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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-700091

No. 141/CEO-03/KMDA/2024

Date : 20.09.2024

NOTIFICATION

It has been observed that there is a tendency of change of use of land pertaining to Petrol Pumps into other uses. There is also a need of commercial use within industrial buildings for the purpose of promotion of various industrial activities. Therefore it has been felt to amend the Land Use and Development Control Plan (LUDCP) for Ward 63 of the Calcutta (Kolkata) Municipal Corporation Area published and notified in the Official Gazette dated 08/12/1997 under Notification No. 724/CMDA/Sectt/VIII-22/85(Pt-1) dated 26/11/1997 under section 40 of the West Bengal Town and Country (Planning and Development) Act, 1979 to incorporate provisions with regard to:

1. **Restriction of any Change of Land Use of the Petrol Pumps or any Vehicle Refuelling Stations.**
2. **Allowing mixing of Commercial Uses (Mercantile Wholesale and Retail both) up to a maximum of 20% of the total 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, Govt. of West Bengal [Memo No. 1512/4A-18/2010 (Pt.I) dated 14.06.2016] subject to consideration of the Industrial Siting / Locational Policy in West Bengal, existing ground situation and other Planning Guidelines/Norms.**

The proposed amendments of the said document have been duly directed to be processed as per provisions under section 40 of the West Bengal Town and Country (Planning and Development) Act, 1979 by Urban Development and Municipal Affairs Department, Government of West Bengal. As per sub-section (1) of section 36 of the West Bengal Town and Country (Planning and Development) Act, 1979, the proposed amendment is hereby notified in the 'Official Gazette'. Copy of the aforesaid amended LUDCP can be inspected in the following offices (on 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 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 Director, Statutory Planning Unit, KMDA, 4th floor, Unnayan Bhavan, DJ-11, Sector-II, Salt Lake, Kolkata-700091.
11. Constitution Cell, KMDA, 3rd floor, Unnayan Bhavan, DJ-11, Sector-II, Salt Lake, Kolkata-700091.
12. Official Website of UD&MA Department: <https://www.wburbandserviccs.gov.in/>
13. Official Website of KMDA: <https://kmda.wb.gov.in/>

Therefore, objection(s) in writing under sub-section (1) of section 36 of the West Bengal Town and Country (Planning and Development) Act, 1979, with regard to the said proposed amendments of the document are invited which may be sent within 60 days of publication of this notice to:– The Chief Executive Officer, KMDA, 3rd floor, Unnayan Bhavan, DJ-11, Sector-II, Salt Lake, Kolkata-700091.

Sd/-

RAJESH KUMAR SINHA, IAS
Chief Executive Officer, KMDA

Draft Amendment

of the

"Land Use and Development Control Plan for Ward 63 of the Kolkata Municipal Corporation Area Being a Portion of the Kolkata Metropolitan Planning Area" u/s 40 of the West Bengal Town and Country (Planning and Development) Act, 1979

In Chapter 9

The clause 9.3 which has been written as "For the plots and premises mentioned in Schedule V 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 V and Schedule V-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-III, Schedule-IV, or Schedule-V 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 Development Control Plan" shall be substituted and may be read as:

"The said Schedule-III, Schedule-IV, Schedule-V, or Schedule V-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 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.I) 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 V-A shall be inserted between Schedule V and Schedule VI, which may be read as:

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

Sl. No.	Ward No	Address	Present Trade Nature
1	063	12B ABANINDRANATH THAKUR SARANI 700017	PETROL PUMP WITH HYDRAULIC MACHINE(S)
2	063	2E ABANINDRA NATH THAKUR SARANI 700016	PETROL PUMP WITH HYDRAULIC MACHINE(S) - SERVICING OF AUTO CAR
3	063	3D ABANINDRA NATH THAKUR SARANI 700016	PETROL PUMP WITH HYDRAULIC MACHINE(S)
4	063	46/1A CHOWRINGHEE ROAD 700071	PETROL PUMP WITHOUT HYDRAULIC MACHINE
5	063	57 PARK STREET 700016	PETROL PUMP WITHOUT HYDRAULIC MACHINE
6	063	69 PARK STREET 700016	PETROL PUMP WITH HYDRAULIC MACHINE(S)
7	063	10B SAROJINI NAIDU SARANI 700017	PETROL PUMP WITHOUT HYDRAULIC MACHINE