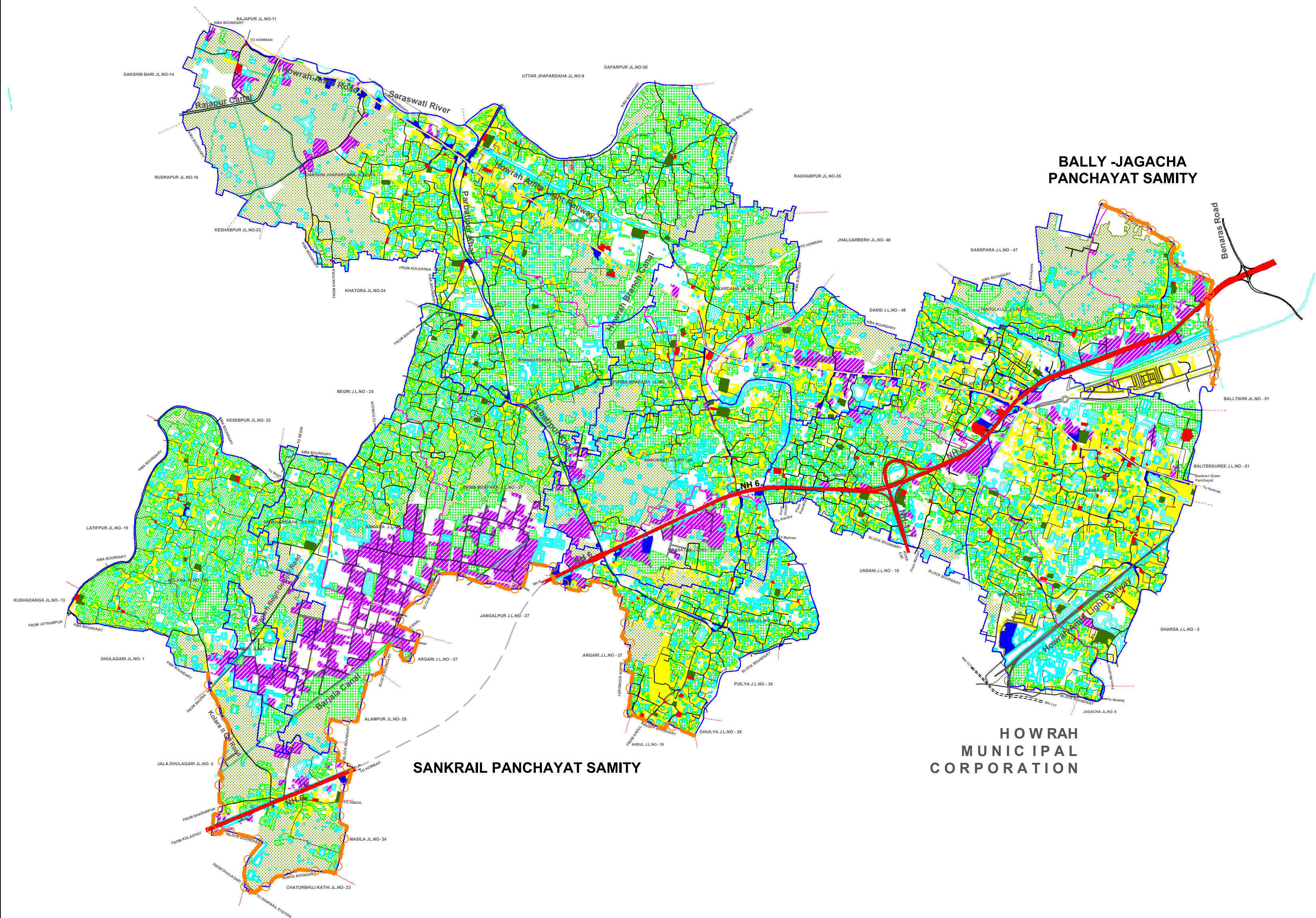
OFFICE OF THE DY. DIRECTOR LUPC (EAST/WEST BANK)
STATUTORY PLANNING UNIT

EXISTING LAND USE MAP
(AS PER SECTION 31 OF TOWN & COUNTRY (PLANNING AND DEVELOPMENT) ACT, 1979)

DIAGRAM NO-03
DATE : 14/12/ 2021



ASST. PLANNER	ASSO. PLANNER	DY. DIRECTOR	ADDL. DIRECTOR	DIRECTOR
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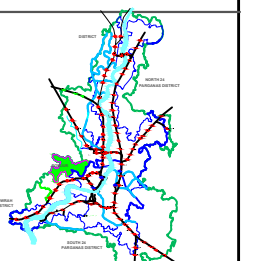
LEGEND



OFFICE OF THE DY. DIRECTOR LUPC (EAST/WEST BANK)
STATUTORY PLANNING UNIT

DIAGRAM NO-04

DATE : 28/02/ 2023



ASST. PLANNER	ASSO. PLANNER	DY. DIRECTOR	ADDL. DIRECTOR	DIRECTOR
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