

**The**



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Date : 18.11.2025

PART I—Orders and Notifications by the Governor of West Bengal, the High Court, Government Treasury, etc.

**KOLKATA METROPOLITAN DEVELOPMENT AUTHORITY**

Unnayan Bhavan  
DJ-11, Sector-II, Salt Lake  
Kolkata - 700 091

No. 240/CEO-03/KMDA/2025

Dated : 18.11.2025

**NOTIFICATION**

**Notification under section 38 of the West Bengal Town and Country (Planning and Development) Act, 1979 (West Bengal Act-XIII of 1979).**

Kolkata Metropolitan Development Authority in exercise of its power conferred by section 31 of the West Bengal Town and Country (Planning and Development) Act, 1979 (West Bengal Act-XIII of 1979) prepared the Land Use and Development Control Plan for Ward 45 of the Calcutta (Kolkata) Municipal Corporation published and notified in the Official Gazette dated 05.08.1997 under notification No. 535/CMDA/Sectt/VIII-22/85(Pt-1) dated 31.07.1997.

Kolkata Metropolitan Development Authority in exercise of its power conferred by section 40 of the West Bengal Town and Country (Planning and Development) Act, 1979 (West Bengal Act-XIII of 1979) has prepared amendments of the aforesaid Land Use and Development Control Plan and after following due process of law, the same has been approved by the Urban Development and Municipal Affairs Department, Government of West Bengal vide No. 1619-UDMA-22012(99)/3/2023-DAC SEC-Dept. of UDMA(677140) dated 08.10.2025 as per requirement of the provisions laid down in the West Bengal Town and Country (Planning and Development) Act, 1979 (West Bengal Act-XIII of 1979). Now it is notified in the following manner;

*Amendments*

In respect of,

Land Use and Development Control Plan (LUDCP) for Ward 45 of the Calcutta (Kolkata) Municipal Corporation Area published and notified in the official Gazette dated 05.08.1997 under notification No. 535/CMDA/Sectt/VIII-22/85(Pt-1) dated 31.07.1997.

**In CHAPTER 9,—**

The Clause 9.3 which has been written as "For the plots and premises mentioned in Schedule VI of this Land Use and Development Control Plan change of the present occupancy or occupancies is prohibited" shall be substituted and may be read as:

*"For the plots and premises mentioned in Schedule VI and Schedule VI-A of this Land Use and Development Control Plan change of the present occupancy or occupancies is prohibited"*

The Clause 9.4 which has been written as "The said Schedule-IV, Schedule-V, or Schedule-VI may, with the previous approval of the State Government and by notification in the official gazette, be modified as may be felt necessary in the public interest, during the process of implementation of this Land Use and Development Control Plan" shall be substituted and may be read as:

*"The said Schedule-IV, Schedule-V, Schedule-VI, or Schedule VI-A may, with the previous approval of the State Government and by notification in the official gazette, be modified as may be felt necessary in the public interest, during the process of implementation of this Land Use and Development Control Plan"*.

**In CHAPTER 10,—**

After the existing provisions in Chapter 10, the following shall be inserted,

*"10.1 Notwithstanding anything contained hereinabove, mixing of Commercial Uses (Mercantile Wholesale and Retail both) may be allowed up to a maximum of 20% of the built-up area, in the Industrial buildings, listed under Green, White and Exempted Categories of Industries as mentioned in the Order of West Bengal Pollution Control Board, Department of Environment, GoWB [Memo No.: 1512/4A-18/2010 (Pt.1) dated 14.06.2016] subject to the consideration of the Industrial Siting /Locational Policy in West Bengal, existing ground situation and other Planning Guidelines/Norms."*

**In SCHEDULES,—**

Schedule VI-A shall be inserted between Schedule VI and Schedule VII, which may be read as:

*Schedule VI-A  
(See para 9.3 and 9.4)*

**LIST AND DETAILS OF PETROL PUMPS AND/OR VEHICLE REFUELLING STATIONS**

Sl. No.	Ward No.	Address	Present Trade Nature
1	045	21 BIPLABI TRAILAKYA MAHARAJ SARANI 700001	PETROL PUMP WITHOUT HYDRAULIC MACHINE
2	045	8 CHURCH LANE 700001	PETROL PUMP WITHOUT HYDRAULIC MACHINE
3	045	3 INDIA EXCHANGE PLACE 700001	PETROL PUMP WITH HYDRAULIC MACHINE(S)
4	045	247/8 STRAND BANK ROAD 700001	PETROL PUMP WITHOUT HYDRAULIC MACHINE

Note:

*The use of petrol pumps and/or vehicle refuelling stations as electric vehicle charging stations or any other kind of vehicle refuelling station, either fully or partially, may only be permitted in the future, if otherwise permissible*

The aforesaid amendments of the LAND USE AND DEVELOPMENT CONTROL PLAN will come into operation in respect to the Ward 45 of the Calcutta (Kolkata) Municipal Corporation Area from the date of publication of this notice in the Official Gazette in terms of Sub-section (3) of Section-38 of the Act *ibid*.

The aforesaid Land Use and Development Control Plan will be available for Public Inspection at the following offices (on all working days between 11.30 a.m. and 4.00 p.m.) and website.

1. Office of the Principal Secretary, Industry, Commerce & Enterprises Department, Government of West Bengal, Shilpa Sadan, Camac Street, Kolkata-700016.
2. Office of the Principal Secretary, Micro, Small and Medium Enterprises and Textiles Department, Government of West Bengal, 7th Floor, Shilpa Sadan, Camac Street, Kolkata-700016.
3. Office of the Principal Secretary, Environment Department, Government of West Bengal, 5th Floor, Pranisampad Bhawan, Block LB-II, Salt Lake, Sector III, Bidhannagar, Kolkata-700 106.
4. Office of the Principal Secretary, Urban Development & Municipal Affairs Department, Government of West Bengal, Nagarayan, DF-8, Sector-I, Salt Lake City, Kolkata-700064.
5. Office of the Secretary, Law Department, Government of West Bengal, Writers' Building, Kolkata-700001.
6. Office of the Member Secretary, West Bengal Pollution Control Board, Paribesh Bhawan, 10A, Block LA, Sector III, Salt Lake, Kolkata-700098,
7. Office of the Commissioner, Kolkata Municipal Corporation, 5 S.N. Banerjee Road, Kolkata-700013.
8. Office of the Director General (Building), Building Dept., CMO Building. Kolkata Municipal Corporation, 5, S.N.Banerjee Road, Kolkata-700013.
9. Office of the Director, Institute of Local Govt. and Urban Studies, HC Block, Sector-III. Bidhannagar, Kolkata-700091.
10. Office of the Joint Secretary, Constitution Cell, KMDA, 3rd floor, Unnayan Bhavan, DJ-11, Sector-II, Salt Lake, Kolkata-700091.
11. Office of the Director, Statutory Planning Unit, KMDA, 4th floor, Unnayan Bhavan, DJ-11, Sector-II, Salt Lake, Kolkata-700091.
12. Official Website of UD&MA Department: <https://www.udma.wb.gov.in/>
13. Official Website of KMDA: <https://kmda.wb.gov.in/>

Sd/-

ANSHUL GUPTA, IAS  
*Chief Executive Officer, KMDA*