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**LANDUSE AND DEVELOPMENT CONTROL
PLAN(AMEMDED)**

**For
Dum Dum Municipality
(Being a portion of Kolkata Metropolitan Area)**

**Prepared Under Section 40 (1) of West Bengal Town & Country
(Planning & Development) Act, 1979**

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PREFACE

Land Use & Development Control Plan (LUDCP) for Dum Dum Municipal Area was prepared under section 31 of the T &CP (Planning & Development) Act, 1979 in the year 1998 and after being duly approved u/s 37(2) vide Letter No: 4318-UD/O/SB-29/95dated 15.12.98the same was published in the Official Gazette on 22.03.99.

The amended LUDCP for the Dum Dum Municipal Area is being prepared based on Present Land Use map (revised) including diagrams and schedules as per obligation, under section 40(1) of the W.B.T &C (Planning & Development) Act, 1979, on completion of 10 years of publication of the LUDCP for Dum Dum Municipal Area.

PART I – INTRODUCTION

Chapter 1: Short Title and Application

- 1.1. The present document including the schedules and diagrams may be called The “Land Use and Development Control Plan”(amended) for the Dumdum Municipality within Kolkata Metropolitan Area.

- 1.2. This shall apply to whole of Dum Dum Municipality (consisting of 22wards) and shall come into effect from the date of Gazette Notification of this document by Govt. of West Bengal.

Chapter 2: Definitions

- (1) "The Act" means the West Bengal Town and Country (Planning and Development) Act, 1979 (West Bengal Act XIII of 1979).
- (2) "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.
- (3) "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.
- (4) "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.
- (5) "Architect" means a person who is registered as an Architect by the Council of Architecture under the Architects Act, 1972 (20 of 1972).
- (6) "Amenities and facilities" include School, Health Centers, 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 abut a street having a width of not less than 10 meters.
- (7) "Balcony" means a semi open space including horizontal projection with a handrail or balustrade to serve as passage or sitting out place.
- (8) "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.
- (9) "Building plan" means a plan accompanying a notice for sanction or provisional sanction for erection, re-erection, addition to or alteration, of a building.

(10) "Chajja" or "Cornice" means a sloping or horizontal structural overhang usually provided over openings on external walls to provide protection from sun and rain;

(11) "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;

(12) "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 institutional and sarais; and the expression "commercial" shall be construed accordingly;

(13) "Commercial use" means the use of any land or building or part thereof for purposes of retail or wholesale commerce or for storage of goods or as an office, whether attached to any industry or otherwise; Retail and Wholesale Commercial use determines the commercial/storage/office activities associated with 'Mercantile (retail)' and 'Mercantile (wholesale)' occupancy respectively.

(14) "Competent Authority" is a designated Central/State Govt. Department, Organization, 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.

(15) "Cul-de-sac" means a public or private street or passage closed at one end with arrangement for turning a vehicle at dead end.

(16) "Courtyard" means a space at ground level or any other level permanently open to the sky, enclosed fully or partially by building within or adjacent to a building and includes a courtyard enclosed on all sides or a courtyard where one of the sides is not enclosed;

(17) "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.

(18) “Department” means Urban Development and Municipal Affairs Department, Government of West Bengal (UD&MA Department, Govt. WB).

(19) “Depth” in relation to a plot means the distance from the front to the rear line of the plot.

(20) “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.

(21) “Drainage” means the removal of any liquid by a system provided for the purpose.

(22) “Escalator” means a mechanical device to transport persons between two or more levels in an inclined direction by means of guided moving steps.

(23) “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.

(24) "Floor Area" - Floor area means the covered area of a building at any floor level.

(25) "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:-

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

(26) “Garage” means a building or portion thereof designed and used for parking of motor driven or other vehicles.

(27) “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.

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

$$\text{Ground Coverage} = \frac{\text{Area Covered by building}}{\text{Total area of the plot}} * 100$$

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;

(29) "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

(30) "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;

(31) "Industrial Use" includes the use of any land or building or part thereof for purposes of industry;

(32) "Khatal" means a place where cattle are kept or maintained for the purpose of trade or business in cattle including business in milk;

(33) "Ledge" or "Tand" means a shelf-like projection, supported in any manner except by means of vertical supports within a room itself but not having projection wider than 0.75 metre, to be used only as storage space;

(34) "Land Use", means the predominant use of a land or plot.

(35) "Local authority" means a 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).

(36) "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.

(37) "Means of Access" means a public street or private street or passage open to the sky, and includes a passage which may not be open to sky in the case of partition of an existing building;

(38) "Open Space" means an area, forming an integral part of the site, at the ground level open to the sky;

(39) "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;

(40) "Parks & Public open space" means 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.

(41) "Passage " means a means of access which is not a private street or a public street and which provides access to not more than three plots and includes footway and drains attached to the passage and also includes all lands up to the property line of the plots abutting the passage;

(42) "Private Street" means any street, road, land, 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;

(43) "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.

(44) "Plot" means a parcel of land for which Development Permission has sought for from the Authority.

(45) "Public and Semi-public use" includes the use of any land or building or part thereof for purposes of administration, banking, education, health, exhibition and live programs such as banks, offices, courts, jails, educational and health facilities, libraries, museums, stadiums, city halls, etc.

(46) "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;

(47) "Residential Use" includes the use of any land or building or part thereof for purposes of "Residence";

(48) "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;

(49) "Section" means a section of the West Bengal Town and Country Planning [Planning and Development] Act of 1979;

(50) "Tenement" means an independent dwelling unit.

(51) "Transportation and Communication use" includes the use of structures, buildings or the part thereof for the purpose of traffic corridors, passenger shelters, vehicle-sheds, etc.

(52) "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 that is covering more than 50% of the floor area of the building. In case no single occupancy covers more than 50% of the floor area of a building, it shall be classified as a building of "mixed use" or occupancy. The classification of buildings based on principal occupancy, shall be as follows:

(a) "Residential Building" that is to say any building in which sleeping accommodation is provided for normal residential purpose as the principal use with or without cooking facility or dining, facility or both. Such building shall include one or two or multi-family dwellings, lodging or rooming houses, hostels, dormitories, apartment houses and flats, and private garages;

(b) "Educational Building" that is to say any building used for school, college, library or day-care purposes as principal use involving assembly for instruction, education or recreation incidental to education;

(c) "Institutional Building" that is to say any building or part thereof ordinarily providing sleeping accommodation for occupants and used principally for the purposes of medical or other treatment or care persons suffering from physical or mental illness, disease or infirmity, care of infants, convalescents or aged persons and for penal or correctional detention in which

the liberty of the inmates is restricted, such building shall include hospitals, clinics, dispensaries, sanatorium, custodial institutions and penal institutions like jails, prisons, mental hospitals and reformatories;

(d) "Assembly Building" that is to say any building or part thereof where groups of people congregate or gather for amusement or recreation or for social, religious, patriotic, civil, travel, sports, and similar other purposes as the principal use. Such building shall include theatres, motion picture houses, drive-in-theatres, city halls, town halls, auditoria, exhibition halls, museums, skating rinks, gymnasiums, restaurants, eating houses, bars, hotels, boarding houses, places of worship, dance halls, club rooms, gymkhanas, passenger station and terminals of air, surface and other public transportation services, recreation piers and stadiums;

(e) "Business/Commercial Building" that is to say any building or part thereof used principally for transaction of business for keeping of accounts and records or for similar purposes. Such building shall include offices, banks, professional establishments, court houses if the principal function of such offices, banks, professional establishments or court houses is transaction of public business or keeping of books and records. Such building shall also include buildings or premises solely or principally used as an office or for office purpose;

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 (retail)" that is to say any building or part thereof used principally as shops, stores or markets for display or retail sale of merchandise or for office and storage of service facilities incidental thereto;

(g) "Mercantile(wholesale)" that is to say any building or part thereof used principally as shop, store or market for display or sale of merchandise on wholesale basis, or for office storage or service facilities incidental thereto, and shall include establishments, wholly or

partly engaged in wholesale trade, manufacturer's wholesale outlets including related storage facilities, warehouses and establishments engaged in truck transport (including truck transport booking agencies;

(h) "Industrial Building" means, any building or structure or part thereof used principally for fabrication, assembly and or processing of goods and materials of different kinds. Such building shall include laboratories, power plants, smoke houses, refineries, gas plants, mills, dairies, factories and workshops;

(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 storage, freight depots, transit sheds, store houses, public garages, hangars, grain elevators, silos, barns and stables;

(j) "I.T. and I.T.Es" – means, any 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 industrial or storage building or part thereof used principally for the storage, handling, manufacture or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity or which may produce poisonous fumes or explosions during storage, handling, manufacture or processing or which involve highly corrosive, toxic or noxious alkalis, acids or other liquids or chemicals producing flames, fumes, explosions or mixtures of dust or which result in the division of matter into fine particles subject to spontaneous ignition;

(53) "Width of a street" means the whole extent of space, including the footpath, within the boundaries of the street as specified in the survey/mouza map or any other records of a Gram Panchayat/Municipality/Municipal Corporation.

(54) "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.

(55) “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 West Bengal Fisheries Act,1984 including its amendments from time to time.

(56) “Agriculture” includes horticulture, framing, of crops, fruits, vegetables, flowers grass, fodder and, or any kind of cultivation of soil, breeding and keeping of livestock including cattle, horses, pigs and poultry and the use of land which is ancillary to the framing of land or any other 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 of “agricultural” shall be constructed accordingly.

(57) “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

(58) “Kolkata Metropolitan Area” means the Kolkata Metropolitan Planning area as referred to in Section 16 of the West Bengal Town and Country Planning (Planning and Development) Act of 1979.

(59) “Land Use Development Control Plan” (LUDCP) or “Development Plan” means the Land Use and Development Control Plan [LUDCP] prepared for any Local body, or corporation as approved by the Government of West Bengal under section 37 (2) of the West Bengal Town and Country [Planning and Development] Act, 1979.

(60) “Development Authority” means a Development Authority constituted under this act and includes Kolkata Metropolitan Development Authority as referred to in Section 17 of the West Bengal Town and Country Planning (Planning and Development) Act of 1979.

Other words and expressions used in these regulations shall have the meanings respectively assigned to them in the West Bengal Town and Country (Planning and Development) Act, 1979.

Chapter 3: Power to Relax

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, relax any provision of these regulations for dealing with a case in a just and equitable manner.

PART II - USE OF LAND AND DEVELOPMENT POLICY

Chapter 4: Land Use, Demographic and Socio-economic Profile

4.1 Publication of LUMRs and Predominant Land Use

i) Present Predominant land use of this area has been shown in different maps and registers already published by Kolkata Metropolitan Development Authority- Notification No. CMDA/T&CP/LUM&R-50 dated- 23.02.1990, Adoption no. 1 dated 28.1.1999. Subsequently LUDCP for Dum Dum Municipality was approved by GoWB u/s 37(2) of the WB T&C (P&D) Act, 1979 vide its Letter No. 4318-UD/O/M/SB-29/95 dated 15.12.98.

ii) The present land use for Dum Dum Municipal area is based on land use map available from Dum Dum Municipality and subsequent ground survey by KMDA u/s 40 of WBT&C(P&D) Act, 1979 (refer **Map 3**). There is no major deviation of the earlier patterns and use of land, except increase of some commercial development and mixed uses along important arterial roads.

iii) The present land use in Dum Dum Municipality is predominantly residential (46.76%). Commercial area stretches along Jessore Road, and other important arterial roads like P.K. Guha Road, Harimohon Dutta Road, Incenarator Road, J.N. Tewary Road and Manujendra Dutta Road in Dum Dum Municipal area. Industrial areas are present in large chunks on the in the south eastern part of the municipal area abutting Jessore road and S.P Mukherjee road. Water bodies are scattered along the entire municipal area. The areas and percentages of 'Predominant Land Uses' existing in Dum Dum Municipal area are presented below. (refer **Map 2**-for location of road and railway network within Dum Dum Municipal area.

Table 4-1: Land use Breakup of Dum Dum Municipality

Land use type	Area in Sq.km	Area (%)
Residential	4.55	46.76
Industrial	1.15	11.80
Commercial	0.24	2.51
Public and Semi-public & Public Utilities	1.84	18.94
Transportation & Communication	0.97	9.93
Parks & Public Open Space	0.14	1.40
Water Body (Canals/Rivers, Ponds & Wetlands)	0.42	4.29
Green Cover (Orchards & Plantations)	0.37	3.84
Vacant Land	0.05	0.53
Total	9.73	100

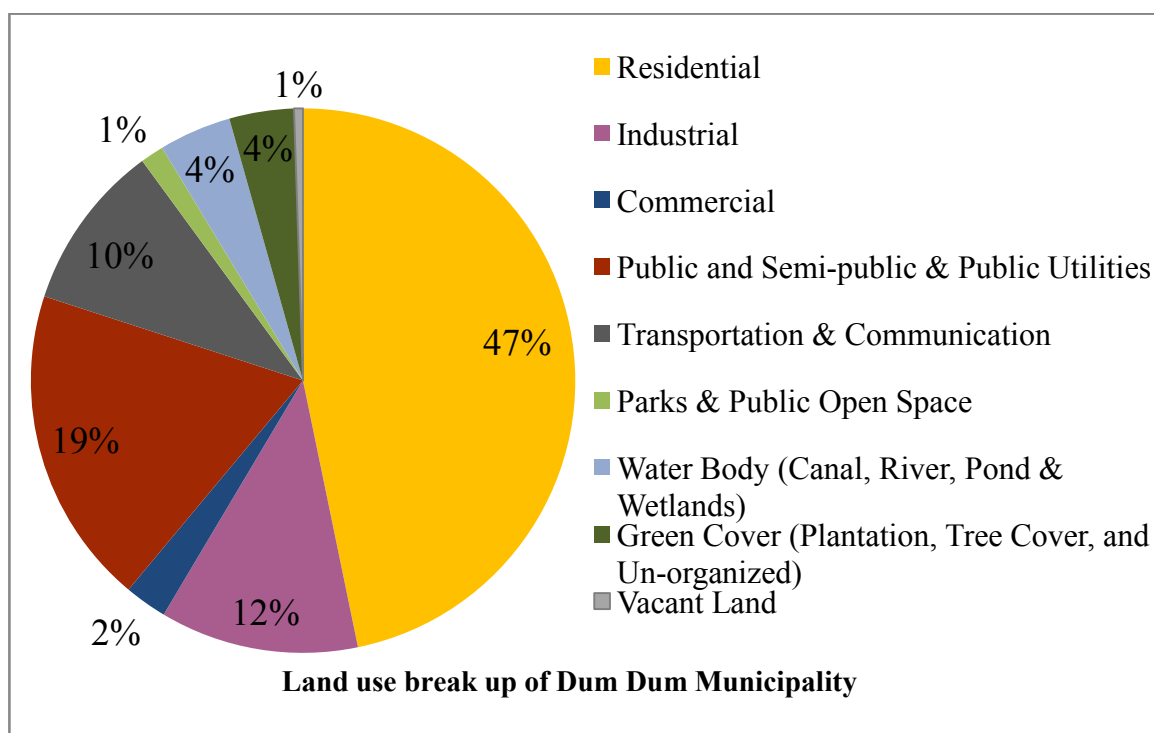


Figure 1: Existing Land use break up (in percentage) of Dum Dum Municipality

4.2 Demographic Profile

The total number of wards presently counts to 22 spreading over an area of 9.73sq.km. Present population of Dum Dum Municipality is 1,14,786 (census abstract 2011), which has grown by 12 per cent within last decade (2001-2011). The male and female populations are 58,566 (51%) and 56,220 (49%) respectively.

Table 4-2: Demographic Profile of Dum Dum Municipality

No of Wards	Area (sq.km)	Pop. 1991	Pop. 2001	Pop. 2011	Pop density 2011 (Persons/sq.km)	Population growth (2001-11)
22	9.73	41,000	1,02,319	114786	11085.48	12.18

4.3 Socio-Economic profile

Total number of workers in the area are 41,304, of which, 36,128 (87.4%) are main workers and 5,176 (12.5%) are marginal workers. Overall Literacy rate of this town is more than 85 per cent.

The area is well connected by roads (like Jessore Road, Belgharia Expressway) and rail links (like Dum Dum Cantonment, nearby Railway Stations) and has experienced sustained increase in population along with growth of service and ancillary uses like commercial, educational, institutional and health related facilities and other amenities.

Major existing industries in the area include the Ordinance factory and HMV (renamed as SARE GAMA). Based on these big houses, various small scale industries have sprawled up, influencing economic status of the area(Source: Draft Development Plan, Dum Dum Municipality 2007-2012). However, industrial estate named Jessop and Co., which used to manufacture railway wagons is sick and closed as on date.

Dum Dum Municipality maintains two municipal markets and three commercial complexes. There also exist five temporary day markets of green vegetables and fruits.

Since the area lacks suitable physical space for developmental activities as on date, the future role of the municipal area may continue to be as a residential town within KMA.

Chapter 5: Relationship with Neighboring Areas

Dum Dum Municipality is situated in the district of North 24 Paraganas in the east bank of river Hooghly at the central part of Kolkata Metropolitan Area. It is approximately 12 km away from Kolkata CBD. Dum Dum police station under Barrackpore Police Commissionerate has jurisdiction over Dum Dum municipal area with 22 (twenty two) numbers of wards.

Dumdum Municipality is bounded by the following:

- **North:** South Dum Dum Municipality
- **East:** Bidhan Nagar Municipal Corporation, formerly Rajarhat- Gopalpur Municipal Area
- **South:** South Dum Dum Municipality (partial)
- **West:** South Dum Dum Municipality, separated by, Sealdah- Bongaon line

Map 1 shows the location of Dum Dum Municipality in Kolkata Metropolitan Area (KMA).Dum Dum Municipality is well linked by rail and road with Kolkata Metropolitan Area and its hinter land. The regional connectivity of the Municipal area is served mainly by: Belgharia Expressway (connecting to the west bank of the Hooghly River via Vivekananda Setu), Jessore Road (running in the eastern side of the municipality connecting it to north and south of the KMA).Dum Dum Cantonment, and Durganagar are Railway Stations within Dum Dum Municipal area, while, Jessore Road and Airport Station railway station are newly established stations near Dum Dum Municipal Area. The existing Metro station in ‘Dum Dum’ exists in the South Dum Dum Municipal Area. There is also a proposed metro line along Jessore Road up to Barasat.

PART III – DEVELOPMENT POLICY AND PRESCRIPTIONS

Chapter 6: Development Policy

The policy for development and general use of land in Dum Dum Municipality will include the following:

6.1 Development –Goals &Objectives:

The Goals &Objectives of development vis-à-vis growth of the area would be guided by the following broad considerations:

1. Existing parks, playgrounds, organized and public open spaces shall be preserved and efforts shall be made for creation of new parks, playground and open spaces.
2. Efforts shall be made to keep schools, education buildings, hospitals away from noise and pollution.
3. Buildings that are important from historical, architectural, environmental and ecological point of view shall be indicated for preservation and conservation.
4. Efforts shall be made for improvement of compatible uses of land in different zones and to prescribe coverage, front, side, height of the buildings, parking requirements etc.
5. Efforts shall be made to preserve the wet lands, tanks, ponds and water bodies, orchards following existing status.
6. The development of building and land for different uses in different zones will be guided and controlled through appropriate regulation.

6.2 Strategy for Development:

The strategy for development and general use of land in the area will include the following:

1. The present pattern of mixed land use has to be controlled and encouraged for better living condition.
2. Techniques like Non-conventional energy utilization, rainwater harvesting and Urban Agriculture would be encouraged.
3. Each and every plot must have good landscaping and shady trees may be provided along the boundary wall of the plot. Measures would be taken to preserve a part of the total open space within a plot as Unpaved Green Open Space a) for Rain water percolation and b) to provide a base for vegetative cover with in a plot.
4. Efforts will be made for future widening of street.

5. Mixing of occupancy would be controlled by regulating allowable percentage in different building and zones.

The Rules, Regulations, Provisions, Schedules, Diagrams, Proposal or any other matter 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) Bengal Municipal Act, etc.

Notwithstanding anything (interpretation/explanation) contained/covered in this document, the view of the State Government shall be final and binding on all concerned.

The infrastructure gaps identified by the concerned authorities shall be addressed as it may be applicable through Municipality owned vacant lands. Presently the gaps identified are being taken care of in the intra-municipal, trans-municipal infrastructure plan and the other schemes as applicable.

Chapter 7: Development Control Zones under Dum Dum Municipality

The entire area covered under this Land Use and Development Control Plan is divided into four Development Control Zones for the purpose of formulating the general proposals for development and use of land as well as for framing of Development Control Regulations. The Development Control Zones are indicated in paragraphs 7.1 to 7.4 below and are shown in **(Refer Map 04)**.

7.1 Development Control Zone “R”:

Development Control Zone “R” comprises of the areas that are principally used for residential purposes mixed with other compatible uses. This zone includes the areas which are also likely to be used in future for residential and allied activities.

The Development Control Zone “R” consists of those areas of Dum Dum Municipality, which are not included in Development Control Zone “C”, “SP”, “AZ” and “DZ”.

7.2 Development Control Zone “C”:

Development Control Zone “C” comprises of the areas that are used principally for commercial purpose mixed with other uses. This zone includes areas which are likely to be used in future for commercial activities.

The “C” zone comprises of the following parcels:

Parcel C-I: All the plots and premises up to 50m from the center-line on either side of P.K. Guha Road, Harimohon Dutta Road, Incinerator Road, J.N. Tewary Road and Manujendra Dutta Road

Parcel C-II: All the plots and premises up to 100m from the center-line on northern side of Jessore Road.

Parcel C-III: All the plots and premises up to 100m from the center-line on southern side of Jessore Road excluding the plots demarcated within “AZ” and “DZ” zone.

7.3 Development Control Zone “SP”:

Development Control Zone “SP” comprises of the areas that are of special characteristics, e.g. existing sick industry, and prevailing administrative and police area.

The zone comprises of all the plots and premises up to 500m from the central-line on southern side of Belgharia Expressway.

7.4 Development Control Zone “Airport Zone”:

Development Control Zone “AZ” comprises of the entire limits of Netaji Subhas Chandra Bose International Airport and all lands owned, possessed and / or controlled by Airport Authority of India (AAI).

7.5 Development Control Zone “Defense Zone”:

Development Control Zone “DZ” comprises of the entire plots consisting the ordinance factory and other activities owned, possessed and / or controlled by the Ministry of Defense, Govt. of India (GoI).

Chapter 8: Prescriptions for Use of Land

The Chapter indicates prescriptions for the use of land under the proposed land use zones as delineated in Chapter 7 of this LUDCP.

<p>8.0</p> <p>Uses Prohibited in all zones</p>	<p>A. “Khatal” (as indicated in the definition in Chapter no. 3)</p> <p>B. Hazardous uses/Buildings (as indicated in the definition in Chapter no. 2)</p> <p>C. New Industrial building or extension of existing industrial building falling under Special Red and Ordinary Red category as indicated in Annexure-I and II of this LUDCP.</p> <p>D. Any other use incompatible in the opinion of the State Government, Pollution Control Board, KMDA and/or Panchayats with reasons appropriately recorded in writing or Dum Dum Municipality with reasons appropriately recorded in writing and duly approved by Urban Development & Municipal Affairs Department, Govt. of West Bengal.</p>
<p>8.1</p>	<p>Development Control Zone “C”:</p>
<p>Prohibited</p>	<p>a) New Industrial building or extension of existing industrial building except for those industries listed in Annexure IV & V (green and exempted) of this Land Use and Development Control Plan.</p> <p>b) New mercantile (wholesale) building and extension of existing mercantile (Wholesale) building</p>
<p>Permitted</p>	<p>a) Residential</p> <p>b) Retail Commercial</p> <p>c) Public and Semi public</p> <p>d) Public Utilities and Services</p> <p>e) Industry in Annexure III, IV & V (under green, exempted and white category) of this Land Use and Development Control Plan</p> <p>f) Mixing of use as indicated in Chapter 10.</p>
<p>8.2</p>	<p>Development Control Zone “R”</p>
<p>Prohibited</p>	<p>a) New Industrial building or extension of existing industrial building except those listed under Annexure-IV & V (green and exempted).</p> <p>b) New mercantile (wholesale) building and extension of existing mercantile (wholesale) building.</p>
<p>Permitted</p>	<p>a) Residential</p> <p>b) Retail Commercial</p> <p>c) Public and Semi public</p>

	<p>d) Public Utilities and Services</p> <p>e) Industry in Annexure III, IV & V (under green, exempted and white category) of this Land Use and Development Control Plan.</p> <p>f) Mixing of use as indicated in Chapter 10.</p>
8.3	Development Control Zone “SP”
Prohibited	As specified under point 8.0 of this Land Use and Development Control Plan
Permitted	<p>a) Residential uses</p> <p>b) Retail Commercial</p> <p>c) Wholesale Commercial</p> <p>d) Public and semi-public uses</p> <p>e) Public Utilities, services and allied uses</p> <p>f) Transportation, communication and allied uses</p> <p>g) New industry and extension of existing industry</p> <p>h) Mixing of use as indicated in Chapter 10</p>
8.4	Development Control Zone “Airport Zone”
Prohibited	a) All other uses except specified under (b) and (c).
Permitted	<p>b) All uses, directly or indirectly, incidental or consequential to Airport activities.</p> <p>c) Uses as may be specified/proposed by Airport Authority of India (AAI) from time to time.</p>
8.5	Development Control Zone “Defense Zone”
Prohibited	a) All other uses except specified under (b) and (c).
Permitted	<p>b) All uses, directly or indirectly, incidental or consequential to Defense activities.</p> <p>c) Uses as may be specified/proposed by Ministry of Defense, GoI from time to time.</p>

N.B:

- i) All existing uses under Dum Dum Municipality may continue provided they confirm to the norms and standards as may be delineated by PCB from time to time.
- ii) For Siting policy of different categories of Industries refer to Annexure VI of this Land Use and Development Control Plan.

Note: Development charge

1. Refer section 103 and 104 of WB T&CP(P&D) Act, 1979 and its sub-sections for a) Institution of use b) change of use and c)for carrying out any other development.
2. In accordance with the notification: No.2118-T & CP/C-2/T & CP/3A-5/2008 dated 19.09.2008 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 & 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. (Rates of development charge as per Notification Annexed).

Chapter 9: Prescriptions for Use of Land for some Specific Plots and Premises

In plots and premises recorded in Municipal records as parks and public open spaces, no development is permitted excepting those stipulated in Chapter 25 of this Land Use and Development Control Plan.

In plots and premises listed in Schedule II of this Land Use & Development Control Plan which are presently being used as crematorium, burial ground, temple, mosque, church and spaces where last rites are performed after death by different communities, no development is permitted excepting those stipulated for parks and public open spaces of different size groups as given in Chapter 25 of this Land Use and Development Control Plan.

For the plots and premises listed in Schedule III, VI, VII, of this Land Use & Development Control Plan which are presently being used as Educational institute, Institutional buildings, Heritage buildings, precincts, monuments and ecologically fragile areas requiring preservation from historical, architectural, environmental, ecological point of view, 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.

Chapter 10: Prescription for Mixing of Occupancies

Mixing of use (s) in a building under Industrial Use/Occupancy listed under red/orange category as per Annexure I & II of this Land Use and Development Control Plan is prohibited.

1. Every plot on which building operation to be undertaken must mention a principal use or occupancy (having highest percentage among the constituent uses or occupancies).
2. The mixing of other uses or occupancies with the principal use or occupancy shall be allowed as mentioned in Table below:

Table 10-1: Permissible mixing of occupancies

Principal Use/ Occupancy	Uses not permissible for mixing.	Maximum extent of permissible mixing.
Residential Building	Storage, Mercantile (wholesale), Industries (Annexure-I, II), Hazardous.	10% of the total covered area of all floors.
Educational Building	Business, IT Business, Storage, Mercantile (wholesale), Industrial, Hazardous.	20% of the total covered area of all floors.
Institutional Building	Business, I.T. Business, Mercantile (retail), Mercantile (wholesale), Storage, Industrial, Hazardous.	20% of the total covered area of all floors.
Assembly Building	Educational, Institutional, Mercantile (Wholesale), Storage, Residential, Industrial, Hazardous	20% of the total covered area of all floors.
Business Building	Educational, Institutional ,Mercantile (Wholesale), Storage, Industrial, Hazardous	20% of the total covered area of all floors 10% in case of Mercantile(wholesale)
Mercantile(retail)Building	Educational, Institutional, Mercantile (Wholesale), Industrial, Hazardous,	20% of the total covered area of all floors
Storage Building/ Mercantile(wholesale),	Residential, Educational, Institutional, Assembly, Mercantile (Retail), Industrial, Hazardous.	20% of the total covered area of all floors
IT &ITES Building	Educational, Institutional, Mercantile (wholesale), Storage, Industrial, Hazardous.	10% of the total covered area of all floors
Industrial Buildings	Residential, Educational, Institutional, Assembly, Mercantile (Retail), Mercantile (Wholesale), Hazardous.	20% of the total covered area of all floors.

PART IV - PRESERVATION AND CONSERVATION

Chapter 11: Preservation and Conservation of Areas or Buildings within Dum Dum Municipality

The areas (including precincts, garden, vacant land, water body, ecologically sensitive zone and buildings, including 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 shall be indicated in schedule VII.

In course of adoption of this LUDCP the Local Body may scrutinize/modify (if necessary) and shall prepare and forward a “Provisional List” to the state Heritage Commission for appropriate consideration and finalization of the Provisional list in the light of West Bengal Heritage Commission Act 2001 and its amendments for final publication in the official Gazette.

However pending the completion of the above mentioned process, the Municipality shall be guided by the “List” included in provisional Schedule VIII of this document and shall prohibit “Change of Use” and take appropriate steps, as it may deem fit for protection and preservation of all such entities.

Provided that, areas and buildings indicated in the said Schedule VIII may, with the previous approval of the State Heritage Commission and by notification in the official gazette, be modified in the public interest, in course of implementation of this LUDCP.

**PART V – REGULATION FOR CONTROL OF
DEVELOPMENT**

Chapter 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 Means of Access not less than 2.4 meters in width at any part or the said means of access is widened to a width as stipulated in chapter 27 of this LUDCP

- 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 2.4metres at any part.
- ii) In case of residential building with educational occupancy 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 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.
- v) In case of an Institutional building with a plot area more than 500 sqmt., the width of such street shall not be less than 10.00 mt. 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 27 of this LUDCP.

12.3.3. Not with-standing 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 Municipal records accordingly and not more than 25m in length from the record/street 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 meters of junction of two streets, and such streets shall not be less than 15.00 meters 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 22 of this Land Use and Development Control Plan.

Chapter 13: Regulation for Ground Coverage of Buildings

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

Table 13-1: - Maximum Permissible Ground Converge (Plot containing a single building)

Types of the building	Maximum permissible ground coverage		
	In Development Control Zone "C"	In Development Control Zone "R"	In Development Control Zone "SP"
1. Residential and Educational			
a) On a plot size up to 200.00sqm	50%	65%	
b) On plot size of 500.00sqm or more	45%	50%	
2. Other use group including mixed use building	40%	40%	

13.2. For a plot of size between 201 to 500sqm, 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 21 of this Land use and Development Control Plan.

13.4. For mercantile building (retail) and assembly buildings on plots measuring 5000sqm or more, the maximum permissible ground coverage shall be 45% for residential or educational buildings and 35% for other use groups of buildings with mixed occupancies.

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 22 of this Land Use and Development Control Plan.

13.6. Linking of two block: notwithstanding anything contained in Clause 16.2, if there are two adjacent building 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.

Chapter 14: Regulations for Height of Buildings

14.1 Height of a building shall be the vertical distance measured from the average level of the center line of the adjoining street or passage on which the plot abuts to the highest point of the building, whether with flat roof or sloped roof.

14.2 The following appurtenant structures shall not be included in the height of the building:

- i) Stair cover not exceeding 3.0 meters in height;
- ii) Lift machine rooms as per as the latest edition of the National Building Code;
- iii) Roof tanks and their supports, the height of support not exceeding 1.0 meter;
- iv) Chimneys;
- v) Parapet walls not exceeding 1.50 meters in height;
- vi) Ventilating, air conditioning and other services equipment;
- vii) Height above mid-point between eaves level and ridge level;
- viii) Toilet at roof level upto a height of 3.00 meters subject to maximum floor area of 3.00sqm;
- ix) Garden cover with permeable material not exceeding 3.00 meters in height;
- x) Equipment for communication such as Microwave Antenna, Tower and Dish Antenna as for sole purpose of installing the said equipment subject to a maximum area of 20sqm; whereas in case area exceeding 20sqm 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 (in meter)	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	-

Prescribed Alignment

There will be no restriction in heights of the Buildings on plots abutting means of access above 10 m. in width subject to free gifting of strip of land having a width of 5m throughout the front of the entire plot along the means of access. However this increase in height as mentioned above shall be permissible provided the area of the plot is at least 2,500sqm and frontage of the plot abutting the main road is at least 15.0 m

14.5In case of availing additional height, by of land as mentioned here in above, 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 Municipality.

14.6This table shall be read with rule as stipulated in chapter 12 of this Land Use and Development Control Plan. For height of buildings exceeding 15.5 meter, Chapter 20 of this Land-use Development Control Plan shall be referred.

14.7For 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.

14.8For 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 22 of this Land Use and Development Control Plan.

Chapter 15: Regulations for Open Spaces for Building

15.1 Generally

- a. Every room intended for human habitation shall abut an interior or exterior open space or an open verandahs, open to such interior or exterior open space. Open spaces shall be areas forming integral parts of the plot at ground level and shall be open to the sky without any projection or overhang excepting cornices, chajjas or weather –shades of not more than 0.50 metre in width.
- b. Every building shall have exterior open spaces, comprising of 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. Open spaces prescribing for one side cannot be taken for another side. No building shall at any time be erected on any open space prescribed in these rules for a building and form part of the site thereof, nor shall such open space be taken into account in determining the area of any open space required under these rules for any other building.
- d. If the front open space is 3.00 metres or more, a “Gate Goomti” for security purpose may be allowed in the said open space. The covered area of such “Goomti” shall not in any case exceed 3.00 sq. metres and the height of such “Goomti” shall not exceed 3.00 metres. The covered area of the “Gate Goomti” shall not be included in the calculation of FAR and Ground Coverage. In no case such “Gate Goomti” shall obstruct the movement of a fire tender/ vehicle from the means of access to the side and the rear open spaces.
- e. **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 meters 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 from the splayed portion is not permitted.

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

a) **For Residential use:**

Table 15-1: Site Setback with Respect to Height of Building in Residential use

Height of Building (in metre)	Front Open Space(in metre)	Open Space on side - 1(in metre)	Open Space on side- 2(in metre)	Rear open Space(in metre)
Upto 7.0m	1.2m	1.2m	1.2m	2.0m
Above 7.0upto 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

b) **For Educational use:**

Table 15-2: Site Setback with Respect to Height of Building in Educational use

Height of building	Front open space (in metre)	Open space on side 1 (in metre)	Open space on side 2 (in metre)	Rear open space (in metre)
Upto 10.0 m (land area upto 500.0 sqm)	2.0	1.8	4.0	3.5
Upto 10.0 m(land area above 500.0 sqm)	3.5	3.5	4.0	4.0
Above 10.0 m upto 15.5m	3.5	4.0	4.0	5.0
Above 15.5m upto 20.0m	5.0m	5.0m	5.0m	6.0m
Above 20.0 metre	20% of the height of the building or 6.0 m, whichever is more	20% of the height of the building or 5.0 m, whichever is more	20% of the height of the building or 5.0 m, whichever is more	20% of the height of the building or 8.0 m, whichever is more

c) For Institutional, Assembly, Business Mercantile and Mixed use Building:**Table 15-3: Site Setback with Respect to Height of Building in Institutional, Assembly, Business Mercantile and Mixed use**

Height of Building	Front Open Space (in metre)	Open Space on side -1 (in metre)	Open Space on side -2 (in metre)	Rear open Space (in metre)
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 up to 20.0m	4.0 m	4.0 m	4.0 m	5.0 m
Above 20.0m up to 25.5m	5.0 m	5.0 m	5.0 m	6.0 m
Above 25.5m up to 40.0m	6.0 m	6.5m	6.5 m	9.0 m
Above 40.0m up to 60.0m	8.0 m	9.0m	9.0 m	10.0 m
Above 60.0m up to 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 11.0 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

d) For Industrial and Storage Building:**Table 15-4: Site Setback with Respect to Height of Building in Industrial and Storage use:**

Height of Building	Front Space	Open Space on side -1	Open Space on side -2	Rear open Space
Up to 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 10 m whichever is more	20% of the height of building or 6.5m whichever is more

Note:

- i) In case of residential buildings with height above 7.0 meters and up to 15.5 meters with other allowable occupancy or occupancies, covering the maximum extent of mixing at ground floor of a building as prescribed in chapter 10 of this Land Use Development Control Plan, the

minimum front open space at the ground level shall not be less than 2.0 metres at its narrowest part.

- ii) Every residential building of height not more than 7.0 m on plot size not exceeding 65sqm in area shall have a minimum front space at ground level of 0.90m.
- iii) 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;
- iv) Not with-standing 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 meters;
- v) In the case of a building more than 24.00 meters in depth on a plot abutting any street or an open to sky 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. (Clear to sky)
- vi) 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 space shall be as laid down Chapter 22 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 not 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) Notwith-standing 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 15.5 metres 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 of ventilation shaft for Kitchen and Toilet with respect to height of the building

Height of building (in metre)	Minimum size of ventilation shaft (in sq.m)	Minimum width of shaft (in metre)
Up to 11.50	2.5	1.2
Above 11.50 but less than 15.50	5.0	2.0
From 15.50 but less than 20.00	6.0	2.4
20.00 and above	9.0	3.0

Table 15-6: Minimum area of combined Ventilation shaft for Kitchen and Toiletwith respect to height of the building

Height of building (in metre)	Minimum size of ventilation shaft (in sq.m)	Minimum width of shaft (in metre)
Up to 11.50	3.0	1.5
Above 11.50 but less than 15.50	6.5	2.5
From 15.50 but less than 20.00	8.0	2.75
20.00 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.

c) If there be building other than boundary wall on not more than three sides of a building the minimum width of such courtyard shall not be less than 20% of the height of the building or 2.50 metres, whichever is more.

15.5 Joint/Inter Open Space:

In case of multiple blocks of buildings connected with each other Joint/Inter open spaces between two isolated blocks of a single building shall be guided by provision as laid down in chapter 21 of this LUDCP.

15.6 Green Open Space:

For plot having area more than 500 sq.mt; 4% of the total open space shall be maintained as Green Open space.

Note:

- The Green Open Space shall not be paved and shall be so maintained that rain water can percolate underground providing a suitable base vegetation/plantation.
- The provisions contained in West Bengal Trees (Protection and conservation in non-forest areas) Act, 2006, shall be taken into consideration.

15.7 Distance from electric line

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

Table 15-7: Vertical and Horizontal Clearances from the 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)

15.8 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 down in chapter 22 of this Land Use and Development Control Plan.

Chapter 16: Regulations for Floor Area Ratio (F.A.R)

For every building in a plot the maximum 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 below:

Table 16-1: Maximum permissible FAR in relation to the Width of Means of Access for buildings of different use groups

Sl. No.	Use Groups of Building				
	Width of Means of Access (metres)	Residential Buildings	Educational Buildings	Industrial, storage & Hazardous buildings	Assembly, Institutional, Business & Mercantile Buildings including Mixed use buildings
1	Up to 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 14.5	2.25	2.25	2.00	2.00
6	Above 14.5 to 20	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

Provided that the 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.

Provided further that 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 sq.m 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 18 subject to a maximum permissible limit for one car parking space as 25 sq.m for ground floor & 35 sq.m.

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 sq. 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 below in 16.2.

16.2 Exemption related to open space calculation

- 1) Cornice, chajja or weather shade & all such features related to façade 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 meters over the ground level. Ducts for encasing pipe lines, pipe supports will however 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.

A canopy or canopies and/or a porch or porches each not exceeding 15 square meters in area or one percent(1%) of the ground floor area whichever is higher, having a clear width of not less than 2.5 meters may be allowed at a minimum clear height of 2.5 meters 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.

- 3) Outdoor type transformer will be allowed to be installed in the mandatory open space provided it keeps clear minimum open space of 1.2 meter from the adjoining boundary line. While providing such space for transformer, a minimum open space of 4.00M

Chapter 17: Regulations for Provision of Parking within a Plot of Land

17.1.0 Minimum Parking Space:

17.1.1 No off- street parking shall be less than –

(a) 12.5 square meters (2.5 meters in width and 5.0 meters in length) for a motor car with a minimum head room of 2.5 meters if parked in a covered area.

(b) 37.5 square meters (3.75 meters in width and 10 metres in length) for a truck and a bus with a minimum head room of 4.75 meters if parked in covered area.

17.1.2 The minimum width of circulation driveway to be provided for adequate maneuvering of vehicles shall be 4.0metres for cars and 5.0 meters for trucks exclusive of parking space referred to in sub-rule 17.1.1.However a projection from a height above 5.50 meters 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 (max. 50 % cases). The stack car parking will be allowed only on the ground floor level.

17.1.4 a) 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.

b) 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.

17.1.5 Notwith-standing 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.

17.1.6 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.

17.1.7 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;

17.1.8 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-22 of this Land Use and Development Control Plan.

17.1.9 The parking space requirements for motor cars in respect of different categories of buildings are given in the Table below:-

Table 17- 1: Parking space requirements for motor cars in respect of different categories of buildings

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.

Sl. No.	Occupancy	Off- Street Car Parking Spaces:
		<p>(c) For restaurant, eating houses, bars, clubs, gymkhana, dance halls - one car parking space for every 75 sq. m 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 sq. m.</p> <p>(d) For hotels - one car parking space for every 250sqm of floor area and/or part thereof (exceeding 50%). However, at least two car parking spaces are to be provided for such hotel buildings.</p> <p>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:</p> <p>Provided further that while calculating the area of hotel to assess the requirement of car parking, area of banquet hall will not be considered.</p> <p>(e) For boarding house and guest house - one car parking space for every 500 sqm of floor area and/or part thereof (exceeding 50%).</p> <p>However, at least one car parking space is to be provided for such houses.</p> <p>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.</p>
5	Business	One car parking space for every 100 sq. m 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)	<p>(a) For floor area up to 50 sq. m. - no car parking space.</p> <p>(b) For floor area above 50 sq. m. – one car parking space plus an additional car parking space for every 100 sq. m. of the covered area.</p>
7	Industrial, Storage and Mercantile (wholesale)	<p>(a) For floor area up to 200 sq. m. - no car parking space.</p> <p>(b) For floor area above 200 sq. m. – one car parking space for every 200 sq. m. and one truck parking space for every 1000 sq. m. subject to a minimum of one truck parking space.</p> <p>(c) In no case the required car parking space shall exceed 50 and the required truck parking space shall exceed 50.</p>

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: 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 West Bengal Municipal Building Rules 2007 including its latest amendments and the latest edition of the National Building Code (including their amendments from time to time).

Chapter 19: Exit Requirements and Fire Protection

19.1. Definitions

In this chapter, unless the context otherwise requires, -

- a) “Exit” means escape route which includes passages, channel or means of access from any buildings, storey 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) “Outside exit” means an exit from the building to a street or to an open area leading to a street or to an enclosed fire resistive passage leading to a street.
- c) “Vertical exit” means an exit used for ascension or descent between two or more levels including stairways, smoke proof towers ramps and fire escapes.
- d) “Horizontal exit” means a protected opening through or around a fire wall or a bridge connecting two buildings.
- e) ‘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.

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 and procedures as delineated in the latest edition of NBC and West Bengal Fire Services Act1950/ 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) Exit may be both horizontal and vertical and shall be free from any obstruction,
 - 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 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 exits,
 - f) Alarm devices shall be installed to ensure prompt evacuation through exits,
 - g) All exits shall provide continuous means of egress to the exterior of a building or to an exterior open space of the premises leading to a street or means of access,

- h) Exits shall be so arranged that they may be reached without passing through another occupied unit.
- 2) An exit shall be a door-way of a room corridor, passage-way to staircase, ramp or a veranda 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.
- 5) Explanations-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 19.4, sub-rule (1) may be increased by 50 per cents, of the distance preserved in clause (a) and (b) of sub-rule of this rule.
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 non-residential 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 requirement 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. Stairways shall be made:-**Table 19.1: Requirement of stairways in relation to the height of the building of residential use**

Category of Building	Height of the Building (in metres)	Width of the Stairway (in metres)	No. of Staircase
Residential	Up to 8.50	1.00	1
Do	Above 8.50 & Up to 15.5	1.20 with wide 1.35m landing	1
Do	Above 15.5 & Up to 36.00	1.25 with wide 1.35m landing	2
Do	Above 36.00	1.50	2

19.6.1. For residential buildings of height above 15.50 m and up to a height of 24.00 m with not more than three tenements or 500 sq. m, per floor (whichever is less), one staircase of width 1.50mts 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 15.50 m (to 8.5), two staircases of width as indicated in Table 19.1 are to be provided if number of tenements/floor exceeds six in number or total area/floor exceeds 650 sq. m.

19.6.3. If the number of residential blocks in a single plot exceeds three (3) in number, a clear passage of 4.0 m is to be provided on at least three (3) sides of the plot for unhindered movement of fire tenders (including necessary vertical clearance) and an additional water reservoir for Fire Fighting of capacity 4, 00,000 lts (1 lac gallon) is to be provided and maintained at ground level.

Table 19-2: Requirement of stairways in relation to area per floor for buildings with different use-groups

Buildings of different Use groups	Area per floor	Width of the Stairway (metres)	Minimum Number Staircase of (Height up to 11metres)	Minimum Number Staircase of (Height above 11metres)
Educational	Up to 500 sq. m.	1.35	2	2
	Above 500 sq. m.	2.0	2	2
Assembly	Up to 500 sq. m.	1.50	1	2
	Above 500 sq. m.	2.0	2	2
Institutional	Up to 500 sq. m.	1.50	1	2
	Above 500 sq. m.	2.0	2	2
Business	Up to 500 sq. m.	1.50	1	2
	Above 500 sq. m.	2.0	2	2
Mercantile	Up to 500 sq. m.	1.80	2	2
	Above 500 sq. m.	2.00	2	2

Buildings for/with marriage hall, banquet hall, multipurpose hall and use mixing of three or more categories, at least two stair cases of width not less than 1.2 m shall be provided irrespective of the height and Floor area.

19.7 Lifts: Lifts shall conform to the provisions hereafter contained and the provisions of the National Building Code of India.

At least one lift shall be provided in every building having more than 14.5m in height whereas more than one lifts shall be required if the height of the building exceeds 18m irrespective of its use. In 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 additional floor.

Subject to above, the number, type and capacity of lift shall satisfy the requirements of a section 5 of the Installation of Lifts and Escalators of National Building Code of India.

19.8 Minimum width provision for passage and corridors:

Table 19-3: Minimum width of passage or 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 as specified under Chapter-8
Passage within an apartment	1.0 (up to a maximum length of 7.5m), then 1.2m.
Passage giving access to shops in a mercantile building	
(a) Shops on one side only	2.0m
(b) Shops on both side	3.0m
Passage in a business building	2.5m

19.9 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, Electricity Act, 2003 and Central Electricity Authority Regulations, 2010 (measures relating to safety & electric supply and others shall apply.)

19.10 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 or a building with basement 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.

19.11 Power of the Municipality 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 Municipality 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: Regulations for Tall Building (exceeding 15.50 M in height)

20.1 Considerations regarding open space and F.A.R.

- (i) No building exceeding 15.5 m in height shall be allowed on private or on a Public-Street of less than 10.0 metres in width;
- (ii) There shall be a minimum front open space for every category of tall building in its narrowest part, as per provisions laid down in chapter 15 of this Land Use Development Control Plan.
- (iii) There shall be a minimum rear open space for every category of tall building along the entire width of the building forming an integral part of the site, as per provisions laid down in chapter 15 of this Land Use Development Control Plan.
- (iv) There shall be minimum open spaces on both sides for every category of tall building at its narrowest part, as per provisions laid down in chapter 15 of this Land Use Development Control Plan.
 - a) In case the whole of one side or part of at least two sides of every room excepting bath, water-closets and store room, is not abutting either the front open space, rear open space or side open space, it shall abut an inner courtyard whose minimum width shall be 30% of the height of the building or 3 metres, whichever is more;
 - b) For ventilating water closet in bathroom, such water closet or kitchen or any room not intended for human habitation, if not opening on to front open space, rear open space, side open space or interior open space, shall be opened up to a ventilation shaft, the size of which shall be as per provisions laid down in Chapter 15 of the Land use Development Control Plan.
- (v) For every building exceeding 15.5 m, the FAR shall be as specified in Table 16-1, chapter 16

20.2 Structural Safety

Notwithstanding anything contained in this chapter provision regarding Fire protection and exit requirement shall be guided by the rules and regulations as stipulated in chapter 19 of this LUDCP, in addition to such provisions as advocated in the latest edition of the NBC and WB Fire services 1950 & Fire Prevention and safety Rules 1996 including its amendments from time to time.

Tall Buildings (exceeding 15.50 m in height) -

- 1) In case of any building, the Board of Councilors may sanction the building plan of buildings, if not otherwise provided in any law for the time being in force, on the basis of Certificate(s) given by the Architect, empanelled LBS, Structural Engineer, Geo-technical Engineer, Structural Reviewer, as the case may be, as specified in 20.3.2, and also in consultation with the Landuse & Development Control Plan, if any, of the concerned municipal area before giving such approval.
- 2) The Superintending Engineer will make his recommendation on the basis of Structural Stability Certificate given by the empanelled LBA or Structural Engineer or Geo-technical Engineer and he

will also consult the Land Use and Development Control Plan, if any, of the concerned municipal areas before giving such approval. In such cases, the following shall be applicable in addition to other rules under the Act.

The certificates of the technical personnel, as specified in 20.3 shall be given in the following form:-

Certificate of Building Plan

I/We do hereby certify that plans, elevations & sections & other structural details of the proposed building on Plot No. _____, Street _____, Ward No. _____, J.L.No. _____ under the jurisdiction of _____ Municipality/ Notified Area Authority/ Industrial Township Authority have been prepared in conformity with all relevant provisions under the West Bengal Municipal (Building) Rules, 2007. This also certifies that all relevant ‘No Objection’ Certificates from the respective Authorities such as, Fire & Emergency Service Department, Airport Authority, Pollution Control Board, Telecommunication Department etc. as applicable in this regard, are also enclosed with the application for seeking approval of the plan to construct/ reconstruct/ addition to/ alteration of the building on the said plot.

.....
Signature of Licensed Building Surveyor or Architect
(Name, Address & Empanelment No./ Registration No.)

The certificate of structural stability is to be furnished in the following manner by the empanelled LBA, Structural Engineer and Geo-technical Engineer:-

Certificate of Structural stability

I/We do hereby certify that plans, elevations & sections & other structural details of the proposed building on Plot No. _____, Street _____, Ward No. _____, J.L.No. _____ under the jurisdiction of _____ Municipality/ Notified Area Authority/ Industrial Township Authority have been personally inspected & so designed by me/us will make such foundation & super structure in all respect including the consideration of bearing capacity & settlement of soil & other conditions, if any, conforming to all stipulators of all relevant IS Code of Practice & National Building Code.

.....
Signature of Structural Engineer
(Name, Address & empanelment No.)

.....
Signature of Geo-technical Engineer
(Name, Address & empanelment No.)

Note. ----- All such technical personnel are required to be empanelled with the concerned Municipalities. In case, the system of empanelment has not been introduced in any particular Municipality, the requisite certificate from the empanelled Structural Engineer and Geo-technical Engineers under Kolkata Municipal Corporation or any other Municipality may be asked for.

Certificate of Structural Reviewer

I/We do hereby certify that plans, elevations & sections & other structural details of the proposed building on Plot No. _____, Street _____, Ward No. _____ under the jurisdiction of _____ Municipality/ Notified Area Authority/ Industrial Township Authority have been visited by me/us & all the designs, drawing (specify the drawing number serially), Soil Test Report 7 Load Test Results for IS Code of Practice & National Building Code & it is found that everything is completely in order & the proposed foundation & super structure are safe in all respect.

.....
Signature of Structural Reviewer
(Name, Address & empanelment No./ Registration No.)

20.3 Engagement of technical personnel

SI No.	Building Height	Technical personnel to be engaged
(I)	(II)	(III)
1.	Upto 10 meters (not involving deep foundation or underground structure)	Licensed Building Surveyor Class II
2.	From above 10 meters up to 15.5 meter (not involving deep foundation or underground structure)	Licensed Building Surveyor Class I and Geo-Technical Engineer Class II
3.	Upto 15.5 meters (involving deep foundation or underground structure)	Structural Engineer Class II, Architect and Geo-Technical Engineer Class II
4.	From above 15.5 meters up to 20 meters	Structural Engineer Class II, Architect and Geo-Technical Engineer Class II
5.	From above 20 meters up to 25.5 meters	Structural Engineer Class II, Architect and Geo-Technical Engineer Class 1
6.	Above 25.5 meters	Structural Engineer Class 1, Architect, Geo-Technical Engineer Class 1 and Structural Reviewer

Provided that the licensed building surveyor, the architect, the structural engineer, structural reviewer and the geo-technical engineer, as required to be engaged under this sub-rule, 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.

Note I: - Any technical personnel of the higher class may be engaged for lower category of buildings. However, in all cases, Certificates shall be issued in all drawings by the empanelled licensed building surveyor, structural engineer, geo-technical engineer, and structural reviewer, as the case may be, in the similar manner as specified in 20.3 (2) for empanelled engineers in compliance of the relevant clauses of IS Code of Practice related to the structure and National Building Code.

Note II: - In case of any building irrespective of height, the owner or lessee, as the case may be, of the building shall engage Structural Reviewer on recommendation of the competent authority if so required."

Chapter 21: Regulations for Control of Development of Plot of Land containing more than One Building

- a) The maximum permissible height of any building on a plot shall be determined by the width of the means of access on which the plot abuts according to the table given in Chapter 14 of this Land use and Development Control Plan.
- b) Every building on a plot containing more than one building shall abut an internal road connecting the means of access of the plot. The F.A.R. shall be calculated on the basis of the width of the means of access on which the plots abuts.
- c) The minimum 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.
- d) The minimum width and the maximum length of all such internal roads shall be as prescribed in the table below.

Table 21-1: Width and Length of Internal Roads

Sl. No	Minimum 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

Provided that every internal road as required under this rule shall be kept free from any projection thereon and shall be kept open to sky.

*Note:-*No chajja or cornice or weather shed more than 500 mm, shall overhang or project thereon.

(e) In case the buildings within a plot are not of the same occupancy, an individual building of any particular occupancy shall comply with the rules governing such occupancy except the provisions regarding Ground Coverage and Floor Area ratio which shall be in accordance with sub regulations 21.1 of this chapter and also chapter 20 of this Land Use and Development Control Plan.

21.1. Ground Coverage:

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

Control Plan if the buildings are of same occupancy. If the buildings are not of same occupancy then the ground coverage shall be 40%.

- b) For plots measuring 5000 sq. metres or more in area, the maximum permissible ground coverage shall be 40% for building with same occupancy and 35% for buildings with different occupancies including mixed use occupancy.

21.2. Open Spaces:

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

21.2.2 Joint open space shall be provided in between two buildings, if the height of one of such buildings exceeds 15.50 m. whether or not buildings in question belong to the same owner

1. 7.00 m - if heights of both the buildings exceed 15.5 m.
2. 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

Note I – The rule shall not be applicable in case the adjoining structure is not exceeding 5.00m. in height.

Note II – In case of multiple blocks connected with each other, the open spaces between the two blocks will have to be 15% of the height of the lower block or 7.00m whichever is more.

21.3. Provision of Open space for Amenities (plot area > 2000 sq m) :

For more than one building in a plot open spaces for amenities shall be provided as follows:

- (a) For plots above 2000 sq.mts and below 5000 sq.mts; 7.0% of the land (excluding roads) should be reserved for the above purpose.
- (b) For plot measuring more than 5000 sq. metres in area and below 25000 sq, metres 8% of the total area of the plot to be developed as 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 sq. m. This open space shall be in addition to the land required for providing the means of access to the individual plots and 2% of the land should be reserved for public amenities.

21.4. Open space for Facilities (plot area > 25000 sq m) :

For plot measuring more than 25000.00 sq. metres in area, apart from providing 8% of the land for open spaces provision of 7% additional land of the total area of the plot shall be reserved for use for facilities like school, Health Centers, Market, Police Outpost with booth, Post Office, Power Sub-

station, Transport Terminal, Water Treatment Plant, Sewerage Treatment Plant as well as the provision for Green cover and free gift of land for Economically Weaker Section housing and the like, such land shall abut a means of access having a width of not less than 10.00 metres in addition to the land necessary for means of access and for open space mentioned in Para 20.3 of this Land Use and Development Control Plan

21.4.1 No objection certificate from the Director of West Bengal Fire& Emergency Services is to be submitted, as delineated in chapter 19 and EIA approval is to be obtained.

21.4.2 No objection certificate from the Pollution Control Board is to be submitted if total built up area exceeds than 20,000sqm or area of plot more than 50 Ha along with the application of building permit.

21.5. Parking:

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

21.6. For New Township Project:

All New Township project shall be guided by the Development Control Regulations (DCR) prepared by the competent authority as mentioned in 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 amendment.

Chapter 22: Regulation for Control of Development of Residential Building for Economically Weaker Section

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

- i) The maximum permissible Floor Area ratio shall be 1.75.
- ii) 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.
- iii) 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.
- iv) The maximum permissible ground coverage shall be 65% of the area of the plot.
- v) The maximum permissible height of the building shall be 10.00 metres.
- vi) The minimum front open space shall be 0.80 metre.
- vii) The minimum rear open space shall be 1.00 metre.
- 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.

(a) Kitchen:

The area of kitchen shall not be less than 3.00 sq. metres with a minimum width of 1.50 metres

(b) 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).

xiii) In addition to the provisions of clause (i) to (xi), as indicated under 22.1 all other provisions of these regulations shall be applicable.

Chapter 23: Provision regarding existing buildings

23.1. 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.

23.2. 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 number of car parking spaces to be needed 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 up to 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 **15.50m** 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 24 : Regulations for development of building site

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

24.1 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 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 cases, only after the site is appropriately developed in the opinion of the central authority, such plot will be treated as deemed to be fit for development unless such plot falls under EWS category.

- c) No plot having frontage of less than 5.0m. Will be deemed fit for development unless such 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 25: Regulations for control & development of Parks & Public open spaces, Ponds, Wetlands, Canals & Riverfronts

25.1. Parks and Public Open Space

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.

25.1.1. 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. meters shall be termed as "Small parks and public open spaces".
- ii) The parks and public open spaces with area more than 1500.00 sq. meters but up to 7000.00 sq. meters shall be termed as "Medium parks and public open spaces".
- iii) The parks and public open spaces with area more than 7000.00 sq. meters shall be termed as "Large parks and public open spaces".

25.1.2. 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

- a) Structure of public interest.
 - i) Structure related to play equipment and fixtures.
 - ii) Structure related to public amenities, provided that the height of such building shall not exceed 4.00 meters 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.

25.1.3. Underground Structures:

- a) 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.

25.2. 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 re-sectioned /partially filled.

25.3. Rivers/Canals (Bank Protection & Structural Safety):

- a. Building activity including development of land in any form(as per T &CP act 1979 and its amendments) excluding landscaping and beautification, within 20m/upto extent of land directly owned, possessed or controlled by CPT or any other govt. dept., from the 'High Tide line' of the river is prohibited, in view of bank protection and structural safety.
- b. In case of Canal/Water body/Water front a minimum distance of 5 m from the outward most edge of the recorded boundary same or the extent of land in possession of Irrigation/Fisheries/similar Govt. Dept.(as the case may be) shall be kept free from building activity/encroachment in the view of bank protection, structural safety and inspection of the same.
- c. In both the cases while carrying out of any development of land conforming clause 23.3(a) & 23.3(b), appropriate measures shall be adopted by the applicant, at his own cost to ensure i) protection of bank and ii) Structural safety.
- d. The height of a building (like Ghat, Temple etc. directly abutting a river/canal/waterfront shall not generally exceed 6.5 m (beyond the limit stipulated under clause (a) of this chapter) including open stilts(if any)
- e. However for a depth beyond 20 m (for plots falling between riverbank and abutting road) the height shall be guided by the provisions as delineated earlier in this LUDCP.
- f. A structure/building abutting a River/Canal/Wetland/waterfront 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.
- g. Maximum permissible ground coverage for all such structures (other than temple, Ghat structures etc.) shall not exceed 40% of the plot area.

25.4. Existing Structure and their Extensions

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 100sq.metres is generally not permitted.

Chapter 26: Regulations for Control of Development on Industrial Land

- (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 were pisciculture or any type of recreational activity may be allowed with the permission of the competent authority.

Chapter 27: Regulations for sub - division of plots

27.1. 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.

27.2. Plot sub division shall be allowed with respect to means of access as follows:

Table 27.1: Plot sub division with respect to means of access

Means of access	Area allowed for sub- division of plot
3.5 m	More than 100 sq.mts but below 500 sq.mts
7.5m	Above 500 sq.mts to 2000 sq.mts
10.0 m	Above 2000sq.mts to 5000 sq.mts
20.0 m	Above 5000sq.mts to 15000 sq.mts
30.0 m	No restriction

27.3. Width and Length of Internal Roads

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

Table 27.2: Maximum length of internal road for a given width of Means of Access

Sl. No	Minimum 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

27.4. Public open spaces:

Sub division of mother plot measuring more than 500 sq.metres in area shall only be allowed if a portion of the total area of the mother plot is developed as public open spaces or public amenities as follows:

- a. For mother plots above 2000sq.metres and below 5000 sq.metres; 7.5% of the land (excluding roads) should be reserved for the above purpose.
- b. For a mother plot measuring more than 5,000.00 sq. metres in area and above 25000, sub-division may be allowed, provided 8% of the total area of the mother plot is developed as public open space. The width of each such open space shall not be less than 10.00 metres and each such open space shall abut a street having a width of not less than 7.00 metres. The minimum area of each of such open space in one parcel shall be 400.0 sq.m. This open space shall be in addition to the land required for providing the means of access to the individual plots obtained by sub-division of the mother plot and 2% of the land should be reserved for public amenities.

27.5. Land for facilities:

For a mother plot measuring more than 25000.00 sq. metres in area, apart from providing 8% of the land for public open spaces provision of 7% additional land of the total area of the plot shall be reserved for use for 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 provision for Green cover and free gift of land for Economically Weaker Section housing and the like, such land shall abut a means of access having a width of not less than 10.00 metres in addition to the land necessary for means of access and for open space mentioned in Chapter 15 of this Land Use and Development Control Plan.

Chapter 28: Regulations for Rain Water Harvesting, Tree Cover and Waste Water Recycling

28.1. 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.mt or more.
- ii) Expansion of any building/ buildings or housing complex, so as to cover 6000 sq.mt of total floor area or more additionally.

28.2. Tree Cover

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

- (i) For any housing construction projects covering a total floor area of 6000 sq.mt or more, 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
- (ii) For any other housing construction project, having lesser total floor area the tree cover should be reduced proportionately in the perspective of (i) above.
- (iii) The applicant shall declare to raise and maintain the plantation at their own cost and submit such program to the authority before the plan is passed for sanction.















28.3. Waste Water Recycling

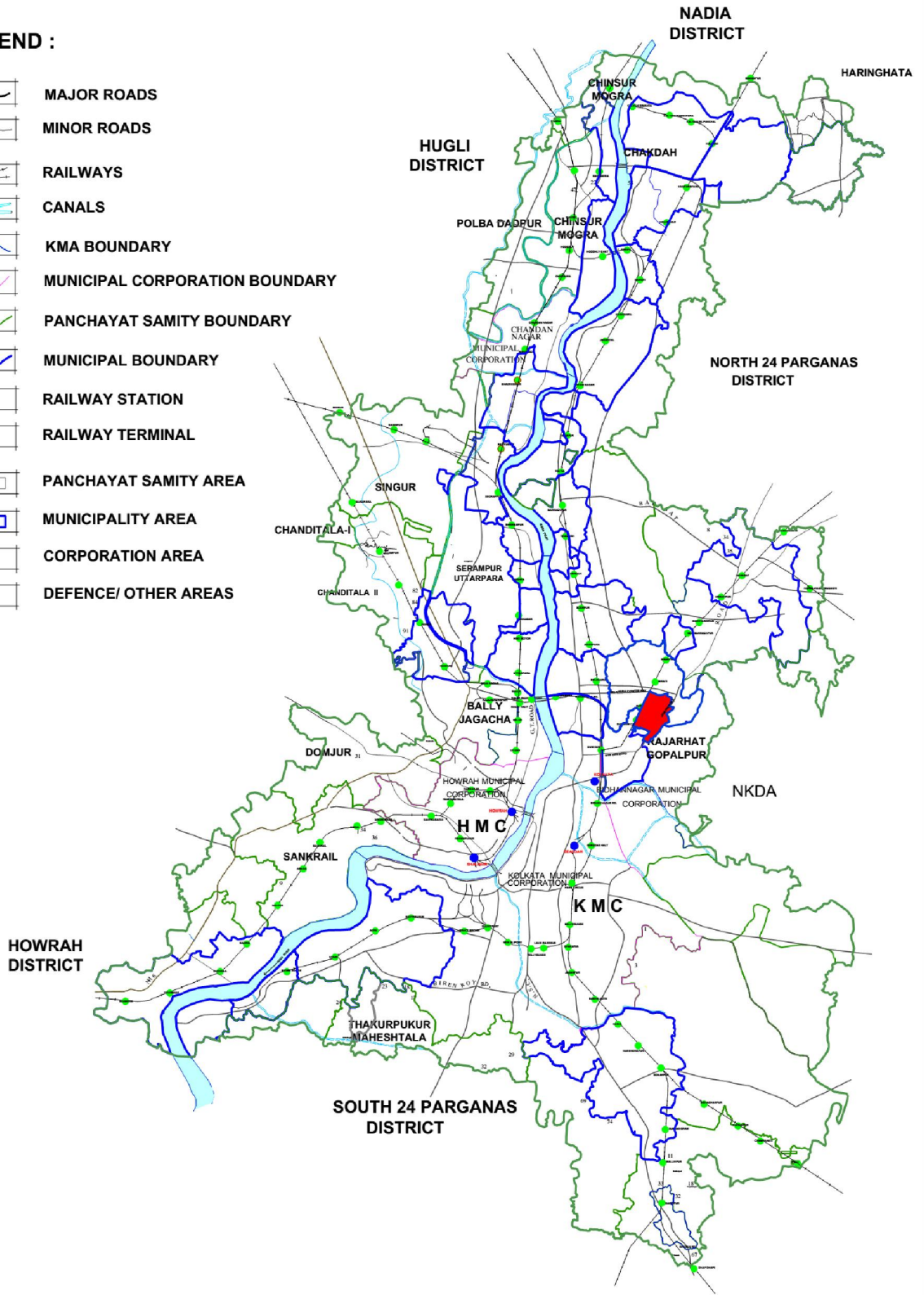
Waste water recycling system shall be incorporated in all buildings including group housing having a minimum discharge of 40,000 litres and above per day either for non-domestic purpose or for recharging of ground water.

MAPS, SCHEDULES & ANNEXURE

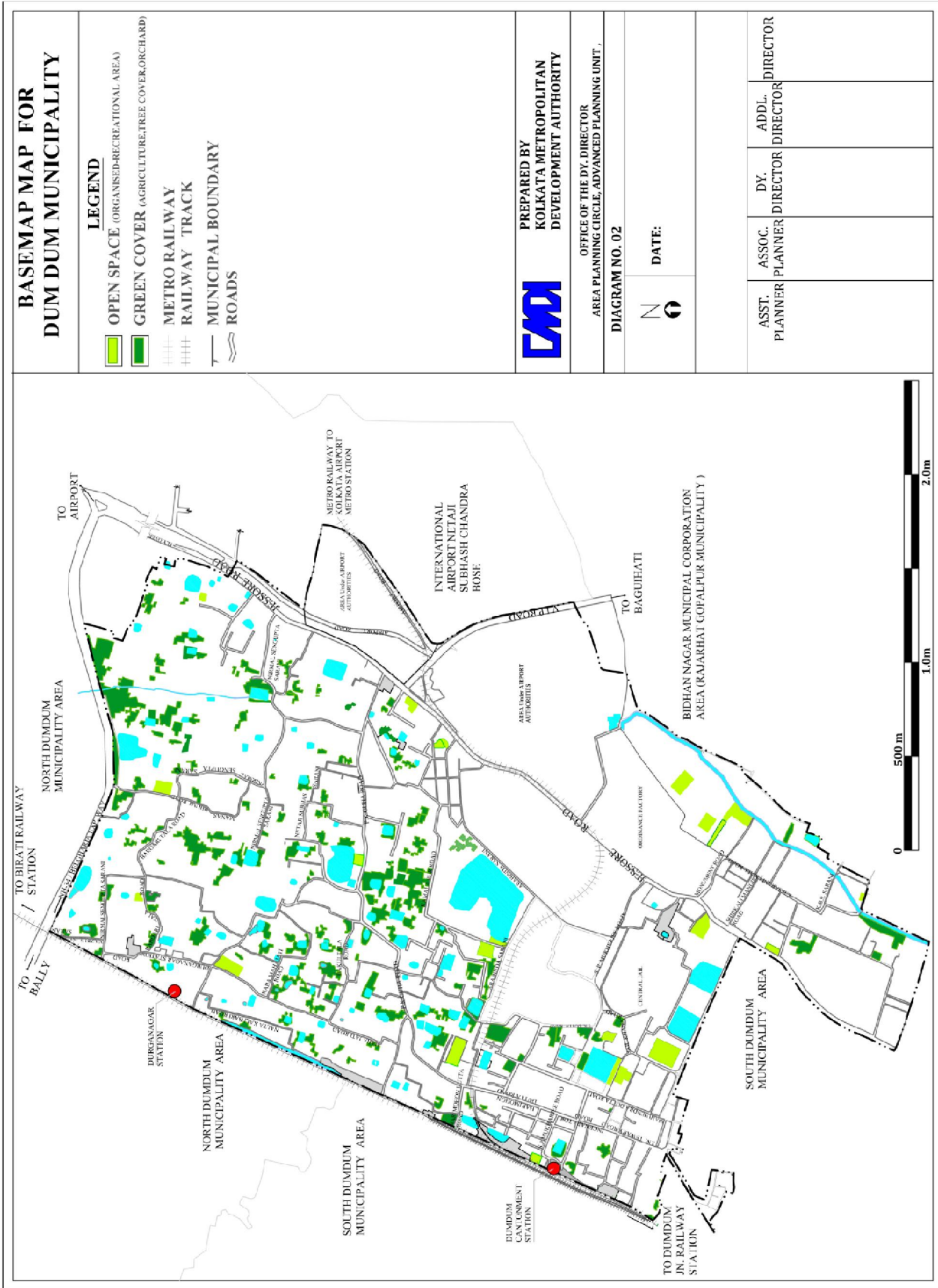
MAPS

LEGEND :

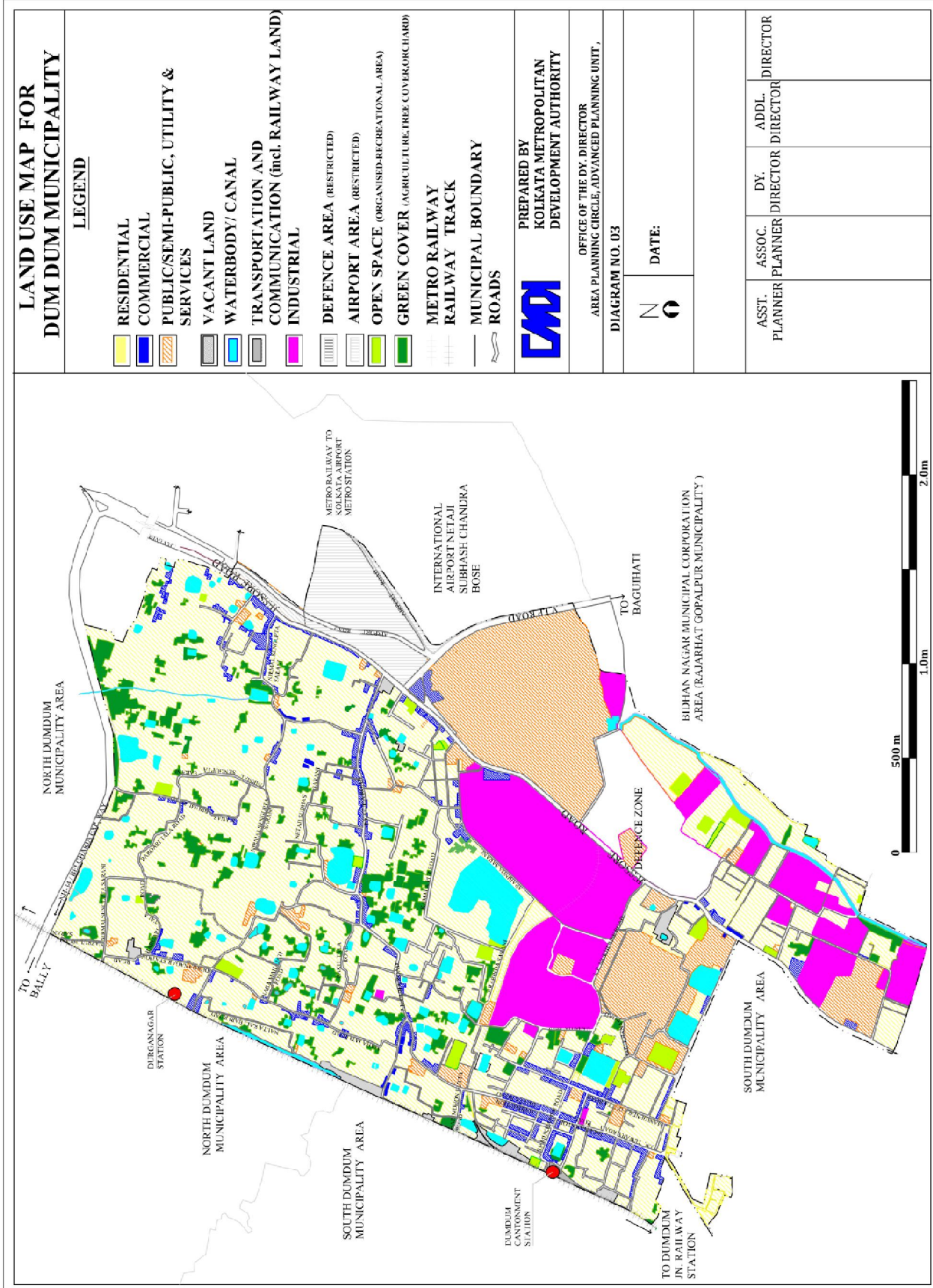
-  MAJOR ROADS
-  MINOR ROADS
-  RAILWAYS
-  CANALS
-  KMA BOUNDARY
-  MUNICIPAL CORPORATION BOUNDARY
-  PANCHAYAT SAMITY BOUNDARY
-  MUNICIPAL BOUNDARY
-  RAILWAY STATION
-  RAILWAY TERMINAL
-  PANCHAYAT SAMITY AREA
-  MUNICIPALITY AREA
-  CORPORATION AREA
-  DEFENCE/ OTHER AREAS



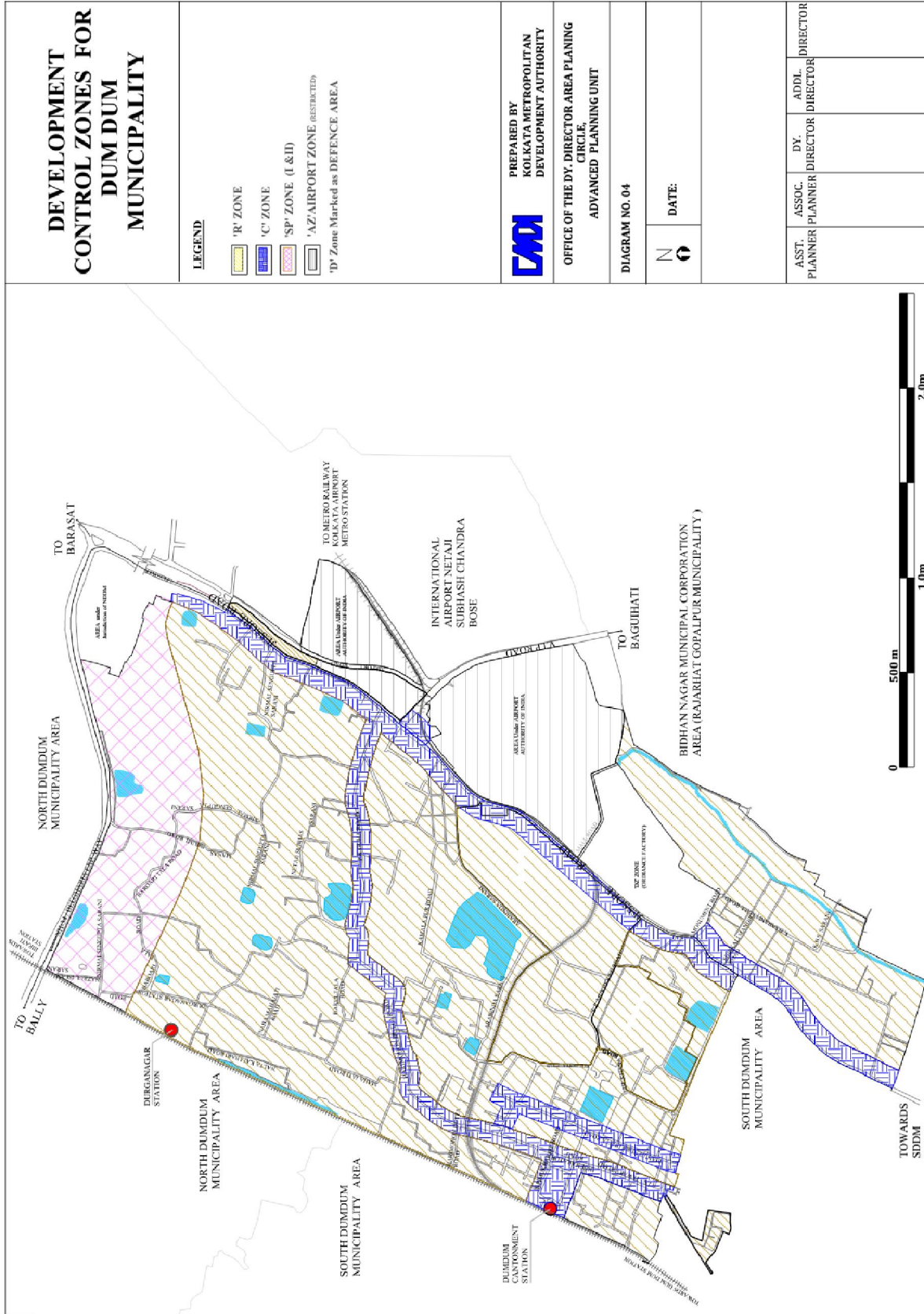
Map 1: Location Map of Dum Dum Municipality



Map 2: Base Map showing existing Road Network for Dum Dum Municipality



Map 3: Land use map for Dum Dum Municipality



Map 4: Map showing Development Control Zones for Dum Dum Municipality

SCHEDULES

SCHEDULE I: List of Park & Public Open Spaces

SL. No.	Name	Type	Ward No.
1	Rabindra Nazrul Park	Park	01
2	Netaji Sishu Uddyan	Park	01
3	Ghosh Bagan Uddyan	Park	01
4	Park Along Ramkrishnagar Jheel	Park	03
5	Manikpur Krirangan	Playground	03
6	Dr. Narendranath Chattopadhyay Sishu Uddyan	Park	04
7	Bharat Chandra Das Sishu Uddyan	Park	04
8	Panchayat Pukur Park	Park	04
9	Vivekananda Sishu Uddyan	Park	05
10	Najrul Uddyan	Park	05
11	Majumder Para Krirangan	Playground	05
12	Milan Sangha Sishu Uddyan	Park	06
13	Subhas Chandra Sishu Uddyan	Park	06
14	Sabuj Aranya	Park	06
15	Sukanta Sishu Uddyan	Park	08
16	Mrinalsen Smriti Sishu Uddyan	Park	08
17	Badra-Nalta Play Ground	Playground	08
18	Lichu Bagan Play Ground	Playground	09
19	Radhanagar Children's Park	Park	10
20	Vivekananda Sishu Uddyan	Park	10
21	Purbayan Krirangan	Playground	10
22	Rabindra Sishu Uddyan	Park	11
23	East Kamalapur Club Park	Park	11
24	Kishalay Uddyan	Park	14
25	Sudhansu Basu Krirangan	Playground	14
26	Children's Park Near Chairman's House	Park	15
27	Dum Dum Play Ground	Playground	16
28	Sukanta Uddyan	Park	18
29	J. L. Nehuru Children's Park	Park	19
30	Dr. B. R. Ambedkar Uddyan	Park	20
31	Central Jail Play Ground	Playground	20
32	Siddheswari Krirangan	Playground	20
33	Park In Mall Road	Park	21
34	Sukanta Sisu Uddyan	Park	22
35	Patel Nagar Play Ground	Playground	22

SCHEDULE II: List of Cemetery, Burial Ground & Burning Ghat, Temple, Mosque and Church and other Religious Spaces

Sl. No.	Name	Landuse	Ward No.
1	Gopeswar Temple	Temple	1
2	Battala Kaali Temple	Temple	1
3	Mosque at Sapui Para	Mosque	2
4	Milan Samity Math & Temple (Near Ramkrishnagarh)	Temple	3
5	Temple near Volunteer's Club	Temple	5
6	Siddheswari Kaali Temple	Temple	6
7	Temple Near IFA Club	Temple	6
8	St. Stephen's Church	Church	6
9	Mosque near Sohag Marriage Hall	Mosque	7
10	Sapui Para Graveyard	Graveyard	7
11	Jana Kalyan Kaali Mandir	Temple	8
12	Sitala Mandir (Opposite Of St. Auxiliam School)	Temple	9
13	Mosque near Airport Gate no 1	Mosque	11
14	Burial Ground near Airport Gate no 1	Cemetery	12
15	Kalidham Kali Mandir	Temple	14
16	Mandir Road Mosque	Mosque	15
17	Saint Patrick's Church at Mangal Pandey Road	Church	15
18	U. K. Dutta Road Church	Church	16
19	Kaali Mandir (Opposite Of Debonair Resturant)	Temple	17
20	Kaali Mandir Beside Dum Dum Police Station	Temple	18
21	Bandhabnagar Kaali Mandir-1	Temple	18
22	Bandhabnagar Kaali Mandir-2	Temple	18
23	Hanuman Mandir	Temple	18
24	Mosque at Dhoba Pukur	Mosque	19
25	Loknath Temple (near Christ Church School)	Temple	20
26	Temple at Mall Road	Temple	21
27	Shib Kaali Mandir (Opposite Of Daroga Petrol Pump)	Temple	21
28	Mosque at Mall Road	Mosque	21
29	Temple at Patelnagar	Temple	22
30	Amtala Mandir near Patelnagar	Temple	22

SCHEDULE III: List of Educational Institution (Primary, Secondary & High School, College, University)

Sl. No.	Category (School / College)	Name of the School	Ward No.
1	Higher Secondary	Swarnamayee Smriti Vidyalaya	1
2	Higher Secondary	Kamalapur Balika Vidyapith	11
3	Higher Secondary	Kamalapur Kamala Vidyapith	11
5	Higher Secondary	Dum Dum KLS Hindi Vidyalaya	19
6	Higher Secondary	Dum Dum Girls' High School	20
7	Secondary School	Motilal Colony Pandit Motilal Institution	4
8	Secondary School	Nalta Mahajati F P School	7
9	Secondary School	Nalta Mahajati High School	7
10	Secondary School	Nalta Mahajati High School For Girls	7
11	Secondary School	Dum Dum Baidyanath Institute (Boys)	9
12	Secondary School	Dum Dum Motilal Vidyayatan High School	11
13	Secondary School	Shahid Smriti Siksha Niketan	11
14	Secondary School	Dum Dum Airport Girls' High School	12
15	Secondary School	Dum Dum Airport High School (Boys)	12
16	Secondary School	Vivekananda Vidyamandir	14
17	Secondary School	Dum Dum Baidyanath Institute For Girls	16
18	Secondary School	Dum Dum Bharatiya Vidyamandir High School	18
19	Secondary School	Ramkrishna Vidyapith	19
20	Secondary School	Ratnagarh High School	22
21	Secondary School	Saraj Basu Smriti Balika Vidyamandir	22
22	Primary School	Manikpur F P School	3
23	Primary School	2 No Pandit Motilal Institution	4
24	Primary School	Sultanpur F P School	6
25	Primary School	Dum Dum Baidyanath Institute	9
26	Primary School	Bharatiya Vidyamandir	11
27	Primary School	Kamala Balak Vidyapith - Primary Only	11
28	Primary School	Kamalapur Kamala Vidyapith GSF	11
29	Primary School	Airport Primary School	12
30	Primary School	Children's Corner	15
31	Primary School	Amar Shahid Vidyamandir	18
32	Primary School	Sarda Pathya Griha (B)	16
33	Primary School	Sarda Pathya Griha (H)	16
34	Primary School	Sakaldip Singh Vidyalaya	18
35	Primary School	Sarat Chandra Prathamik Vidyamandir	18
36	Primary School	KLS Hindi Vidyalaya	19
37	Primary School	Dum Dum Girls'	20
38	Primary School	Siksha Sadan	21
39	Primary School	Patelnagar G S F P	22
40	Private School	Babasaheb Vimrao Ambedkar School	3
41	Private School	Milan Pally Primary School	5

Sl. No.	Category (School / College)	Name of the School	Ward No.
42	Private School	Auxilium Convent High School	9
43	Private School	Indira Gandhi Memorial High School	10
44	Private School	Rishi Aurobindo Memorial High School	10
45	Private School	Dum Dum Airport High School	12
46	Private School	Kennory School	13
47	Private School	Orient Public School	19
48	Private School	T.C.M. school	19
49	Private School	Saint Stephen's High School	20
50	Private School	Christ Church Girls High School	21
51	Private School	Jingle Bell School	21

SCHEDULE IV: List of Health Centres, Nursing Home, Hospital

SL. No.	Name of the Facility	Category	Ward No
1	ILS Hospital, DumDum	Private Nursing Home & Polyclinic	1
2	North Point Nursing Home Pvt. Ltd.	Private Nursing Home & Polyclinic	3
3	Phoenix Hospital Diagonastic Center Pvt. Ltd.	Private Nursing Home & Polyclinic	9
4	Dum Bum Medical Center	Private Nursing Home & Polyclinic	13
5	IVF Infertility Hospital	Private Nursing Home & Polyclinic	15
6	Dum Dum Municipal Hospital	Government Super Specialty Hospital	16
7	UPHC-1	UPHC	22
8	UPHC-2 (OLD)	UPHC	16
9	Sapui Para Subcentre	Subcentre	2
10	Sultanpur-1 Subcentre	Subcentre	4
11	Rabindra Sishu Uddyan Subcentre	Subcentre	11
12	Nalta Old Panchayat Building Subcentre	Subcentre	8
13	Kaalidham Colony Subcentre	Subcentre	14
14	Subcentres (2 Nos) attached to UPHC-2	Subcentre	16
15	Patelnagar, Mall Road (Old) Subcentre	Subcentre	22
16	Dr. Sailen Das Sarani Subcentres (2 Nos), attached to HAU-1	Subcentre	19
17	HAU-1	HAU-1	19

SCHEDULE V: List of Industries

Sl. No.	Name	Ward No.
1	Radhakrishna Controls	7
2	S. Enterprise	5
3	Young Lee	7
4	Hollo Textiles	7
5	Hindusthan Nutrin Pvt. Ltd	7
6	RAB Fashions Pvt Ltd.	7
7	G.D. Textile Processings Pvt Ltd.	7
8	Ratna Knittings	7
9	Galaxy Hosiery	7
10	ADSC Instruments Pvt Ltd.	8
11	BTLEPC Ltd.	8
12	Abhishek Industries	10
13	Saregama India Ltd.	11
14	Ordinance Factory (Central Govt. Organization)	13
15	Jessop (currently closed)	14 & 15
16	Snilileather Pvt. Ltd	15
17	Haneman Laboratory Ltd	18
18	Subha Engineering Works	18
19	Ma Santoshi Cut Mills	18
20	Plasto Glass Industries	18
21	Jharna Pipe	20
22	ESSAR Machining Center	20
23	Sudson (P) Ltd	21
24	Hamelton Engineering Co.	21
25	Plastic Enterprise India (P) Ltd	21
26	Metal Forms	21
27	Sudarsan Industries	21
28	Plicare Cranes	21
29	Dr. Steel Construction Co. (P) Ltd	21
30	Guha Alluminium	21
31	Bose Metal Industries	21
32	B.S. Engineering	21
33	Non-Ferrous Casting (P) Ltd	21
34	Universal Geer Engineering Works	21
35	Joy Engineering	21
36	Non Ferrous Industries	21
37	Bijoy Engineering	21
38	Banerjee Fabricator Pvt. Ltd	21
39	Dieu Plast.	21
40	Sahjanand Industry	21

41	Sujoy Plastic Industries	21
42	DK Engineering Works	21
43	Tirupati Industries	21
44	Bose Enterprise	21
45	Perform Tools Pvt Ltd.	21
46	Biswas Rubber+ All	21
47	Jaya Ice-cream Products Ltd.	21
48	Janees Numeric Engineering Pvt Ltd.	21
49	Apex Plastic	21
50	Deshna Wire Netting	21
51	Suman Plasto Plast	21
52	Power Master Electric (P) Ltd	22
53	IPM Engineering Ltd.	

SCHEDULE VII: List of Roads whose abutting plots and premises shall be under Development Control Zone C

Sl No	Name Of The Road	Extent
1	J.N.Tiwari Road	Entire stretch
2	Harimohon Dutta Road	Harimohon Dutta Road-Incenaarator Road crossing to Harimohon Dutta Road-P.K. Guha Road Crossing
3	Incenaarator Road	Entire stretch
4	P.K. Guha Road	Entire stretch, except for plots belonging to S.P. Zone

SCHEDULE VIII: Provisional list of heritage buildings, precincts, monuments, ecologically fragile areas and buildings requiring preservation/conservation

Sl.No.	Name	Landuse	Ward No.
1	War Monument at Mall Roads Beside Ordinance Factory	War Memorial	13
2	Ordinance Factory	Defense	13
3	Central Jail	Institutional	20

ANNEXURE

CATEGORY OF INDUSTRIES

ANNEXURE-I: Red

Sl No	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)
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]

Sl No	Activity
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 assembles 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 assembles 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]

Sl No	Activity
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 smelting using greater than 1.0 litre sulfuric 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 $> 20,000$ sq.mtr. built up area (waste water generation ≥ 100 KLD)
72	Cleaning / washing of old PVC and MS drums using mineral turpentine oil, kerosene oil and

Sl No	Activity
	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:-

- a) 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.
- b) 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.
- c) Capacity of boilers / furnace / kiln / oven / DG set etc. in any unit refers to the cumulative capacity of all such respective items.
- d) For activities attracting EIA notification, Environmental Clearance is mandatory followed by 'Consent to Establish' and 'Consent to Operate' of the Board.
- e) 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

Sl.No.	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 sq.mtr. 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

Sl.No.	Activity
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	Ply-board 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)

Sl.No.	Activity
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 transesterification 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-drift 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

Note:-

- 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 Categorization 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

- d) For activities attracting EIA notification, Environmental Clearance is mandatory followed by 'Consent to Establish' and 'Consent to Operate' of the Board.
- e) 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

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

Sl.No.	Activity
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 dhanian 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 \leq 2 TPH steam generation capacity)
42	Saw mills
43	Soap manufacturing (handmade without steam boiling / boiler)
44	Spice grinding (\leq 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 \leq 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 Categorization
- 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

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 organization etc.
17	Gold and silver smithy (excluding purification/polishing with any acid and smelting operation)
18	Handicraft products like conch-shell, coconut-shell, dokra, cane and bamboo products, Baluchari sari, 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 up to 20,000 sq.mtr. 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

Sl.No.	Activity
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

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	Flavored 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 sq.mtr. 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	Ply-board 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
ORANGE 92	Infrastructure development project

- 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.

F. Special Restrictions

- a) Specific 60 categories of water intensive industries (Annexure-1) are not permitted in within 10 Km. radius (specified Mouzas mentioned in Annexure-2) around the integrated leather complex at Bantala.
- b) For area around Victoria Memorial Hall (as per Order of the Hon'ble Calcutta High Court):-
 - i. All hotels and restaurants situated within a radius of 3 Km. of Victoria Memorial Hall shall use cleaner fuels such as LPG.
 - ii. No dry leaf is allowed to be burnt within a radius of 3 Km. of Victoria Memorial Hall.

- iii. There will be total ban on establishing new industrial units and expansion of the existing industries within 10 Km. from the Victoria Memorial Hall which may emit CO₂, SO₂, NO_x or other gaseous substance which form acids in contact with moisture in the atmosphere.
- c) Green Category industries will be allowed to operate in the premises vacated by tanneries earlier operating at Tiljala, Topsia, Tangra and Pagladanga area within KMC. Consent to Establish and Consent to Operate for such Green category industries will be issued by the Board only.
- d) For East Kolkata Wetland (declared as a RAMSAR site) area:-
[Order no. S/EN/487/177/08 dated 03.03.2008 of Department of Environment, Govt. of West Bengal read with The East Kolkata Wetlands (Conservation and Management) Act, 2006 published vide No. 404-L dated 31.03.2006]
- i. Local authority should not issue any license or building plan for any commercial activity without clearance from the East Kolkata Wetland (EKW) Authority.
 - ii. Land & Land Reforms Department of the concerned area will not issue any certificate for change of character of land without clearance from the EKW Authority.
 - iii. The occupiers of EKW areas cannot transfer land to any person(s) in any manner through Deed of Sale, or through providing lease or tenancy right, without clearance from the EKW Authority.
 - iv. The Registration Authority of land or houses in the EKW area shall not allow registration of land, house or pond of EKW area (specified in Annexure-3) without clearance from the EKW Authority (<http://www.ekwma.com>).
 - v. The occupiers of EKW areas may approach the Member Secretary, EKW Authority for obtaining necessary clearance for transfer of land and EKW Authority will consider such prayer within 2 months from the receipt of such application.
- e) For Kalyani and Gayeshpur Industrial Estate:-
- i. Setting up new red category of industries will be allowed in the vacant plots of Block-D of Kalyani Industrial area excepting Plot No. 39. Expansion of existing red category of industries in the area will also be permitted.
 - ii. Setting up of new red category of industries in the vacant plots and in the premises of closed units in Phase-II of WBIDC of Kalyani Industrial Estate,

Block-A will be allowed on a case to case basis considering the environmental pollution load of the proposed unit.

- iii. Setting up new red category of industries in the closed industrial premises of Phase-I of WBIDC and/or in Gayeshpur will be allowed on a case to case basis comparing the pollution load of the proposed unit with that of the closed units. Expansion of red category of industries will also be permitted on a case to case basis considering the pollution load of the proposed activity.

- f) Hotels, restaurants and resorts are not to be developed within a radius of 1 km. of reserve forests area, notified wild life sanctuaries within the State of West Bengal without prior permission of the Department of Tourism, Government of West Bengal.

Annexure-1

List of Industries restricted in Mouzas as mentioned in Annexure-2

1. Distillery including Fermentation industry
2. Sugar (excluding khandsari)
3. Fertilizer (Basic) (excluding formulation)
4. Pulp & Paper (paper manufacturing with or without pulping)
5. Basic Drugs & Pharmaceuticals (excluding formulation)
6. Chlor - alkali
7. Dyes and Dye-intermediates
8. Pesticides (excluding formulation)
9. Oil refinery (Mineral oil or Petro refineries)
10. Tanneries
11. Petrochemicals (Manufacture of and not merely use of as raw material)
12. Cement
13. Thermal power plants
14. Iron and Steel (Involving processing from ore / scrap / integrated steel plants)
15. Zinc smelter
16. Copper smelter
17. Aluminium smelter
18. Synthetic rubber
19. Rubber goods industry (with boiler)
20. Ferrous & Non - ferrous metal extraction (different furnaces & smelting), refining, casting, forging, alloy making etc.
21. Paints and varnishes (excluding units with only blending / mixing)
22. Pigments and intermediates
23. Lubricating oils, greases or petroleum - based products (excluding blending at normal temperature)
24. Synthetic & natural fibre including rayon, tyre cord, polyester filament yarn & raw woolen, raw silk
25. Synthetic detergent (excluding formulation) and soap (with steam boiling)

26. Chemical, petrochemical and electro chemicals, manufacture (including distillation) of acids such as Sulphuric Acid, Nitric Acid, Phosphoric Acid etc.
27. Industrial or inorganic gases
28. Chlorates, perchlorates and peroxides
29. Glue and gelatine
30. Integrated textile mills (processing involving scouring, bleaching, dyeing, printing or any effluent / emission generating process)
31. Vegetable oils processing including solvent extracted oils, hydro-genated oils.
32. Industry or process involving metal treatment or process such as pickling, surface coating (excluding spray, manual brush, dip painting, paint baking, paint stripping), heat treatment (only cyaniding), phosphating or finishing etc.
33. Electroplating operations
34. Galvanizing operations
35. Asbestos and asbestos-based industries
36. Slaughter houses and meat processing units
37. Steel and steel products including coke plants involving use of any of the equipment such as blast furnaces, open hearth furnace, induction furnace or arc furnace etc. or any of the operations or processes such as heat treatment, acid pickling, rolling or galvanizing etc.
38. Power generating plants (excluding D.G. Sets)
39. Lime manufacturing
40. Phosphate rock processing plants
41. Coke making, coal liquefaction, coal tar distillation or fuel gas making, coke briquetting (excluding sundrying)
42. Phosphorous and its compounds
43. Processes involving chlorinated hydrocarbons
44. Chlorine, fluorine, bromine, iodine and their compounds
45. Hydrocyanic acid and its derivatives
46. Milk processing and dairy products (Integrated Project)
47. Industry or process involving foundry operations
48. Rubber chemicals
49. Electro-chemicals
50. Food and food processing (with more than Rs.20 lac investment on plant and machinery)
51. Dyeing of fabrics, yarns etc.
52. Bone Mill
53. Phenolic products
54. Radioactive elements
55. Stone crushing
56. Rolling mill
57. Shellac processing
58. Plyboard manufacturing (with captive resin manufacturing plant)
59. Acid lead batteries
60. Lead Smelting

Annexure-2**List of Mouzas within 10 km. radius of Kolkata Leather Complex**

Sl No	J.L.No.	Name of Mouza
1	2	Kochpukurria
2	3	Jotibhirn
3	4	Hatgachha
4	5	Nadia
5	6	OharmatalaPachuria
6	7	Kulberia
7	8	ChandaKanthalberia
8	9	Hatisala
9	10	Bhagabanpur
10	12	DakshihKhairpur
11	13	Tarahadia
12	14	Swastayangachhi
13	15	Anantapur
14	17	Uttar Ghazipur
15	18	Uriapara
16	22	Jaynagar
17	23	Naoabad
18	24	Pithapukuria
19	25	Jirancachhi
20	26	Wari
21	27	Beonta
22	28	Paikan
23	29	Chariswar
24	30	Sukpukuria
25	31	Krolbaria
26	32	Karaidanga
27	33	Bhatipota
28	34	Kharamba
29	35	Gangapur
30	36	Andulgari
31	37	Mousal
32	38	TaradahKapasati
33	39	Narayantala
34	40	Ushpara
35	41	Bairampur
36	42	Biqhari
37	43	DakshinGazipur
38	44	Ghomineghi
39	45	Bamunia
40	46	Kachua
41	47	Uttar Mashikelbaria

Sl No	J.L.No.	Name of Mouza
42	48	Norgalbeki
43	49	Seduli
44	50	Majherhat
45	51	Uttar Kashipur
46	52	Chandihat
47	56	Bhogati
48	61	Bankachua
49	62	Kantadanga
50	63	Sonpur
51	64	Rampur
52	65	Nimkuria
53	66	Dheati
54	67	Sanpukuria
55	68	Uttar Rajapur
56	69	Chakbaria
57	70	Jawpur
58	71	ChakMaricha
59	72	Maricha
60	73	Serpur
61	74	Narayanpur
62	75	Madhabpur
63	76	Hosaidara
64	77	Taldighi
65	78	Kasiadanga
66	79	Maheshpukuria
67	80	Kasinagar
68	81	Sundia
69	82	Kamarhati
70	83	Dari Madhabpur
71	84	Amreswar
72	85	Dara
73	86	Padmapuria
74	87	Malancha
75	88	ChakBarali
76	89	BhangoreRaghunathpur
77	90	Panapukur
78	91	Uttar Khatalia
79	92	Gobindapur
80	99	Ghatakpur
81	100	Kalikapur
82	101	Nalmuri
83	102	Ranigachhi
84	103	Balipur
85	104	ChakBhika

SI No	J.L.No.	Name of Mouza
86	105	Bazarati
87	106	Bangoda
88	107	Karunarhati
89	108	Dharmatala
90	109	DakshinKasipur
91	110	Satbaria
92	114	Jalalabad
93	115	Kasinathpur
94	116	Chandaneswar
95	117	Bausahar
96	118	Chungri
97	119	Sankshar
98	120	Erenda
99	121	Sainhati
100	122	Sangachhi
101	123	Jagulgachhi
102	141	Situri

Police Station: Rajarhat

SI No	J.L. No.	Name of Mouza
1	18	Mahishbathan
2	19	Thakdari
3	20	Mahishgot
4	23	Ghuni
5	24	Jatragachhi
6	25	Kadampukur
7	32	Mahammadpur
8	33	ChakPachuria
9	34	Baligori
10	35	Chhapna
11	36	Patharghata
12	37	Bauragari
13	38	Jhalgachhi
14	39	Kasinathpur
15	40	Kalikaour
16	41	Umarhati
17	42	Jamalpara
18	49	Sikharpur
19	50	Bazelari
20	51	Arbelia
21	52	Bagu
22	53	Naoabad
23	54	Hadarait
24	55	Akandakesri

Police Station: Sonarpur

SI NO	J.L. No.	Name of Mouza
1	1	ChakKolarkhal
2	6	Ranabhutia
3	7	Kantipota
4	8	Bhaqabanpur
5	9	Kharki
6	10	Deara
7	11	Kheadaha
8	12	Khodhati
9	13	Goalapota
10	14	Kumarpukuria
11	15	Tardaha
12	16	Tihuria
13	17	Nayabad
14	18	Gangajoara
15	19	Dihi
16	20	Chandpur
17	21	Khurigachhi
18	23	Ghasiara
19	25	Jagadishpur
20	26	Radhanagar
21	27	Gopalpur
22	28	Araoalch
23	29	Hasanpur
24	41	Kamrabandh
25	91	Samukpota
26	92	Protapnagar
27	93	Garal
28	94	Metiari
29	95	Kalikapur
30	96	Muragacha
31	97	Natagachhi
32	105	Chakbaria
33	106	Makrampur
34	107	Kustia
35	108	Sangur
36	109	Nabhasan

Station: Kasba

Sl.No.	J.L.No.	Name of Mouza
1	2	Dhapa

Station: Salt Lake

Sl.No.	J.L.No.	Name of Mouza
1	1	DhapaManpur

Annexure-3

District	Police Station	Mouza	J.L. No.	Area	Sl.No. as shown in the map in Schedule-II
1	2	3	4	5	6
24-Parganas (South)	Tiljola	Dhapa	2	as specified in Table 1	1
		Chowbaga	3	as specified in Table 2	2
		Bonchtala	4	as specified in Table 3	3
		Dhalenda	8	as specified in Table 4	4
		Paschim Chowbaga	9	as specified in Table 5	5
		Nonadanga	10	as specified in Table 6	36
	Sonarpur	ChakKolarKhal	1	as specified in Table 7	6
		Karimpur	2	as specified in Table 8	7
		Jagatipota	3	as specified in Table 9	8
		Mkundapur	4	as specified in Table 10	9
		Atghara	5	as specified in Table 11	10
		Ranabhutia	6	as specified in Table 12	11
		Kantipota	7	as specified in Table 13	12
		Bhagabanpur	8	as specified in Table 14	13
		Kharki	9	as specified in Table 15	14
		Deara	10	as specified in Table 16	15
		Kheadaha	11	as specified in Table 17	16
		Khodahati	12	as specified in Table 18	17
		Goalpota	13	as specified in Table 19	18
		Kumapukuria	14	as specified in Table 20	19
		Tardaha	15	as specified in Table 21	20
		Tihuria	16	as specified in Table 22	21
		Nayabad	17	as specified in Table 23	22
		Samukpota	91	as specified in Table 24	23
		Pratapnagar	92	as specified in Table 25	24
		Garal	93	as specified in Table 26	25
	Kolkata Leather Complex	Dakshin Dhapa Manpur	1	as specified in Table 27	34
		Dhapa Manpur (presently Kochpukur)	2	as specified in Table 28	35
		Hatgachha	4	as specified in Table 29	26
		Haldia	5	as specified in Table 30	27
		Dharmatala Pachuria	6	as specified in Table 31	28
		Kulberia	7	as specified in Table 32	29
	Beonta	27	as specified in Table 33	30	

District	Police Station	Mouza	J.L. No.	Area	Sl.No. as shown in the map in Schedule-II
		Tardaha Kapashati	38	as specified in Table 34	31
	PurbaJadabpur	Kalikapur	20	as specified in Table 35	33
24- Parganas (North)	South Bidhan Nagar	DhapaManpur	1	as specified in Table 36	32
	Rajarhat	Thakdari	19	as specified in Table 37	37

Note: Table 1-37 available at <http://www.ekwma.com>

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/ Zilla Parishad.....

ii) Word Number/Panchayat Samity 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 (sq.m) Existing(sqm)

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

.....
 Proposed (sq.m) Existing(sqm)

(ii) FAR.....

3. Means of Access:

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

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) Licence 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 waterbody /s if any lying within the plot shall not be filled up or re-sectioned 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 cas

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 Signature

ANNEXURE (For FORM -C)

DATA SHEET/AREA STATEMENT

Re: Development permission in respect of :

Premises No.....Ward No..... under.....

Municipal Corpn /Municipality/Zilla Parishad.

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: (Sq.m)

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

iv. Total Built up Area (Proposed+ Existing) (Sq.m)

(Proposed) (Existing)

v. Ground Coverage (Area & %) (Sq.m)

(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 (sq.m)			
2.	FAR			
3.	Building Height (m)			
4.	Front Open Space(Min) (m)			

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