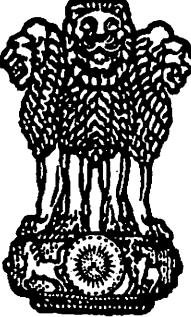


The

Kolkata **Gazette**
Extraordinary
Published by Authority

Notification No. : 249/CEO-03/KMDA/2025

Date : 11.12.2025

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. 249/CEO-03/KMDA/2025

Dated : 11.12.2025

NOTIFICATION

In pursuance of the provisions of section 31 of the West Bengal Town and Country (Planning and Development) Act, 1979, the Kolkata Metropolitan Development Authority has prepared the '**Land Use and Development Control Plan**' for **Bhangar-I Panchayat Samity and Sector VI Industrial Township** (being a portion of Kolkata Metropolitan Planning Area).

In pursuance of the provisions of section 35 of the West Bengal Town and Country (Planning and Development) Act, 1979, the State Government accorded its approval to the publication of notice of preparation of the said Land Use and Development Control Plan vide Memo No. 276-UDMA-22012 (99)/40/2021-DAC SEC-Dept, UDMA dated 19.02.2025.

In pursuance of the provisions of sub-section (1) of section 36 of the West Bengal Town and Country (Planning and Development) Act, 1979, the aforesaid Land Use and Development Control Plan is hereby notified in the '**Official Gazette**'.

Copy of the aforesaid LUDCP can be inspected in the following offices (on working days between 11.30 am and 4.00 pm) and website.

- (1) Office of the Additional Chief Secretary, Department of Irrigation and Waterways, GoWB, Jalsampad Bhavan, Western Block, 1st Floor, Block DF, Sector-1, Salt Lake City, Kolkata 700 091.
- (2) Office of the Additional Chief Secretary, Department of Fisheries, GoWB, IT Tower (7th & 8th Floor), 31, GN Block, Sector-V, Salt Lake, Kolkata-700091.
- (3) Office of the Additional Chief Secretary, Department of Environment, GoWB and Member Secretary, EKWMA, Pranisampad Bhavan, 5th Floor, LB-2, Sector-III, Salt Lake, Kolkata 700 106.

- (4) Office of the Principal Secretary, Urban Development and Municipal Affairs Department, GoWB, Nagarayan, DF-8, Sector-I, Salt Lake, Kolkata - 700 064.
- (5) Office of the Principal Secretary, Industry, Commerce and Enterprises Department, GoWB, Shilpa Sadan, Camac Street, Kolkata-700 016.
- (6) Office of the Principal Secretary, Department of Micro, Small & Medium Enterprises and Textiles, GoWB, Shilpa Sadan, Camac Street, 7th Floor, Kolkata-700 016.
- (7) Office of the Principal Chief Conservator of Forests and HoFF, West Bengal Forest Department, GoWB, Aranya Bhawan, LA-10A Block, Sector-III, Saltlake, Kolkata-700 106.
- (8) Office of the Secretary, Law Department, GoWB, Writers Building, Kolkata-700 001.
- (9) Office of the Secretary, Department of Panchayat and Rural Development, GoWB, Joint Admin Building, HC-7, Sector-III, Salt Lake, Kolkata-700 106.
- (10) Office of the Member Secretary, West Bengal Pollution Control Board, Paribesh Bhawan. 10A, Block LA, Sector-III, Salt Lake, Kolkata 700 098.
- (11) Office of the Chief Executive Officer, Sector-VI Industrial Township Authority, Nabadiganta Bhavan, 3rd Floor, GN-20, Street No. 21. Nabadiganta Industrial Township, Kolkata-700091.
- (12) Office of the Additional Executive Officer, South 24 Parganas Zilla Parishad, New Administrative Building, 2nd Floor, 12, Biplabi Kanai Bhattacharya Sarani, Kolkata-700027.
- (13) Office of the ADM (LR) and DL&LRO, South 24 Parganas, New Treasury Building, Alipore, Kolkata 700 027.
- (14) Office of the BDO, Bhangar-1, Dakshin Kalikapur, PO Gobindapur, PS Bhangar, Dist. South 24 Parganas, PIN-743 502.
- (15) Office of the Director, State Water Investigation Directorate, Nirman Bhaban, 3rd Floor, Salt Lake City, Kolkata-700 091.
- (16) Office of the Director, Institute of Local Govt. & Urban studies, HC Block, Sector -III, Bidhannagar, Kolkata-700 091.
- (17) Office of the Managing Director, WBHIDCO Ltd, HIDCO BHABAN, 35-1111, Biswa Bangla Sarani, New Town, Kolkata-700 156.
- (18) Office of the Joint Secretary, Constitution Cell, 3rd floor, Unnayan Bhavan, DJ-11, Sector-II, Salt Lake, Kolkata-700 091.
- (19) Office of the Director, Statutory Planning Unit, KMDA, 4th floor, Unnayan Bhavan, DJ-11, Sector-II, Salt Lake, Kolkata-700 091.
- (20) Official Website of UD&MA Department: <https://udma.wb.gov.in/>
- (21) Official Website of KMDA: <https://kmda.wb.gov.in/>

Objection in writing under Sub-section (1) of Section 36 of West Bengal Town and Country (Planning and Development) Act, 1979, with regard to the aforesaid Land Use and Development Control Plan, may be sent within 60 days of publication of this notice to:- CEO, KMDA, 3rd floor, Unnayan Bhavan, DJ-11, Sector-II, Salt Lake, Kolkata-700 091.

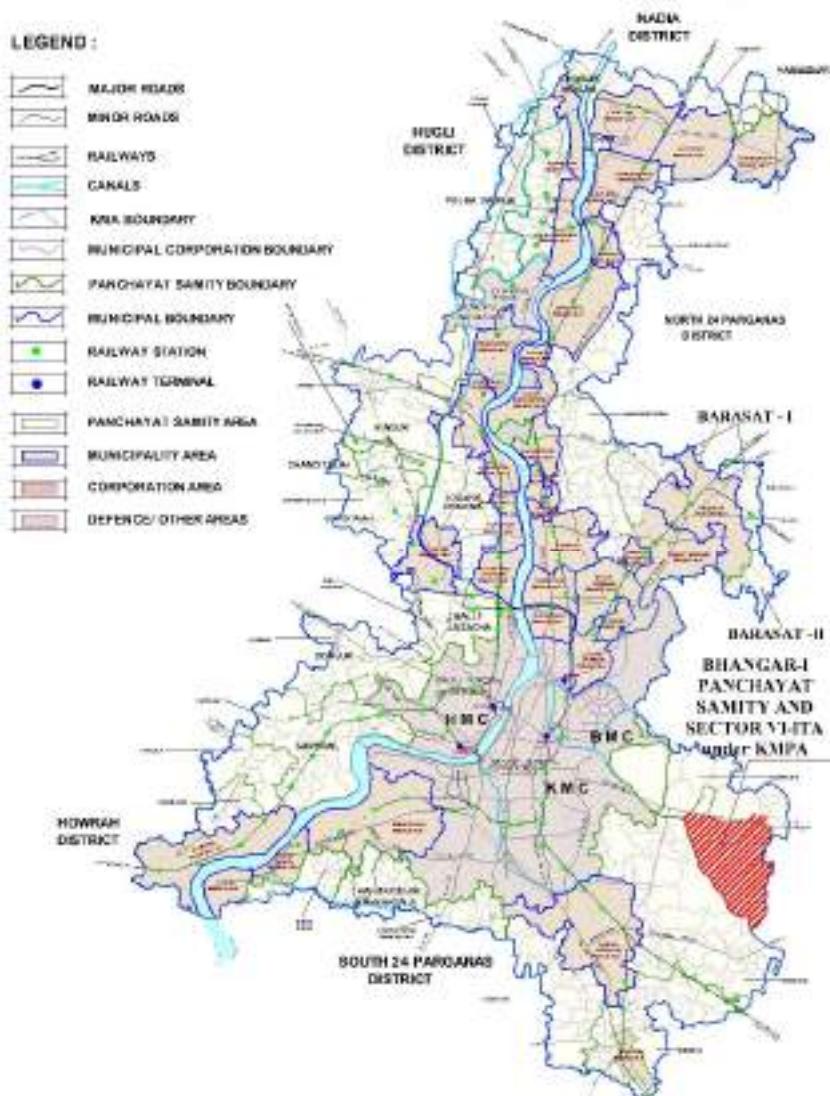
Sd/-

ANSHUL GUPTA, IAS
Chief Executive Officer, KMDA

Land use & Development Control Plan

for
**Bhangar-I Panchayat Samity and Sector VI
Industrial Township**

(being a portion of Kolkata Metropolitan Planning Area)



Approved by State Government under Section 35 of West Bengal Town & Country (Planning & Development) Act, 1979 with incorporations of modifications as proposed by UD&MA Department and Other Departments and Government Institutions



Prepared by
Kolkata Metropolitan Development Authority

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PREFACE

Land Use & Development Control Plan (LUDCP) for the Sector VI and Bhangar-I Panchayat Samity being a part of Kolkata Metropolitan Planning Area (KMPA) under section 31 of the West Bengal Town and Country (Planning & Development) Act, 1979 [henceforth Act] and is submitted to Urban Development Department, Government of West Bengal for approval of the LUDCP as per Act.

As per notification no. 2480-UD/O/M/SB/S-2/97 dated 26.06.2001 only the Tardah Gram Panchayat (constituting of 08 (Eight) mouzas i.e. Karaidanga, Bhatipota, Gangapur, Andulgori, Tardah Kapasati, Moushal, Narayantala and Ushpara) within Bhangar-I Panchayat Samity falls within Kolkata Metropolitan Planning Area.

However, four (04) mouzas (mouzas i.e. Karaidanga, Bhatipota, Gangapur, Andulgori) has been separated from Tardah Gram Panchayat as well as Bhangar-I Panchayat Samity and constituted 'Sector VI' as per notification no. 1077/PRD-35011/4/2022-POLICY SEC-Dept. PRD dated 27.02.2024.

This LUDCP for the Sector VI and Bhangar-I Panchayat Samity within KMPA has been prepared based on adopted LUMR/s of Tardah Gram Panchayat and Present Land use Map (as per Survey) including diagrams and schedules as per obligation under the Act.

For the purpose of this LUDCP, the entire area as mentioned above has been termed as the "LUDCP Area". However, unless specifically mentioned, 'Bhangar I Panchayat Samity within KMPA' shall mean the undivided Tardah GP within Bhangar I Panchayat Samity before the newly formed industrial township named as Sector VI ITA had been separated (on 27.02.2024).

PART I – INTRODUCTION

Chapter 1

1 SHORT TITLE AND APPLICATION

1.1 The present document including the schedules and diagrams may be called “Land Use and Development Control Plan for the area of land under the jurisdiction of Sector VI and Bhangar – I Panchayat Samity” within Kolkata Metropolitan Planning Area (KMPA). This document shall come into effect from the date of Gazette Notification of this document by Govt. of West Bengal.

1.2 This shall apply to the entire Tardah Gram Panchayat (within Bhangar – I Panchayat Samity) as well as the entire Sector VI Industrial township area that fall within KMPA [i.e. 08 (eight) mouzas (see Figure 1.1 and Table –1.1)]. For the purpose of this LUDCP, the entire area as mentioned above is termed as the “LUDCP Area”.

1.3 Out of these 08 mouzas, 04 mouzas (i.e. Karaidanga, Bhatipota, Gangapur & Andulgori) constitutes the Sector-VI.

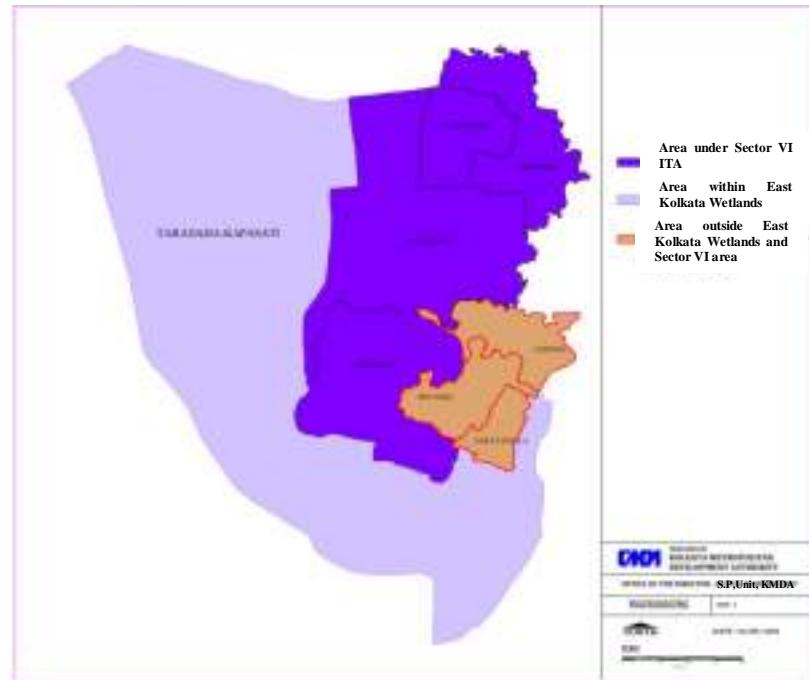
1.4 In accordance with “The West Bengal East Kolkata Wetlands (Conservation and Management) Act, 2006 (West Bengal Act VII, 2006; Notification No. 404-L dated 31.03.2006), mouza Tardah Kapasati of Bhangar I Panchayat Samity falls within East Kolkata Wetlands Area. East Kolkata Wetland Management Authority constituted under the ‘West Bengal Act VII, 2006’ (henceforth WB Act VII) has been assigned with the task to take measures or make an order to stop, undo and prevent any unauthorised development project in, or unauthorised use of, or unauthorised act on, the East Kolkata wetlands [section 4(1-b) of WB Act VII] and to enforce land use control in the substantially water body oriented areas and other areas in the East Kolkata wetlands [section 4(1-k) of WB Act VII] along with other necessary measures for conservation and management of the East Kolkata Wetlands area.

Table 1.1: List of Mouzas constituting for Bhangar – I Panchayat Samity within KMPA

Sl. No.	Gram Panchayat	Mouza Name	J.L. No.	Area of the Mouza (in hectares)	Special Area Jurisdictional Name
1	Sector VI	Karaidanga	32	122.6	Sector VI – Industrial Township Area
2		Bhatipota	33	196.7	
3		Gangapur	35	522.5	
4		Andulgori	36	308.8	
5	Tardah Gram Panchayat	Tardah Kapasati	38	1715.9	Area within Tardah GP; under East Kolkata Wetland Management Authority (EKWMA)
6		Mousal	37	127.5	
7		Narayantala	39	57.6	
8		Ushpara	40	123.3	
Total Area of Bhangar-I Panchayat Samity in KMPA				3174.9	

Source: District Census Handbook South 24 Parganas, 2011; and notification no. 1077/PRD-35011/4/2022-POLICY SEC-Dept. PRD dated 27.02.2024

Figure 1.1: Tardah Gram Panchayat of Bhangar-I Panchayat Samity and Sector VI ITA



Tardah GP of Bhangar-I Panchayat Samity and Sector VI ITA fall at the eastern-most part of KMPA (Figure 1.2), and at the northern most part of South 24 Parganas District (Figure 1.3).

Figure 1.2: Location of Tardah GP of Bhangar-I Panchayat Samity and Sector VI within KMPA



Figure 1.3: Location of Tardah GP of Bhangar-I Panchayat Samity and Sector VI within District South 24 Parganas



Chapter 2

2 DEFINITIONS:

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

10) "**Building plan**" means a plan accompanying a notice for sanction or provisional sanction for erection, re-erection, addition to or alteration of, a building.

11) "**Building operation**" includes-

- a) Erection or re erection of a building or any part of it
- b) Roofing or re-roofing of a building or any part of a building or an open space
- c) Any material alteration or enlargement of any building
- d) Any alteration of a building as is likely to affect an alteration of its drainage or sanitary arrangements or materially affect its structural stability.
- e) The construction of a door opening on any street or land not belonging to the owner of a building

12) "**Chajja**" or "**Cornice**" means a sloping, horizontal or structural overhung usually provided over openings on external walls to provide protection from the sun and rain;

13) "**Chimney**" means the construction by means of which a flue is formed for the purpose of carrying the products of combustion to the open air, and includes chimney stack and the flue- pipe;

14) "**Commerce**" means the carrying on of any trade, business or profession, sale or exchange of goods of any type whatsoever, and includes the running of, with a view to making profit, hospitals, nursing homes, infirmaries, educational institutions as also hotels, restaurants, boarding houses not attached to any educational institution and sarais; and the expression "commercial" shall be construed accordingly;

15) "**Commercial use**" means the use of any land or building or part thereof for purposes of commerce or for storage of goods or as an office, whether attached to any industry or otherwise;

16) "**Competent Authority**" is a designated Central/State Govt. Department, 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.

17) "**Cul-de-sac**" means a public or private street or passage closed at one end with provision for turning of cars.

18) "**Courtyard**" means a space permanently open to the sky, enclosed fully or partially by building whether or not at ground level or any other level within, or adjacent to, a building, or a courtyard enclosed on all sides (being an inner courtyard) or a courtyard where one of the sides is not enclosed (being an outer courtyard).

19) "**Covered area**" means the ground area covered by building immediately above plinth level considering all the floors at all levels, but does not include the spaces exempted under these rules and the space covered by-

- Garden, boundary, well and well structure, plant nursery, water pool, swimming pool (if not covered), platform round a tree, tank, fountain or bench.
- Drainage, culvert, conduit, septic tank or soak pit.
- Compound wall and gate and area covered by chajja.

20) "**Department**" means Urban Development and Municipal Affairs Department, Government of West Bengal (UD&MA Department, GoWB).

21) "**Depth**", in relation to a plot, means the distance from the front to the rear line of the plot.

22) "**Development**" with its grammatical variations means the carrying out of building, engineering, mining or other operations, in, on, over or under land or the making of any material change in any building or land or in the use of any building or land and includes division of any land.

23) "**Development Authority**" means a Development Authority constituted under the West Bengal Town and Country (Planning and Development) Act, 1979 and includes Kolkata Metropolitan Development Authority as referred to in section 17 of the said Act.

24) "**Drainage**" means the removal of any liquid by a system provided for the purpose.

25) "**Escalator**" means a mechanical device to transport persons between two or more levels in an inclined direction by means of guided moving steps.

26) "**Facilities**" includes non-residential and job-oriented activities like medical, educational, commercial, industrial, recreational or special uses (including religious) and other infrastructural facilities like post office, fire-fighting station, police station or outpost and other relevant facilities;

27) "**Floor**" means, unless otherwise specifically provided in these rules, the lower surface in a storey, after the finishing of which one normally walks in a building.

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

29) "**Floor Area Ratio**" or "F.A.R." (being the abbreviation of the whole words "Floor Area Ratio") means the quotient obtained by dividing the total floor area of all floors of a building by the area of the plot, the formula being as follows:-

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

30) "**Garage**" means a building or portion thereof designed and used for parking of motor driven or other vehicles.

31) "**Geo Technical Engineer**" means a person with at least a Bachelor's Degree in Civil or construction engineering from a recognized university, institute or an equivalent engineering qualification recognized by the Government, having not less

32) "**Ground Coverage**" is the percentage of the largest covered area as per roof plan of building/ buildings against the area of the plot including the area of the water bodies, if any, within the plot;

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

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

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

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

34) "**Heritage building**" as referred in the West Bengal Heritage Commission Act, 2001 means any building of one or more premises or any part thereof which requires preservation and conservation for historical, architectural, environmental or cultural importance, and includes such portion of the land adjoining such building or any part thereof as may be required for fencing or covering or otherwise preserving such building, and also includes the areas and buildings requiring preservation and conservation for the purpose as aforesaid under sub- clause (ii) of clause (a) of sub-section (4) of section 31 of the West Bengal Town and Country (Planning and Development) Act, 1979, monuments of heritage importance,

as defined in clause (i) of this section, precincts or such other sites commonly considered for heritage importance;

- 35) **“Industry”** includes the carrying on of any manufacturing process as defined in the Factories Act, 1948 (69 of 1948), and the expression "industrial" shall be construed accordingly;
- 36) **“Industrial use”** includes the use of any land or building or part thereof for purposes of industry;
- 37) **“Khatal”** means a place where cattle are kept or maintained for the purpose of trade or business in cattle or business in milk;
- 38) **“Kolkata Metropolitan Area”** means the Kolkata Metropolitan Planning area as referred to in section 16 of the Act.
- 39) **“Ledge” or “Tand”** means a shelf-like projection, supported in any manner except by means of vertical supports, within a room itself but not having projection wider than 0.60 metre, for being used only as storage space;
- 40) **“Land”** shall have the same meaning as in the Land Acquisition Act, 1894 (1 of 1894) and shall include land covered by water [u/s 2(12) of the WBT&C(P&D) Act, 1979]; *According to LA Act, 1894 - the expression “land” includes benefits to arise out of land, and things attached to the earth or permanently fastened to anything attached to the earth;*
- 41) **“Land Use”** means the predominant use of a land (includes the building/s built upon it);
- 42) **“Land Use and Development Control Plan”** means any Land Use and Development Control Plan prepared under the Act.
- 43) **“Local authority”** means a Local Body such as municipal corporation or committee or a board or any other authority legally entitled to, or entrusted by the State Government with, the control or management of a municipal or local fund or which is permitted by the State Government to exercise the powers of local authority and includes a Zilla Parishad, a Panchayat Samity and a Gram Panchayat constituted under the West Bengal Panchayat Act, 1973 (West Ben. Act XLI of 1973).
- 44) **“Loft”** means an intermediary floor between two floors or a residual space in a pitched roof above normal floor level which is constructed or adopted for storage purposes.
- 45) **“Means of Access”** means a public or private street or passage open to the sky, as shown in the survey map or other records of the local body and includes a passage which may not be open to the sky in the case of partition of an existing building;
- 46) **“Open Space”** means an area, forming an integral part of the site, at the ground level open to the sky;

47) **“Owner”** means the person who receives the rent of the said premises or would be entitled to do so if the premises were let and includes,

- a) an agent or trustee who receives such rent on behalf of the owner;
- b) a receiver, executor or administrator or a manager appointed by any court of competent jurisdiction to have the charge of to exercise the rights of, an owner of the said premises; or
- c) an agent or trustee who receives the rent of or is entrusted with or is concerned with any premises devoted to religious or charitable purposes;

48) **“Parks & Public open space” or “Organised Open Space”** means any open space which is dedicated to the use of public for enjoyment or recreation, no matter whether it is actually used or enjoyed by the public or not and whether the entry is regulated by any charge or not. It has certain physical demarcation containing a specific area. For details, Chapter 25 may be referred.

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

50) **“Private Street”** means any street, road, 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;

51) **“Public Street”** means any street, road, lane, gully, alley, passage, pathway, square, whether a thoroughfare or not, over which the public have a right of way, and includes :-

- a) the roadway over any public bridge or causeway,
- b) the footway attached to any such street, public bridge or causeway, or
- c) the drains attached to any such street, public bridge or causeway and where there is not drain attached to any such street, shall, unless the contrary is shown, be deemed to include all lands up to the outer wall of the premises abutting the street, or where a street alignment has been fixed and the area within such alignment has been required by the Gram Panchayat and the alignment has been demarcated or is capable of being demarcated up to such alignment.

52) **“Plot”** includes a parcel or piece of land occupied or intended to be occupied by the main building together with its accessory buildings, used customarily or as incidental to it, and includes the open

spaces required by these rules and having frontage upon a street or upon a private way that has officially been approved by the Authority;

53) **“Public and Semi-public use”** includes the use of any land or building or part thereof for purposes of Govt./ Semi Govt./ Public Offices linked with Educational, Institutional, Assembly, Business including Police Headquarter/ Station, Court houses, Police Line, Medical and Health, Social, Cultural, Sports and Religious, Crematorium, Cemetery and Burial grounds, etc.

54) **“Residence”** means the use of human habitation of any land or building or a part thereof including gardens, grounds, stables and out houses, if any, appertaining to such building; and the expression “residential” shall be construed accordingly;

55) **“Residential Use”** includes the use of any land or building or part thereof for purposes of “Residence”;

56) **“Road”** means any highway, street, lane, pathway, alley, stairway, passageway, carriageway, footway, square, place or bridge, whether a thoroughfare or not over which the public have a right of passage or access or had passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme, and includes all bunds, canals, ditches, storm-water drains, culverts, sidewalks, traffic islands, road side tree and hedges, retaining walls, fences, barriers and railings within the road lines;

57) **“Section”** means a section of the Act.

58) **“Tenement”** means an independent dwelling unit with a kitchen.

59) **“Township”** means a clearly delineated planned development project within a planning area having requisite basic urban infrastructure facilities and amenities conforming to development parameters as may be prescribed:

Provided such township may be,-

- i) residential township for predominantly residential purpose;
- ii) special category of township like Institutional, Industrial or such others township as the State Government may notify;
- iii) Integrated township.

60) **“Transportation and Communication use”** includes the use of land, structures, buildings or the part thereof for the purpose Roads and Railways; Airport; Dockyards and Sea ports, Depots and Transport Terminals, Passenger Shelters and Freight Complexes, Telephone/ Telegraphs (towers and installations), etc.

61) "**Use group**" or "**occupancy**" means the purpose for which a plot or part of a plot or a building or a part of a building is used or intended to be used;

Explanation.-For the purpose of classification of a plot or a building according to occupancy, occupancy shall be deemed to include subsidiary occupancies, which are contingent upon it. The occupancy classification shall include residential, educational, institutional, assembly, business, mercantile (retail), mercantile (wholesale), industrial, storage, IT &ITES and hazardous, principal occupancy shall be the occupancy of covering more than 50% of the floor area of the building. In case no single occupancy covers more than 50% of the floor area of a building, it shall be classified as a building of "mixed use" or occupancy. The classification of buildings based on principal occupancy, shall be as follows:

- a) "**Residential Building**" means, any building in which sleeping accommodation is provided for normal residential purpose as the principal use with cooking facility or dining facility or both; such building shall include one or two or multi-family dwellings, lodges, hostels, old age homes, dormitories, apartment houses and flats. In case of hostels or dormitories attached to educational institution there may or may not be any cooking facilities.
- b) "**Educational Building**" means, any building used for school, college, library or training institute, or day-care purpose involving assembly for instruction, education or recreation incidental to educational buildings;
- c) "**Institutional Building**" means, any building or part thereof ordinarily providing sleeping accommodation for occupants and used principally for the purposes of medical or other treatment or care of persons suffering from physical or mental illness, disease or infirmity, care of infants, convalescents or aged persons and for penal or correctional detention in which the liberty of the inmates is restricted, such buildings shall include hospitals, clinics, diagnostic centres, doctor's chamber, dispensaries, nursing homes, sanatoria, custodial institutions and penal institutions like jails, prisons, mental hospitals and reformatories;
- d) "**Assembly Building**" means, any building or part thereof where group of people congregate or gather for amusement or recreation or for social, religious, patriotic, civil, travel, sports, and similar other purposes; such buildings shall include theatres, motion picture houses, drive-in theatres, city halls, town halls, ceremonial halls, auditoria, exhibition halls, museums, skating rinks, gymnasium, restaurants/bars, food court, eating houses, hotels, boarding houses, places of worship, dance halls, club rooms/houses, entertainment centres, gymkhana, passenger stations and terminals of air, surface and other public transportation services, recreation piers, multiplex and stadia;

e) **“Business Building”** means, any building or part thereof used for transaction of business for keeping of accounts and records or for similar purposes; such buildings shall include offices, banks, professional establishments and court houses, for the principal function of transaction of public business and keeping of books and records, and shall also include office buildings (premises) solely or principally used as an office or for office purposes.

Explanation:-

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

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

f) **“Mercantile/ Commercial Building (retail)”** means, any building or part thereof used principally as shops, stores or markets for display of merchandise for retail sale thereof or for office and storage of service facilities incidental thereto;

g) **“Mercantile/ Commercial Building (wholesale)”** means, any building or part thereof used principally as shop, store or market for display of merchandise for sale thereof on wholesale basis, or for office and storage or service facilities incidental thereto, and shall include establishments, wholly or partly engaged in wholesale trade, manufacturer's wholesale outlets including related storage facilities, warehouses and establishments engaged in truck transport (including truck transport booking agencies);

h) **“Industrial Building”** means, any building or structure or part thereof in which products or materials of all kinds and properties are fabricated ,assembled or processed as in assembly plants; such buildings shall include laboratories, power plants, smoke houses, refineries, gas plants, mills, diaries, factories, workshops, automobile repair garages and printing press;

i) **“Storage Building”** means, any building or part thereof used principally for the storage or sheltering of goods, wares or merchandise as in warehouses; such building shall include cold storages, freight depots, transit sheds, store houses, public garages, hangars, truck terminals, grain elevators, barns and stables;

j) **“IT and ITES Building”** means, building or structure or part thereof used principally for hardware manufacturing, software development, call-centres and providing services related to information technology.

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

62) "**Vegetation**" or (urban vegetation) describes the total assemblage of plants (including urban forests, and social forestry) within and on the perimeter of cities and towns.

63) "**Water Body**" means an area/a piece of land, which remains submerged under water for more than six months of a year and/or as defined in the Fisheries Act, including its amendments from time to time.

64) "**Width of a street**" means the whole extent of space, including the roadway over any public bridge or flyover, footway and drains attached to such street, within the boundaries of the street as specified in the survey map or other records of a Local body.

Other words and expressions used in these regulations shall have the meanings respectively assigned to them in the Act.

Chapter 3

3 POWER TO RELAX:

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

PART II - USE OF LAND AND DEVELOPMENT POLICY

Chapter 4

4 PRESENT LAND USE, DEMOGRAPHIC PROFILE AND INFRASTRUCTURE

4.1 PRESENT LAND USE

Land Use Map and Register of the Tardah Gram Panchayat, [the part of Bhangar- I Panchayat Samity falling within KMPA] had been already published by the Kolkata Metropolitan Development Authority under section 29 of the West Bengal Town and Country (Planning and Development) Act, 1979 under Notification No. CMDA/T&CP/LUM&R-121 dated 19.04.2000, Adoption No. 12 dated 17.01.2000.

Analysis on Existing Land Use

The land use map is updated by KMDA on 09.06.2024 based on the map prepared by authority of Sector-VI ITA, and subsequently the map is verified through Geo-referencing taking the help of GIS Cell for AMRUT project, under UD Department, GoWB. The final existing land use map of the study area [Tardah GP and Sector VI ITA] is given in Figure 4.1 (Map No. 02)

Figure 4.1: Existing Land Use Pattern of Tardah Gram Panchayat within Bhangar I Panchayat Samity and Sector VI ITA

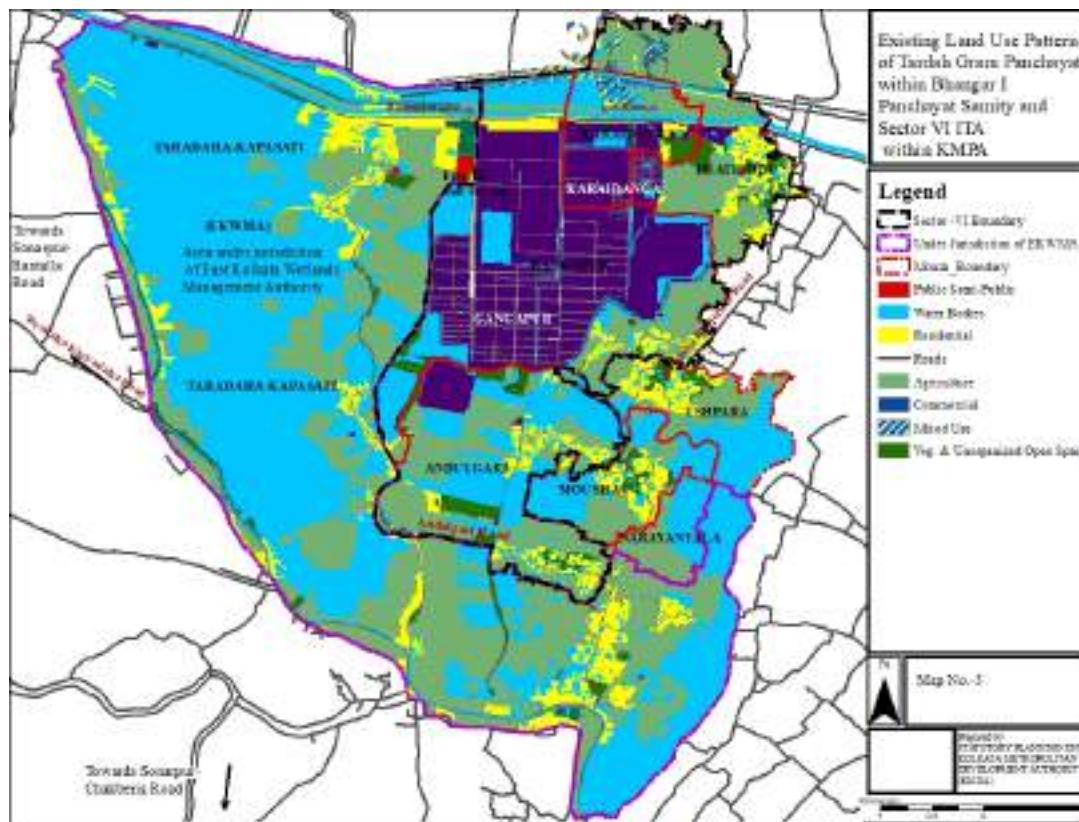


Table 4.1: Land use Breakup of the LUDCP Area, i.e. Tardah Gram Panchayat under Bhangar-I Panchayat Samity and Sector VI ITA

Land use Type	Total LUDCP Area (Sq.KM)	Group 1: 04 Mouzas within Sector VI area (Sq. KM)	Group 2: 01 Mouza under EKWMA within Tardah GP (Sq. KM)	Group 2: Other 03 Mouzas within Tardah GP (Sq. KM)	Total LUDCP Area (%)	Group 1: 04 Mouzas within Sector VI area (%)	Group 2: 01 Mouza under EKWMA within Tardah GP (%)	Group 2: Other 03 Mouzas within Tardah GP (%)
Agriculture	8.384	3.050	4.610	0.725	26.39%	26.51%	26.86%	23.37%
Commercial	0.006	0.004	0.001	0.001	0.02%	0.03%	0.01%	0.03%
Industrial	4.725	4.569	0.000	0.156	14.87%	39.72%	0.00%	5.02%
Public- Semi-Public	0.055	0.011	0.042	0.002	0.17%	0.10%	0.24%	0.06%
Residential	2.420	0.513	1.400	0.507	7.62%	4.46%	8.16%	16.35%
Mixed Use	0.244	0.244	0.000	0.000	0.77%	2.12%	0.00%	0.00%
Road	0.660	0.414	0.110	0.136	2.08%	3.60%	0.64%	4.38%
Un-Organized Open Space	0.994	0.386	0.508	0.100	3.13%	3.35%	2.96%	3.23%
Vegetation	0.347	0.152	0.119	0.077	1.09%	1.32%	0.69%	2.49%
Water body and Wetlands	13.932	2.163	10.372	1.397	43.86%	18.80%	60.44%	45.06%
Total (Sq.KM)	31.766	11.505	17.160	3.101	100.00%	100.00%	100.00%	100.00%
Developed Land	8.109	5.755	1.553	0.801	25.53%	50.02%	9.05%	25.85%
Underdeveloped Land	9.378	3.435	5.117	0.825	29.52%	29.86%	29.82%	26.60%
Eco-sensitive Land	14.279	2.314	10.490	1.474	44.95%	20.12%	61.13%	47.55%
Population (Census 2011)	26751	10041	11869	4841				
Density (Person per hectare of Developed Area)	33	17	76	60				

Note (in reference to Table-1.1):

Group 1 mouza (04 Mouzas within Sector VI area):

Karaidanga, Bhatipota, Gangapur & Andulgori

Group 2 mouza (01 Mouza under EKWMA):

Tardah Kapasati within Tardah GP

Group 3 mouza (Mouzas within Tardah GP):

Mousal, Narayantala, Ushpara within Tardah GP

Total LUDCP Area: Tardah Gram Panchayat under Bhangar-I Panchayat Samity, and Sector VI ITA

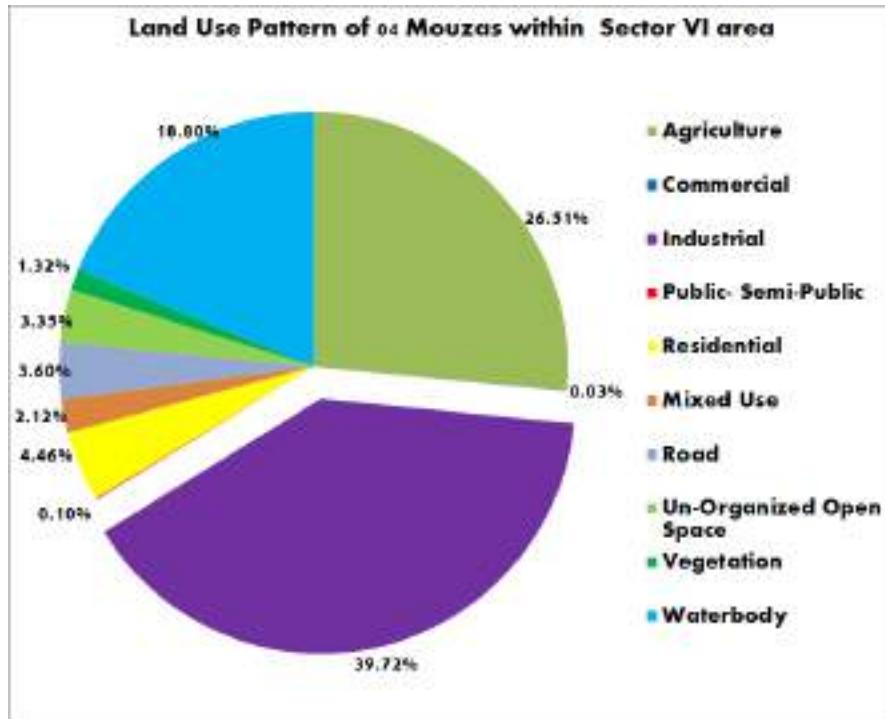
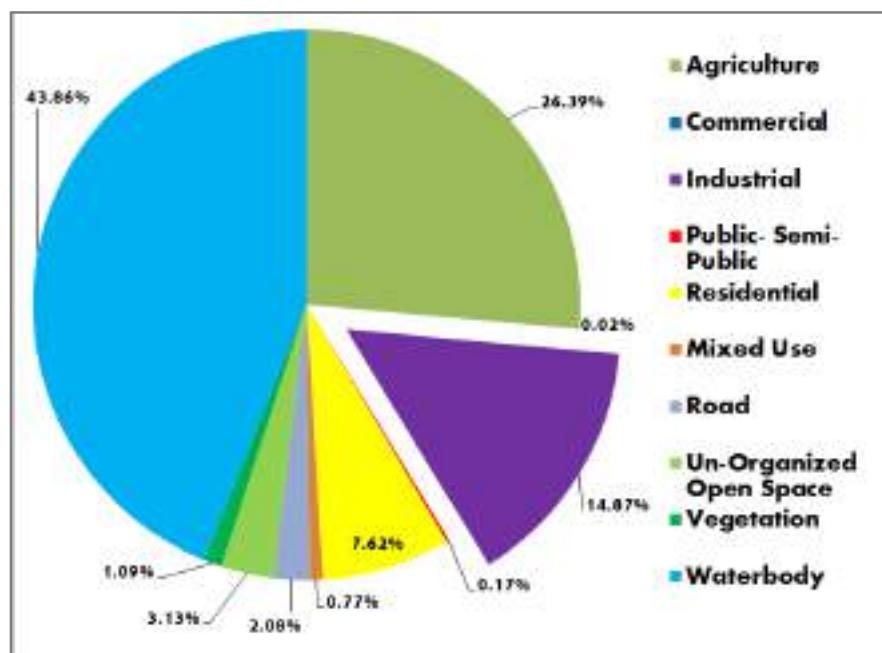
Figure 4.2: Land use Breakup of Sector VI ITA**Figure 4.3: Land use Breakup of Entire LUDCP Area i.e. Tardah GP within Bhangar-I Panchayat Samity along with Sector VI area**

Table 4.1 (also Figure 4.3) shows that around 71 percent of the lands are either waterbody (44%) or agricultural land (27%) in entire LUDCP Area. Other 5% land is either vegetative cover or unorganized open space. Among the 24% urban land uses, more than 14% land is used for industrial purposes in the LUDCP Area. This is mainly due to the existence of Kolkata Leather Complex within the Sector VI Industrial

Township Area (4.57 sq. km. approx.). Outside the Sector VI ITA, only 1.56 hectare (0.5% of the total LUDCP Area) land has been identified as industrial land.

Industrial area within Sector VI area is around 40%, whereas percentage of water bodies in this area is about 19%. On the other side, mouza Tardah Kapasati (within East Kolkata Wetlands) have about 60% wetland area full of water bodies.

The mouzas within Group 3 (Mousal, Narayantala, and Ushpara within Tardah GP) has considerable residential areas (16%), whereas Sector VI area has been observed with only 4% residential area.

Table 4.1 suggests - proportion of urban land use area is incrementally higher in Group 2 mouza (EKWMA area), Group 2 mouza (Other 03 mouzas of Tardah GP) and Group 1 mouza (04 mouza of Sector VI area). Hence, Sector VI area is the most urbanized area in Tardah GP. Wetland area has diminished gradually as the urbanization has increased.

Analysis of Land Use Information available from Census Data

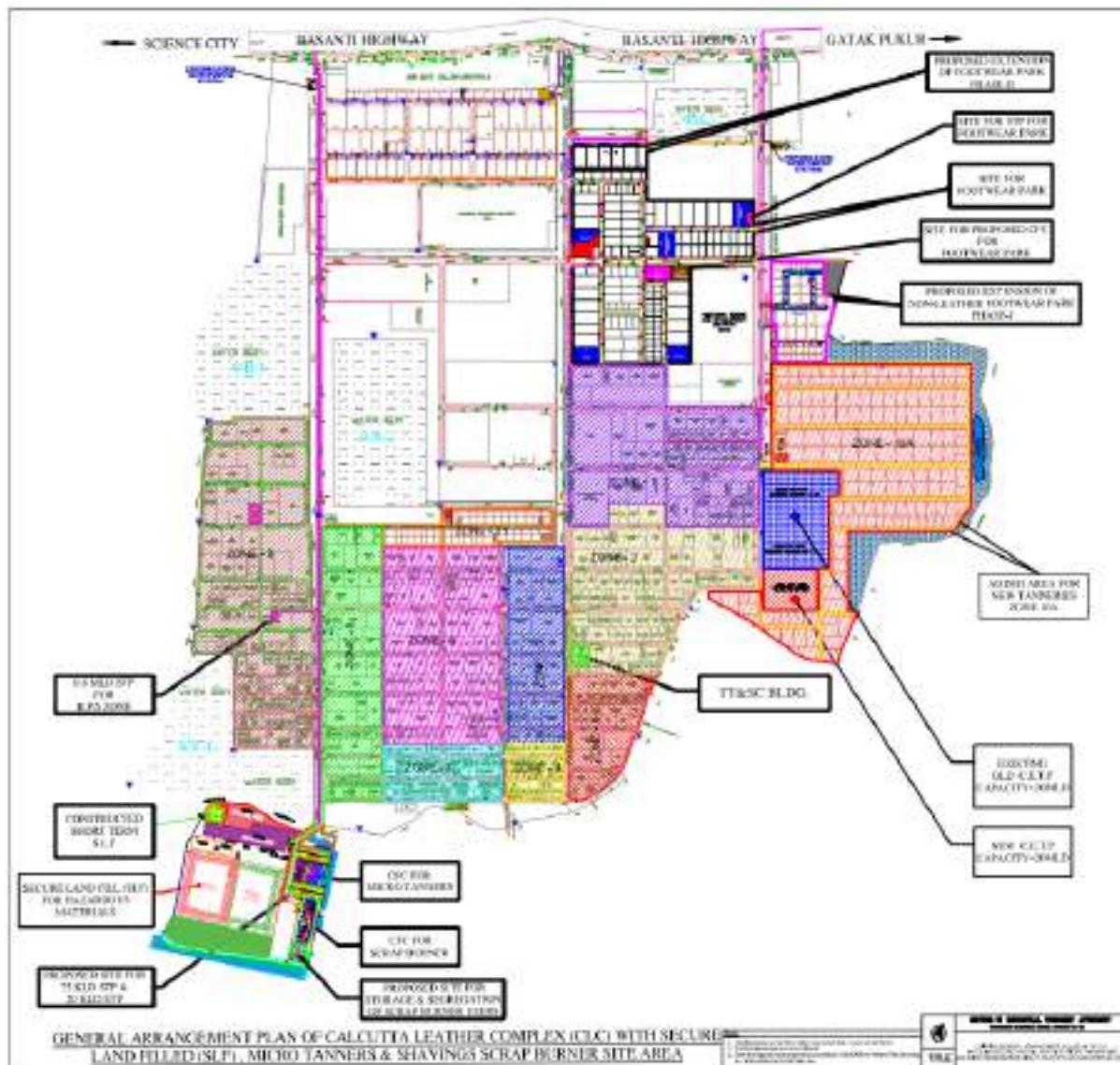
Table 4.2 shows as per census data forest land has been entirely exhausted between 1991 and 2011. Almost one-third reduction of the area under non-agricultural uses in Tardah GP is certainly because of reduction of water bodies, which is a major part of non-agricultural use in the region. However, in Gangapur mouza non-agricultural uses have increased within 1991 to 2011, since urban land uses came up due to establishment of the Calcutta Leather Complex during that two decade, in that mouza.

However, it may be seen that agricultural land (irrigated and non-irrigated) has increased significantly during that two decade, especially in Tardah Kapasati mouza. Considerable land under water bodies (non-agricultural use) has been converted to agricultural use in that mouza. On other mouzas, unirrigated agricultural lands have been brought under irrigation. However, in Gangapur, unirrigated land has been converted to urban land uses, i.e. land under Kolkata Leather Complex.

Table 4.2: Comparison of Land Use within the LUDCP Area in 1991 and 2011 (Census Data)

Sl. No.	Mouza	Village Area (ha)	Forest (in ha)		Area under non-agricultural uses (in ha)		Culturable Waste Land (in ha)		Irrigated Land (in ha)		Un-irrigated Land (in ha)	
			1991	2011	1991	2011	1991	2011	1991	2011	1991	2011
1	Karaidanga	122.60	1.82	0.00	60.00	47.60	0.00	0.00	30.15	67.00	30.85	8.00
2	Bhatipota	196.70	1.00	0.00	111.40	87.00	0.00	0.00	40.18	94.00	44.10	15.70
3	Gangapur	522.50	0.00	0.00	200.53	209.00	0.00	188.00	32.00	32.00	290.00	93.50
4	Andulgori	308.80	0.00	0.00	180.00	26.50	0.00	156.10	0.00	26.80	128.81	99.40
5	Mousal	127.50	0.00	0.00	63.50	4.50	0.00	1.00	6.00	64.00	58.00	58.00
6	Tardah Kapasati	1715.90	5.00	0.00	1185.00	596.00	0.00	0.00	52.00	547.40	473.87	572.50
7	Narayantala	57.60	0.00	0.00	0.00	4.90	0.00	0.00	0.00	43.30	57.60	9.40
8	Ushpara	123.30	0.00	0.00	49.20	51.30	0.00	0.00	14.83	23.00	59.30	49.00
Total		3174.90	7.82	0.00	1849.63	1026.80	0.00	345.10	175.16	897.50	1142.53	905.50

4.1.1 Overview and Land Use of Calcutta Leather Complex



units to setup their units within KLC in order to increase the processing capacity of KLC from 1000 MTPD to 1395 MTPD).

Apart from tanneries, related chemical and dying units, manufacturing, processing and finishing units allied mechanical and repairing units, fuel store, by-product unit and miscellaneous trading units are also present in KLC.

Other than tanneries, Cognizant technologies, an IT giant has their fully operational campus in about 15 acres of land at KLC. Police Outpost, leather designing related training centre, Hostel, Office of leather manufacturing association are the few notable other uses available in KLC apart from service areas.

It has been estimated after getting fully operational, KLC will provide more than 5 lakh jobs. According to estimates in 'Proposal for Development of Bantala Greenfield City-Karmadiganta' prepared by Sector VI - ITA, most of the employments will be in leather industries, followed by IT and ITES, and Textiles (about 50%, 30%, and 10% respectively). Another 10% of the jobs will be in Logistics services, Commercial and retail, Urban Aquaculture and Organic Farming, Eco-tourism, and Township maintenance. 40% of the jobs shall be direct employment, and 60% shall be indirect employment.

According to a land use survey, the KLC area comprises of the following Land uses (Table 4.3). Almost 30% land has been put to urban uses (commercial, industrial and residential). Around 25% of the land is remaining vacant, likely to be utilized for urban uses. About 45% of the land is put to non-urban uses, of which almost 20% land is found to be occupied by water bodies.

Table 4.3: Existing Landuse break-up excluding KLC area

Category of Land use	Area In %
Commercial	0.24
Industrial	20.74
Residential	7.97
Industrial Vacant land	12.83
Vacant land	12.22
Agricultural	17.40
Green cover	8.02
Water bodies	20.58
TOTAL	100

Overview of Fish Ponds or Bheries

Tardah Kapasati mouza, western part of the Tardah GP falls within the East Kolkata Wetlands. The wetland area generally constituted of the fish ponds or bheries (32%) and agricultural land (39%). Most of the bheries are located within the bounded area of East Kolkata Wetlands.

A special feature of such pisciculture is the fish of the East Kolkata Wetlands are grown in large ponds fed by the city's sewage. The sewage produces edible fish as a result of the application of the

fish farmers' traditional knowledge of how to purify the sewage water. The first purification process is by solar radiation hitting the bheries, due to the intense sunlight and heat of Kolkata (except during the monsoon) and the shallow depth of the bheries, between 50 and 150 centimetres. The sunlight supports photosynthesis and the rapid growth of plankton on which the fish feed; the shallowness allows the pond waters to easily circulate from bottom to top in response to currents created by the wind, the movement of the fish and the fishing boats, and the deliberate stirring of the mud by the fishermen, promoting oxygenation. The oxygen load in the sewage ensures a thriving environment for the micro-organisms that process the biodegradable organic waste. These micro-organisms in turn feed the fish, thereby reducing the need to add fish food. The fishers call the sewage water 'liquid gold'. Second, the way in which the fish farmers manage the seasonal weather cycles shows how human intervention contributes to water purification. There are five stages of fish production: 'pond preparation, primary fertilisation, fish stocking, secondary fertilization and fish harvesting'. Every three to four years in January, the ponds are allowed to dry out in rotation through natural evaporation; the dikes and boundaries are repaired and the bhery land is used to grow vegetables. After harvesting the vegetables, the fishers dig silt traps (3 m wide, and 30–40 cm deep) around the edges of the fish ponds. When the fish are harvested at the end of the season, the fishers drag their nets across the ponds so that the silt is scraped together and stored in the silt traps, providing a ready supply of soil at the edges of the ponds to use in repairing the earthen banks that separate the bheries. Just prior to the release of the sewage into the bheries, the dry ground is tilled and lime is scattered over it to decrease the acidity of the pond waters, making them more suitable for the fish.

The proposed area of Sector VI ITA Township has numerous man-made surface water bodies for pisciculture and locally known as "Bheri", natural surface waterbodies and an extensive network of canal system which brings water to these "Bheris". This low-lying area with almost flat terrain receives an annual rainfall of 1800 mm which increases the risk of flooding.

Being a water intensive industry, the leather complex uses and discharges a hefty amount of water which may contain pollutants. Hence, solid and liquid wastes from the tanneries has to be treated properly before disposal at any outfall to avoid the risk of surface water and ground water pollution.

Overview of other Natural Resources

Air: The leather industry can produce objectionable smell due to processing of raw animal skins and hides which needs to be tackled properly and releasing the foul smell with chimneys

above in the atmosphere. Extensive vehicular movement for transportation of goods and raw materials also contributes largely to the pollution increasing the SPM in air.

Soil: The soil type is Gangetic Alluvial type. Alluvium is loose, unconsolidated with very high ground water table. Lightly treated or untreated Industrial solid waste may cause oil contamination if disposed on ground. Chromium, used for leather processing, is a known carcinogen should be disposed properly to avoid disastrous effects on the human body. Similarly, salt and other chemicals used need to be treated properly before disposal.

Natural Resource: Any development takes its toll on the flora and fauna. However, the flora and fauna may be affected if the environment is adversely affected by industry and township in the form of soil and water pollution, disconnection in the green linkage and the migration path of birds and animals etc. It may be expected that the impact on biological environment due to the proposed project will be minimal as no significant or endangered species of flora and fauna exclusive of the zone were found within the area.

4.2 DEMOGRAPHIC AND SOCIO-ECONOMIC PROFILE

The LUDCP Area (i.e. Tardah Gram Panchayat and Sector VI ITA) consists 0.17% of the total population of the Kolkata Metropolitan Planning Area (KMPA) with 1.74% of total land share in respect to KMPA. In 2011, the total population of the area accounted to be 26751 persons. It may be noted that mouza – Narayantala is uninhabited village all the time.

Population of the area has increased steadily from 1961 to 2011, at an average decadal growth rate 22%. While the population of Bhatipota and Gangapur has grown the fastest within 1991-2001, the population of Ushpara, Karaidanga and Tardah Kapasati have grown the maximum between 2001 and 2011 (74%, 30% and 27% respectively). It appears these areas, especially along the Tardah-Bhojerhat road linking Kolkata-Basanti Expressway and Tardah Kheadaha Road, gradually becoming the new residential destinations.

Population density of the entire region is 843 persons per sq.km in 2011. Among the eight villages, Ushpara is highly dense settlement with 2603 p/sq.km followed by Bhatipota (1720 p/sq.km.), Mousal (1279 p/sq.km.) and lowest population density accounted in Gangapur (557 p/sq.km.). Narayatala is an un-inhabited area.

Table 4.4: Population of Different Mouzas within the LUDCP Area in 1961, 1971, 1981, 1991, 2001, 2011

Mouza	Population (in numbers)						Population Growth (in %)					Popn. Density per sqkm (2011)
	1961	1971	1981	1991	2001	2011	1961- 1971	1971- 1981	1981- 1991	1991- 2001	2001- 2011	
Karaidanga	334	445	593	816	880	1145	33.2%	33.3%	37.6%	7.8%	30.1%	934
Bhatipota	1100	1475	1773	2288	3302	3383	34.1%	20.2%	29.0%	44.3%	2.5%	1720
Gangapur	1043	1195	1595	2076	2655	2911	14.6%	33.5%	30.2%	27.9%	9.6%	557
Andulgori	935	1295	1509	1861	2127	2602	38.5%	16.5%	23.3%	14.3%	22.3%	843
Tardah Kapasati	4884	5796	6740	8469	9391	11869	18.7%	16.3%	25.7%	10.9%	26.4%	692
Mousal	703	911	1140	1330	1470	1631	29.6%	25.1%	16.7%	10.5%	11.0%	1279
Narayantala	0	0	0	0	0	0	NA	NA	NA	NA	NA	0
Ushpara	798	1293	1339	1753	1849	3210	62.0%	3.6%	30.9%	5.5%	73.6%	2603
Total -Tardah GP	9797	12410	14689	18593	21674	26751	26.7%	18.4%	26.6%	16.6%	23.4%	843

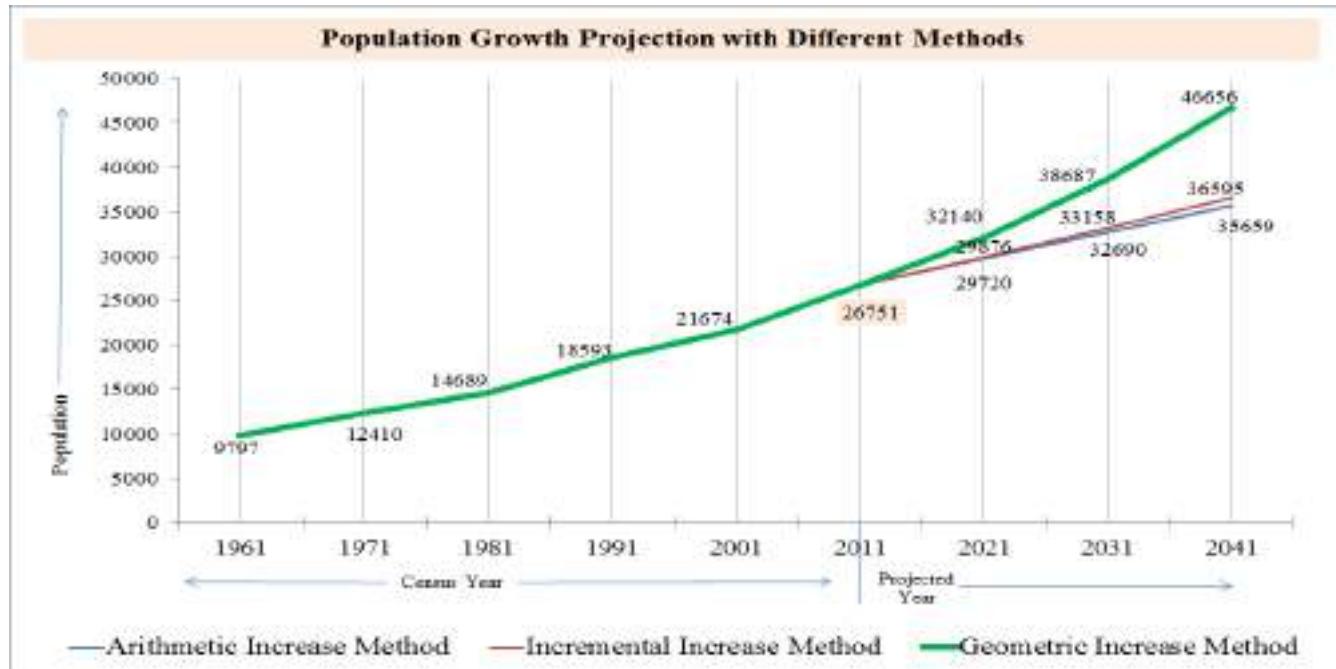
Source: District Census Handbook South 24 Parganas (Year 1971, 1981, 1991, 2001 & 2011)

Furthermore, in 2011, entire LUDCP Area including the Sector VI ITA and Tardah Gram Panchayat has the higher population growth rate than that of the adjacent rural areas of Bhangar I Panchayat Samity, District South 24 Parganas or Kolkata Metropolitan Planning Area (KMPA). While the growth rate of the larger regions has decreased gradually in last few decades, the LUDCP Area has experienced increase in growth rate in 2001-2011.

Table 4.5: Demographic Growth Rate of Tardah GP Compared with the Regional Growth Rates

Decade	1981-1991	1991-2001	2001-2011
LUDCP Area (Mouzas within Tardah GP and Sector VI ITA)	27%	17%	23%
Bhangar – I CD Block (Rural Area)		21%	15%
South 24 Parganas District (Rural Area)	28%	18%	4%
KMPA (Rural Areas)	32%	23%	-28%

Population is projected for future decades in three methods – Arithmatic Increase Method, Incremental Increase Method and Geometric Increase Method. Based on decadal growth rates from 1961 to 2001, according to geometric increase method the estimated population of 2011 has been the closest with the actual census population of 2011. Hence, Geometric Increase Method of population projection is adopted. According to that method, Tardah Gram Panchayat shall have 46656 population in 2041. However, there must be impetus of future development in the area due to new industrial township – Sector VI ITA.

Figure 4.4: Demographic Growth Pattern of Tardah GP with Projection at 2041

4.2.1 Socio Economic Profile:

It has been observed, rural work force, i.e. working age population within total population within rural area of south 24 Parganas has increased by about 10% within two decade between 1991 and 2011. This is because of phenomenal high child (age 0-14 years) population share, i.e. 40% and above in 1991 census.

Table 4.6 shows that workforce participation rate had been high in 1991 (61%). But due to higher child population, the dependency rate had been also high. Workforce participation rate has reduced in 2011, putting lot of unemployed/ underemployed within the workforce, i.e. from 3717 (i.e. 9640 minus 5923) in 1991 to 7515 (i.e. 16584 minus 9071) in 2011 (more than 100% increase). While workforce participation rate has reduced in all the mouzas of Tardah Gram Panchayat, that has been increased in 2 mouzas, i.e. Karaidanga and Gangapur, incidentally both are in Sector VI area. It is evident that advent of Calcutta Leather Complex especially within these two mouza has increased workforce participation rate.

However, Table 4.7 shows that employment has increased among the marginal workers, which have risen up from 4% (in 1991) to 18% (in 2011). In Sector VI (Mouza Karaidanga, Bhatipota, Gangapur and Andulgori), Marginal Workers has increased from 6% (in 1991) to 19% (in 2011). In Karaidanga alone, marginal workers have increased from 0% (in 1991) to 62% (in 2011). It appears in Karaidanga considerable percentage of population has lost their employment as main workers and converted to marginal worker within 1991 – 2011 (207 to 139; 33% reduction).

Table 4.6: Distribution of Working and Non-working Population

Mouza	1991					2011						
	Percentage of Working Age Population (15-59)	Workforce (Working Age Population)	Working population	Non-working population	Workforce Participation Rate	Dependency Ratio	Percentage of Working Age Population (15-59)	Workforce (Working Age Population)	Working population	Non-working population	Workforce Participation Rate	Dependency Ratio
Karaidanga	51.85%	423	207	609	49%	2.94	61.99%	710	369	776	52%	2.10
Bhatipota	51.85%	1186	738	1550	62%	2.10	61.99%	2097	1003	2380	48%	2.37
Gangapur	51.85%	1076	531	1545	49%	2.91	61.99%	1805	1032	1879	57%	1.82
Andulgori	51.85%	965	606	1255	63%	2.07	61.99%	1613	1003	1599	62%	1.59
Tardah Kapasati	51.85%	4391	2930	5539	67%	1.89	61.99%	7358	4174	7695	57%	1.84
Mousal	51.85%	690	433	897	63%	2.07	61.99%	1011	547	1084	54%	1.98
Narayantala	51.85%	0	0	0	-	-	61.99%	0	0	0	-	-
Ushpara	51.85%	909	478	1275	53%	2.67	61.99%	1990	943	2267	47%	2.40
Total	51.85%	9640	5923	12670	61%	2.14	61.99%	16584	9071	17680	55%	1.95

Source: Primary Census Abstract, Rural WB, 1991 & Primary Census Abstract, South 24 Pgns, 2011

Table 4.7: Distribution of Main and Marginal Working Population

Mouza	Year 1991				Year 2011			
	Total Main Worker	Total Marginal Worker	Total Main Worker (%)	Total Marginal Worker (%)	Total Main Worker	Total Marginal Worker	Total Main Worker (%)	Total Marginal Worker (%)
Karaidanga	207	0	100%	0%	139	230	38%	62%
Bhatipota	695	43	94%	6%	900	103	90%	10%
Gangapur	523	8	98%	2%	914	118	89%	11%
Andulgori	539	67	89%	11%	823	180	82%	18%
Tardah Kapasati	2808	122	96%	4%	3470	704	83%	17%
Mousal	432	1	100%	0%	472	75	86%	14%
Narayantala	0	0	-	-	0	0	-	-
Ushpara	469	9	98%	2%	721	222	76%	24%
Total	5673	250	96%	4%	7439	1632	82%	18%

There is a clear indication of urbanisation in terms of economic development in Tardah Gram Panchayat. There is a huge clear shift of the livelihood practice in the area – from primary economic activity to tertiary or service economic activity in last two decade i.e. 1991 to 2011.

The working population engaged in the service sector or tertiary sector has grown from 11% of the total main-worker (in 1991) to 48% of the total main workers (in 2011). By actual numbers, the service sector population has risen by 5 times within 1991-2011. Maximum increase of tertiary sector population is in mouza Gangapur, Andulgori and Ushpara. These areas are becoming urbanised even in terms of land use, where new residences, markets (near Mousal bazaar) and allied tanneries and processing units are coming up.

The main-worker population engaged in the primary sector has been reduced to 51% (in 2011) from 84% (in 1991). Maximum decrease in primary sector population has been observed in mouzas within Sector VI ITA (Karaidanga, Gangapur and Andulgori). More than 50% of the primary sector workers reside in Tardah Kapasati in 2011. Tardah Kapasati is followed by Ushpara in numbers of primary sector workers. In both the mouzas numbers of Agricultural labourers are more than Cultivators. It appears most of the cultivators lived in Bhatipota, Andulgori and Tardah Kapasati. Among the mouzas, Karaidanga is the most urbanised area having the least numbers of primary sector workers (only 9; 0.2% of the total primary sector workers).

Nevertheless, existence of 51% of the main-workers engaged in the primary sector reflects the rural or peri-urban nature of the Gram Panchayat.

However, it may be noted that economic activity in secondary sector (manufacturing and processing, industries) has been declined from 5% (in 1991) to 1% (in 2011). Industrial workers at Calcutta Leather Complex might be residing outside the Tardah Gram Panchayat.

Table 4.8: Distribution of total main working population in 1991

Mouza	JL No.	Cultivators	Agricultural labourers	Livestock, Forestry, Fishing, etc. and allied activities workers	Mining and Quarrying workers	Manufacturing and Processing in HH industry worker	Manufacturing and Processing in other than HH industry worker	Construction workers	Trade and Commerce workers	Transport, Storage, and Communication workers	Other services workers
Karaidanga	32	82	54	16	0	1	5	1	35	5	8
Bhatipota	33	320	252	5	0	20	21	0	15	14	48
Gangapur	35	260	186	8	0	1	28	2	13	9	16
Andulgori	36	367	88	12	0	4	20	0	29	4	15
Tardah Kapasati	38	505	1382	434	1	51	90	13	164	44	124
Mousal	37	295	98	3	0	0	2	0	14	5	15
Narayantala	39	0	0	0	0	0	0	0	0	0	0
Ushpara	40	293	132	5	0	8	4	0	17	2	8
Total		2122	2192	483	1	85	170	16	287	83	234

Source: Primary Census Abstract, Rural WB, 1991

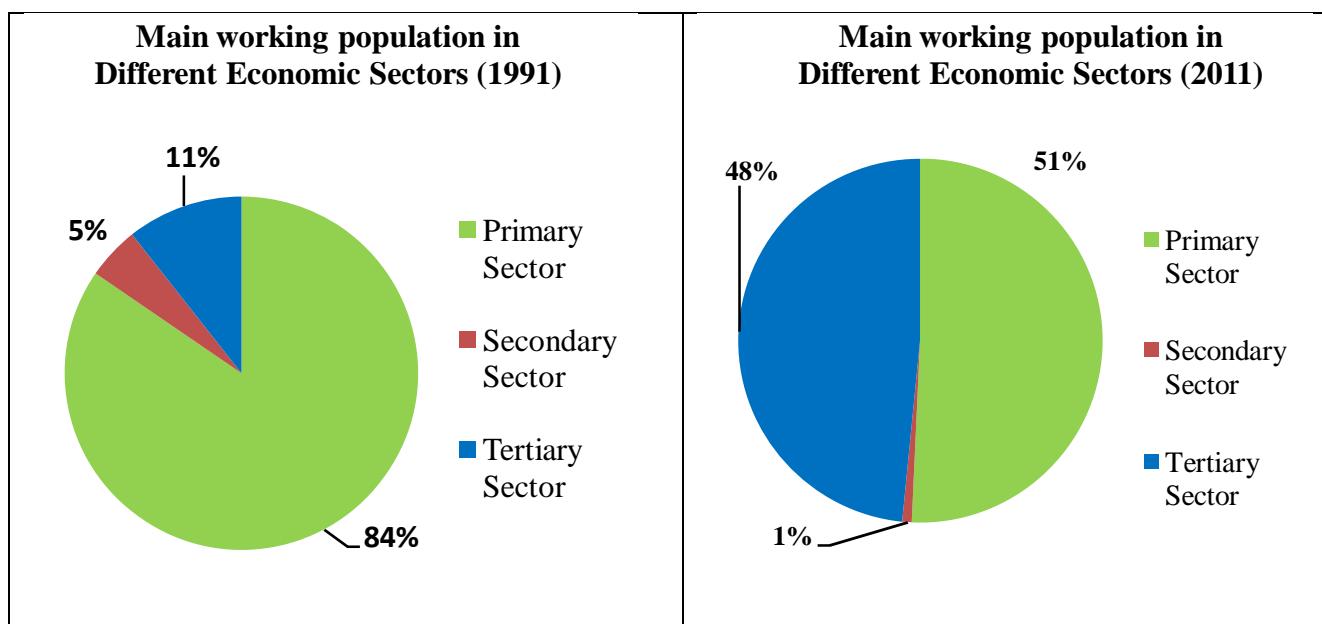
Table 4.9: Distribution of Total Main Working Population in 2011

Mouza	JL No.	Cultivator	Agricultural labourer	HH Industry worker	Others
Karaidanga	32	4	5		0 130
Bhatipota	33	388	54		6 452
Gangapur	35	66	98		5 745
Andulgori	36	235	42		10 536
Tardah Kapasati	38	525	1640		25 1280
Mousal	37	106	171		6 189
Narayantala	39	0	0		0 0
Ushpara	40	196	244		11 270
Total		1520	2254		63 3602

Source: Primary Census Abstract, South 24 Pgns, 2011

Table 4.10: Distribution of Main Working Population in different Economic Sector (1991-2011)

Mouza	JL No.	Primary Sector			Secondary Sector			Tertiary Sector		
		1991	2011	% change	1991	2011	% change	1991	2011	% change
Karaidanga	32	152	9	-94%	7	0	-100%	48	130	171%
Bhatipota	33	577	442	-23%	41	6	-85%	77	452	487%
Gangapur	35	454	164	-64%	31	5	-84%	38	745	1861%
Andulgori	36	467	277	-41%	24	10	-58%	48	536	1017%
Tardah Kapasati	38	2322	2165	-7%	154	25	-84%	332	1280	286%
Mousal	37	396	277	-30%	2	6	200%	34	189	456%
Narayantala	39	0	0	0%	0	0	0%	0	0	0%
Ushpara	40	430	440	2%	12	11	-8%	27	270	900%
Total		4798	3774	-21%	271	63	-77%	604	3602	496%

Figure 4.5: Comparison: Distribution of Main Working Population in different Economic Sector

4.3 INFRASTRUCTURE AND FACILITIES

4.3.1 Regional Transportation Network:

The LUDCP Area (Tardah GP and Sector VI ITA) is well connected by roads with Kolkata and other adjacent residential and economic hubs. B. N. Dey Road extended at the East as **State Highway 3 (Basanti highway)** is running east-west through the site and connects Kolkata at its west and major destinations of South 24 parganas in the east. Other major roads are **Bhojerhat road** (from Basanti highway and connecting to New Town, Saltlake towards Airport in the north); **Tardah-Bhojerhat road** running towards south located at the eastern boundary of the site [connecting to Champahati- Ghatakpukur road finally connecting

to Baruipur Town (30 km away) in South]; and **Tardah-Kheyadaha road** is running at western side of the site towards south and connecting Champahati-Ghatakpukur road. Three Bus Terminals are located at proximity to the city at New Town (20km), Garia (20km), Shapurji (15km). Other major Bus Terminals, such as Esplanade, Sealdah and Howrah are connected to the town regionally.

However, the region has proximity to Airport, Railway stations and network, along with waterways. The Regional Links of the locality has been briefed in Section 5.2 of this LUDCP.

4.3.2 Local Roads

Panchayats & Rural Development Department, Govt. of West Bengal provides the following information under “**Institutional Strengthening of Gram Panchayats (ISGP) Programme – II**” as a part of “**Planning & Monitoring through GIS**” (<https://www.gis.wbprd.gov.in>).

Apart from regional roads, Tardah Gram Panchayat has 6177 m internal roads maintained by the Gram Panchayat. Among these roads, 6% roads are Blacktop roads, 58% roads are Concrete Road and 36% roads are Morum or Brick Road (Table 4.11). Apart from that there is 153m road mentioned as that is over certain Pucca Drain.

Transport Department (Govt. of West Bengal) shall construct a Bus Stand within Kolkata Leather Complex area to cater the needs of the commuters in this area.

Table 4.11: Details of Local Roads in the LUDCP Area

Code	Name	Road Type	Carriageway Width (In Mtr.)	Pavement Width	Total Length (in Km.)
1	Kuruni Mondal to Sasty Mondal	Morum/ Brick Road	1.60	100.00	0.113
1	Latif Molla to Siddik Molla	Concrete Road	75.00	75.00	0.083
1	Moshal Main road to Sadananda House	Blacktop Road	3.00	3.00	0.065
2	Mihir Monday Machine room to junior high school	Concrete Road	72.00	72.00	0.061
2	Sadananda house to Sonatikari bottala	Blacktop Road	3.00	3.00	0.163
3	Yusuf Gazi House to Bonbibi tala	Concrete Road	61.00	61.00	0.072
3	Sonatikari bottala to Sonatikari Culvert	Blacktop Road	3.00	3.00	0.162
4	Bonbibi tala to Leather complex	Concrete Road	70.00	70.00	0.001
4	Sanat Sarder to Sital Sarder	Morum/ Brick Road	1.80	1.80	0.448
5	Nantu Mondal shop to Sunil Mondal	Concrete Road	60.00	60.00	0.001
5	Khorokhli Bridge to Boynala Paka Road	Morum/ Brick Road	2.40	3.00	0.259
6	Samser Molla to Haran Molla	Concrete Road	60.00	60.00	0.003
7	munchur molla to Yusuf gazi	Concrete Road	60.00	60.00	0.069
8	Rafik Molla to Hanif Molla	Concrete Road	2.00	2.00	0.003
8	Jotish Munda to Ashar Pramanik	Morum/ Brick Road	2.10	2.10	0.134
9	Subudh to Fakir	Concrete Road	2.50	2.50	0.008
9	Nira Sarder to Sital Sarder	Morum/ Brick Road	1.80	1.80	0.134
10	Prabir Shop to Maniklal House	Concrete Road	1.00	1.00	0.072
11	Probir Shop to Bonbibitala	Concrete Road	1.80	1.80	0.143
12	Natupara Bridge to Borahpota Road	Concrete Road	2.20	2.20	0.159
12	Kuruni Mondal to Sasti Mondal	Morum/ Brick Road	2.10	2.10	0.152

13	Naskaraite Main road to Tapan Mondal	Concrete Road	1.80	1.80	0.186
14	Naskaraite Gopal Naskar house to Jaydeb Chatterjee	Concrete Road	2.02	2.02	0.153
14	Samir Mondal to Thakurtala	Morum/ Brick Road	1.80	1.80	0.103
17	Ration shop to Sasan	Morum/ Brick Road	2.10	2.10	0.256
21	Andulgaria culvert to Sonatikari culvert	Morum/ Brick Road	3.00	3.00	0.469
22	Sunirmal shop to Sankar mondal	Concrete Road	2.10	2.10	0.072
22	Naskaraite main road to Gandhi Sardar	Morum/ Brick Road	1.80	1.80	0.141
24	Shibtala to Mele	Concrete Road	1.92	1.92	0.126
26	Rajkumar Munda to Sona Halder	Concrete Road	2.10	2.10	0.229
27	Binod Sarder to Tarapada Sarder	Concrete Road	1.80	1.80	0.243
28	Sanat Sarder to Kanu Sarder	Concrete Road	1.80	1.80	0.152
30	Basu Sardar to Gosto Mondal	Concrete Road	1.80	1.80	0.345
33	Kashinath Mondal to Shubnath Mondal	Concrete Road	1.80	1.80	0.079
36	Haldihari Sweet shop to Kapasati Bottala via Masjid	Concrete Road	1.20	1.20	0.091
37	Haldihari sweet shop to Kapasati Bottala	Concrete Road	1.20	1.20	0.095
38	Arun Mondal to Kapasati Thakurtala	Concrete Road	1.20	1.20	0.084
42	Shankar Kali to Jiban Kali	Concrete Road	1.20	1.20	0.084
43	Ratan Naskar house to Nemai Naskar house	Concrete Road	1.80	1.80	0.073
44	Panhu Mondal house to Shibtala	Concrete Road	1.80	1.80	0.200
45	Nakul Mondal house to Nemai mondal house via Madan Mondal house	Concrete Road	1.80	1.80	0.224
46	Tiblu Bijay house to Hemanta Naskar house	Concrete Road	1.80	1.80	0.155
52	Jafor Molla house to Mokched Mistris house	Concrete Road	1.20	1.20	0.100
54	Kartik Sardar house to Narkeltala	Concrete Road	1.20	1.20	0.108
55	Thakurtala to Gangapur SSK	Concrete Road	1.80	1.80	0.063
56	Hederait Hansa Naskar house to Meghnath Naskar	Concrete Road	1.60	1.60	0.041

Code	Name	Road Type	Carriageway Width (In Mtr.)	Pavement Width (In Mtr.)	Total Length (in Km.)
1	Prafulla Das to Transformer	Pucca Drain	2.50	0.50	0.025
2	Sambhu sardar house to bidhyadhar canal	Pucca Drain	1.50	0.33	0.032
3	apchar molla to amtala	Pucca Drain	1.00	3.30	0.048
4	sudhir mondal to main road	Pucca Drain	0.75	0.30	0.048

Reference: (<https://www.gis.wbprd.gov.in> accessed on 30.07.2024)

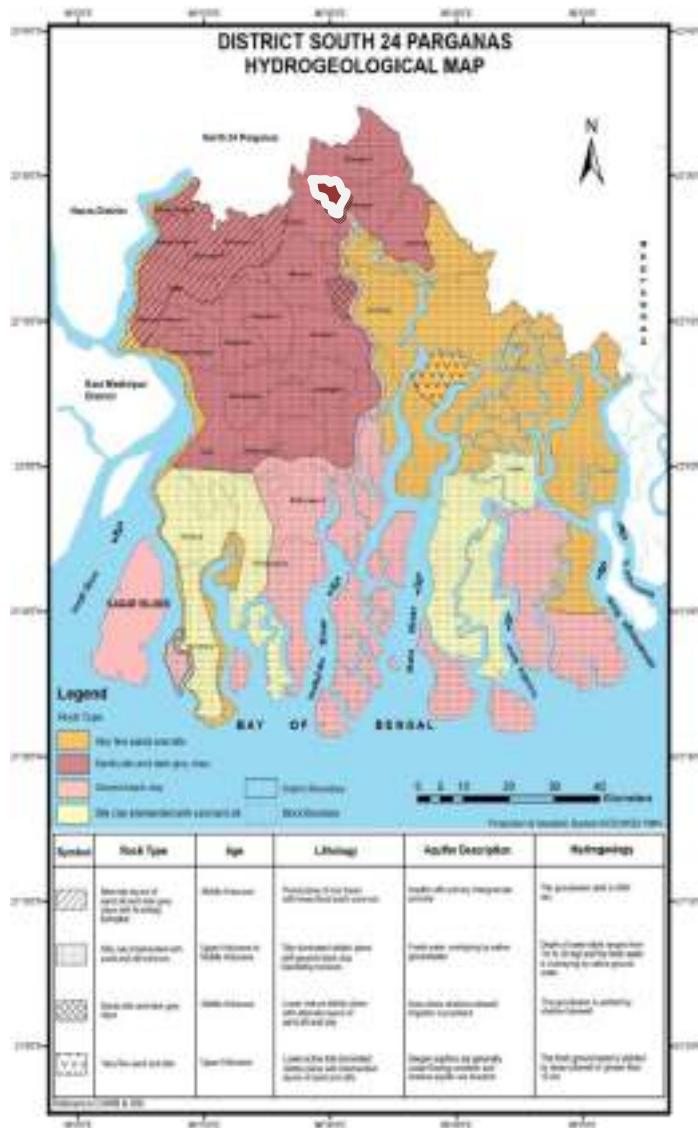
4.3.3 Ground Water Aquifers and Water Supply

Groundwater is the sole source of water in Tardah GP (part of Bhangar I Block) and Sector VI ITA (erstwhile part of Tardah GP). The region supports both low-duty shallow tube wells, yielding 20-40 cubic meters per hour, and heavy-duty deep tube wells, yielding 50-150 cubic meters per hour. However, generally ground water has to withdrawn from the deep aquifers.

In the District South 24 Parganas, while southern blocks are facing the problem of salinity in water, (especially in shallow aquifers), arsenic content in groundwater exceeds the permissible limit of 0.05 ppm in

several localized patches within nine blocks mostly situated at the northern parts of the District, including Bhangar-I and Bhangar-II Blocks. Groundwater exploration by CGWB reveals that in arsenic affected area, deeper aquifers are capable of supplying arsenic-free water.

Figure 4.6: Hydrogeological Map of District South 24 Parganas



Hence, ground water extraction had to be allowed from deeper aquifers that are almost free from Arsenic and salinity, for drinking purposes by constructing deep tube wells applying cement sealing techniques in the arsenic affected blocks of the district in the northern part, and in the coastal blocks of the district with saline hazards in southern part. However, while construction of tube wells in Arsenic-free and saline-free fresh groundwater bearing aquifers, proper cement sealing should be done in the thick clay layer for a thickness of 3 to 4 meters for proper protection of the aquifer from the contaminated aquifer.

Over extraction of ground water has affected the ground water level adversely. District survey report of South 24 Parganas (2014) shows, that ground water level has depleted in almost all the blocks of the district. Within 2001 and 2013, depth of ground water level had fallen from 4.07m to 6.77m in Bhangar-II (arsenic affected block) and from 4.46m to 7.83m in Kakdwip (salinity affected block).

Now, these fresh water aquifers in the district (as well as deltaic region of Ganga-Brahmaputra River) are found within the depth span of 120-300 m below ground level (bgl) [within Quaternary and Tertiary sediments, generally occurring under confined conditions at depths ranging from 75 to 360 meters].

The map (Figure 4.6) indicates that Tardah GP is situated within such a hydrological region, characterized by rock types including sand, silt, and dark grey clays. The area is underlain by a 20-30 m thick blanket of surface clay below which brackish water aquifers occur within a depth of 150-160 m bgl in the eastern part of Hugli River. A 15-20 m thick impervious clay layer separates the brackish water aquifers from the underlying fresh water aquifers.

Hence, Artificial Recharging of ground water at those deep fresh aquifers overcoming impervious layers of clay and rocks is not feasible in this area. Furthermore, artificial recharging of ground water aquifers without treating the surface runoff in an area populated with the tanneries using heavy metals (chromium) may not be recommended due to the risk of contamination.

Tanneries, which are water-intensive industries, currently utilize underground water for both industrial and household purposes. The existing water supply demand is approximately 40 MLD, met through seven bore wells and three pumping stations. Some tanneries also have their own groundwater resources, while additional demand is met through rain-fed canals. IT and IT-enabled services operating within the Kolkata Leather Complex have their own underground water resources.

Sector VI ITA proposed constructing a water treatment plant within the planning area's jurisdiction. Raw water would be collected from the nearest perennial river, Hooghly, and supplied to the plant through a series of water supply pipes. Later, under the AMRUT 2.0 scheme, the water supply plan was revised. Raw water from the source would receive primary treatment in the sedimentation tanks of PHED, located at Newtown, Rajarhat. From there, treated water will be supplied to the planning area. The planned capacity is 20 MGD, with 15 MGD allocated to the Kolkata Leather Complex and its adjoining areas under Sector VI ITA, and the remaining 5 MGD shall be utilized by PHED to serve nearby Gram Panchayat areas. The estimated rate of water supply outside the KLC area is 40.5 MLD. Two additional reservoirs have been proposed to be augmented, one in Bhatipota-I mouza and another in Gangapur mouza.

4.3.4 Regional Topography and Drainage Network

Tardah GP within Bhangar I Panchayat Samity and Sector VI ITA (South 24 Parganas District) has numerous water bodies, ponds, canals, and swampy lands. Generally, the land slopes from north to south, with some areas sloping towards the southeast. Average elevation of Bhangar I Panchayat Samity is 3 meters above Mean Sea Level (MSL), with a maximum elevation of 9 meters and a minimum elevation of minus 6 meters. However, a comprehensive understanding of the district's physical relief would enhance our knowledge.

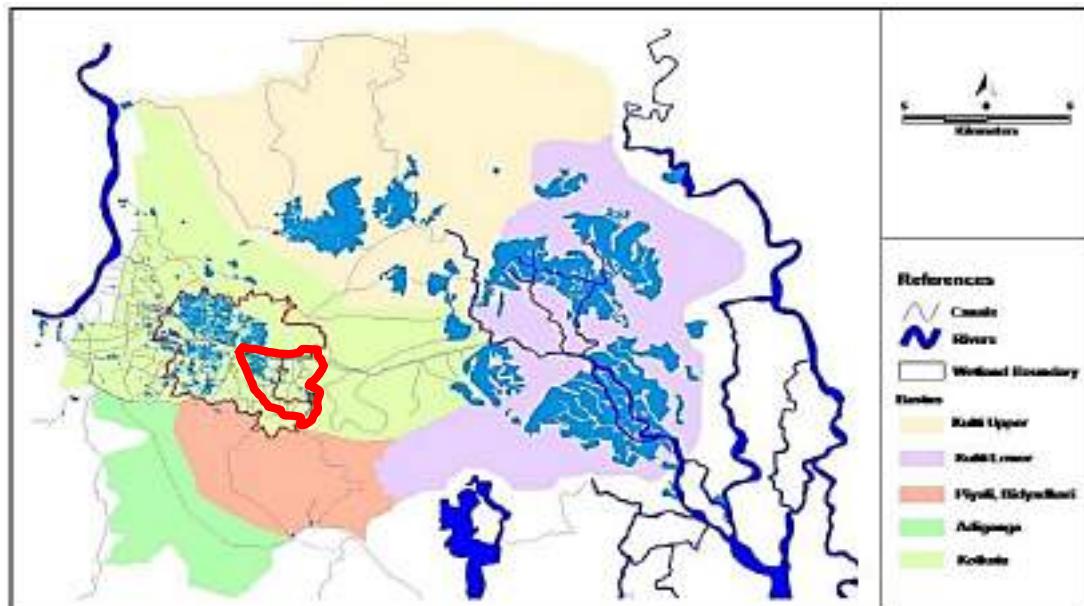
Geographically, South 24 Parganas district lies in the lowest course of the Ganga River, at the southernmost part of Gangetic West Bengal. The district's entire drainage pattern heavily relies on the tidal forces of the Bay of Bengal. It features numerous mudflats, coastal wetlands, lagoons, creeks, and estuaries of large rivers. Hooghly (the final course of the Ganga), Bidyadhari, Malta, Piyali, Raymangal, Thakuran, Raidighi, Bidya, Saptamukhi (owing to its seven channels), and Hataniya-Doaniya are the most significant rivers in the district. Additionally, there are many streams and rivulets known as Khals, as well as forested swamps and marshy wetlands known as Bils. These rivers are interconnected through natural or human-made channels, forming a web-like river network across the district. Due to tidal activity, these rivers often change their paths, forming small water bodies scattered throughout the district. The sea can penetrate up to 100

kilometres from the coastal lines through these river streams. Many other small rivers passing through the district are directly connected to the Bay of Bengal and are influenced by tidal waves.

Tardah Gram Panchayat, along with the East Kolkata Wetlands, initially tidal wetlands formed as a consequence of fluvial-geomorphic processes over centuries, transitioned into sewage-fed wetlands due to the decline in tidal influx since the late nineteenth century. From a hydrological standpoint, the region lies in the Kolkata Sub Basin, surrounded by the Kulti Upper Sub Basin, Kulti Lower Sub Basin, Piyali-Bidyadhari Sub Basin, and Adiganga Sub Basin. The Kolkata Sub Basin contributes both sewage and storm flow into the wetlands through an elaborate network of channels, ultimately terminating into Dry Weather Flow (DWF) and Storm Weather Flow (SWF) channels.

With the subsequent decline of the Bidyadhari River and the decrease in hydrological connectivity between freshwater and marine systems, the north-south hydrological exchange was artificially transformed into a west-to-east connectivity regulated through the construction of locks and pumps. However, upstream drainages of Bidyadhari merge into the Kulti estuary through Sunti, Nowaee, and Nonagong. This estuary is connected to the Bay of Bengal through a complex network of distributaries. Approximately 1100 MLD (1.1 million cubic meters) of wastewater from the city of Kolkata is discharged into the wetlands daily.

Figure 4.7: Sub-basin Map of the Region around East Kolkata Wetlands



Originally, Bhangar I Block (including the present Sector VI ITA) falls within the watershed of the Bidyadhari River. This plain area slopes generally towards the south. Bidyadhari originates from the old course of the Hooghly River, now cut-off near the Gayeshpur-Haringhata locality, locally known as Barga Bil. Up to Guma Railway station, it is known as Nona Gang or Gumar Khal, thereafter as Bidyadhari. Previously, it had two branches bifurcating at Tehatta village of Haroa block. The western branch flowed from the east of present Salt Lake City, and another from the southeast, joining each other at Kultigang. The

Piyali River originated from the western branch of Bidyadhari and met the River Matla at Kultalli. After the change in the Hooghly river course, Bidyadhari lost its supply of fresh water. Furthermore, the construction of several eastward drainage canals, such as Bagjola, Bhangar, S.W.F, and D.W.F drainage system, across the western branch of Bidyadhari disconnected its connection with Piyali. Bhangar I Block, situated immediately south of the Bhangar canal (known as the North Calcutta-Krishnapur-Bhangar Kata Khal System), has remnants of lost Bidyadhari channels either linked with or converted into ponds, agricultural fields, or aquaculture farms, and has also been encroached upon by settlements.

There are two canal systems at the northern side of Tardah GP. (1) North Calcutta-Krishnapur-Bhangar Kata Khal System; and (2) SWF & DWF drainage system.

North Calcutta-Krishnapur-Bhangar Kata Khal System

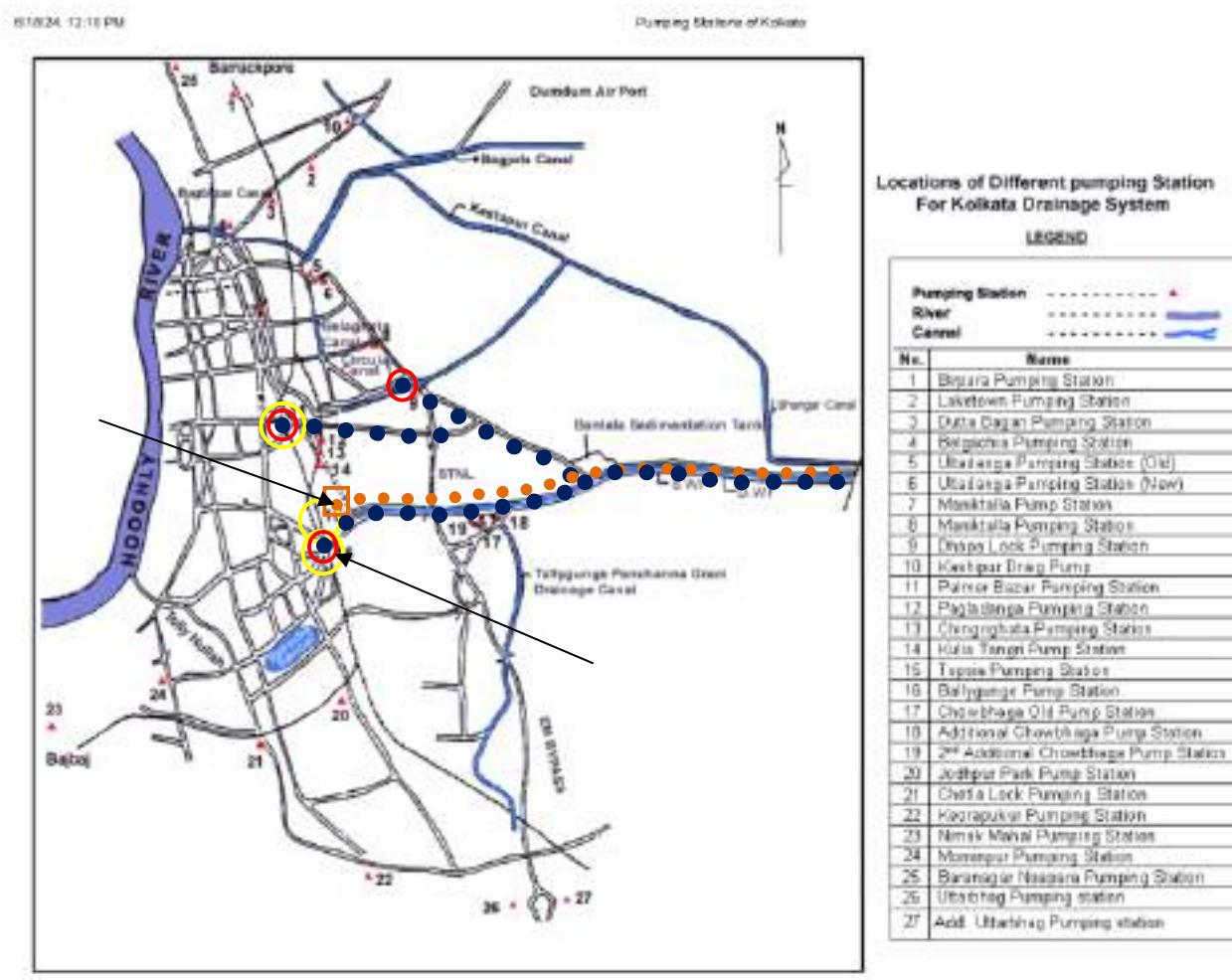
The Circular Beliaghata canal originates from the Hooghly River at Chitpur and then bifurcates at Gaznabi Bridge (near R.G.Kar Hospital). The eastern branch is referred to as the Newcut canal, extending up to the V.I.P. Road Bridge. Kestopur Khal, an extension of the Newcut canal, continues further eastward to Kantatola, forming the northern boundary of Salt Lake City. Bhangar Kata Khal further extends from Kestopur Khal to the River Kultigong, marking the northern boundary of both Bhangar I Panchayat Samity and Tardah Gram Panchayat. The southward branch of the Circular canal extends to Dhapa on E.M. Bypass and is connected to an excavated channel along the south-eastern boundary of Salt Lake City, known as the Eastern Drainage Channel, which reconnects with Kestopur Khal.

Initially intended for navigation, the channel system now primarily functions as a drainage artery for the densely populated areas of Kolkata and its suburbs. With most of its length having a zero slope, the system facilitates drainage in both directions, towards the Hooghly River and Kulti. However, in recent times, due to extended tide lockage periods, drainage towards the Hooghly River has been severely impacted.

SWF and DWF drainage system

There are two main parallel canals close to each other that run up to the Bantala lock gates, namely, the DWF (Dry Weather Flow Canal) that begins at the Topsia pumping station and the SWF (Storm Water Flow Canal) that begins at the Ballygunj pumping station.

The SWF and DWF channels serve as sewerage and drainage arteries for approximately 125.0 sqkm of Kolkata city, while the Tollygunge Panchannagram Basin caters to about 175 sqkm of rural area along its eastward flow line up to the river Kultigong. The Basanti Highway runs alongside these channels.

Figure 4.8: Locations of Different Pumping Station for Kolkata Drainage System

<https://www.wbdud.gov.in/kinapplication/ktcp/pumping.htm>

The SWF channel system, spanning 44km, is designed to manage drainage discharge and comprises three separate channels originating from pumping stations located at Ballygunge, Palmer Bazaar, and Dhapa. These channels receive storm water and sewerage flow from the Tollygunje Panchannagram Basin through three pump houses at Chowbhaga before converging at Bantala. Past the Bantala lock gates, the SWF, which is 33 kilometres long, together with a small canal that continues the line of the DWF, runs all the way to the Kultigong River and thence into the Sundarbans, the mangrove coastal delta on the Bay of Bengal.

The DWF channel is directed to Topsia point 'A' from pumping stations at Palmer Bazaar, Ballygunge, and Topsia via underground sewers, and then conveyed by an open-lined DWF channel. Additionally, a small stretch of DWF channel from the Dhapa pumping station meets the main DWF channel at Bantala. Subsequently, the combined DWF channel roughly parallels the SWF channel and ultimately converges with it just before its outfall at Ghusighata. Water from the DWF channel is also utilized for fisheries in the East Kolkata Wetlands.

The entire channel system is significantly silted up, while the discharge through this system is expected to increase substantially due to the development of a large area under Sector VI Industrial Township (including the Calcutta Leather Complex) on the right side of Basanti Highway.

4.3.5 Waste Water Management and Reuse - Local

Currently Kolkata Leather Complex (KLC) has two type of sewerage/drainage network. Whereas the effluent from tanneries are channelled to CETP boosted by EP station through underground sewerage system, combined open channel method for domestic sewerage, sludge and rainwater has been adopted for rest of uses. Treated and untreated effluent and sewage drains in the Karaidanga Canal.

Common effluent treatment plant (CETP):

For Relocated tanneries with latest technology as well as newly established tanneries with state-of-the-art technology, the GoWB instructed its joint venture partner M.L.Dalmiya & Company Limited to set up a CETP with 30 MLD installed capacity. The CETP has been planned in six modules each of 5 MLD capacity level. The CETP has been allotted an area of 86 acres.

In order to maintain clean environment and eco-friendly functional aspect of the complex, speedy removal of highly polluting toxic wastes underground HDPE pipeline network has been constructed from each tannery to the CETP. The Effluent Transportation System (ETS) has been constructed which comprises of effluent pipe lines connecting tanneries to Effluent Pumping Stations (EPS) and pipelines connecting Effluent Pumping Stations to the CETP. There are 6 EPS's in the complex. The tanneries are connected to the Pumping stations through gradient effluent pipelines whereby the effluents reach the Effluent Pumping Stations by gravity. From the EPS the effluent is pumped to the CETP for secondary treatment. The existing plant has four units which are operating currently. KMDA has planned to increase the treatment capacity by installing four more units in the plant which are under construction and the construction project is funded by Ministry of MSME.

However, there is no proper drainage and waste water treatment system present outside of KLC area. Apart from the KLC area the entire area does not have centralized sewerage system and at present septic tanks are being used at individual site level to serve the purpose. Similarly region outside KLC area does not have any designated drainage system. Since the region is predominantly of agriculture use with sparse human habitations, natural canal systems serves as the drainage system for this area. Apart from that there are quite a few large water bodies which act as catchment for the rain water. However, few open drains are under construction in some of the areas. Adequate number of canals and water bodies present in the site helps to mitigate the incidence of water logging/flooding.

Under AMRUT 2.0, three water bodies inside the KLC area (total of 45 acre) has been proposed to be rejuvenated. The DPR of this project is under preparation. Further it has also been planned to construct recreational spaces alongside the water bodies to increase economic activity.

Estimated rate of wastewater generation (outside KLC area): 32.4MLD; Number of sewage treatment plant (STP) proposed: 2 (one in Bhatipota mouza and another in Andulgori mouza).

4.3.6 Solid waste management:

The KLC area is having a designated area for the Solid waste disposal from the Leather and allied industries. A Transfer storage disposal facility (TSDF) is proposed here for proper solid waste management of the waste from leather and allied industries. There is an existing secured landfill within KLC. Apart from KLC the area does not have any designated solid waste management system. A project for integrated solid waste management of the area is necessary to be taken in future Development Plans of the Panchayat Samity.

4.3.7 Power Supply:

Except for Narayantala mouza, all the mouzas within the LUDCP region use electricity for domestic, agricultural, commercial and all other purposes. The total power requirement of KLC is 80MW/ 90MVA. There is one 132/33KV substation and four 33/11KV substations catering to fulfil the requirement at present. The allocated area is about 20.345 Acres.

4.3.8 Fire Services

The planning area presently has one sub-fire station.

4.3.9 Primary Education

Table 4.12 represents the distribution of primary educational infrastructure in different mouzas of the LUDCP area as per census 2011. There are 17 pre-primary schools, 15 primary schools, 4 middle schools, 1 senior secondary school within the considered (LUDCP) region. The Andulgori region does not have any Secondary or senior secondary school. While, secondary and senior secondary schools are about 10 km away from Gangapur mouza. Narayantala is an un-inhabited village. Therefore, presently there are no educational institutions present there. All the rest of the mouzas have pre-primary schools primary schools and secondary schools within a distance of 5 Kilometers.

Table 4.12: Distribution of Primary Educational Facilities in different mouzas within LUDCP Area

Area Name	Mouza Name	Pre-Primary school (PP)	Primary school (P)	Middle school (M)	Secondary School (S)	Senior Secondary school (SS)
Sector VI	Karaidanga	1	1	(b)	(a)	(a)
	Bhatipota	3	2	1	(a)	(a)
	Gangapur	2	2	(a)	(c)	(c)
	Andulgori	2	2	(a)	-	-
Tardah Gram Panchayat within Bhangar I Panchayat Samity	Tardah Kapasati	7	6	1	1	1
	Mousal	1	1	1	(a)	(a)
	Narayantala	0	0	0	0	0
	Ushpara	1	1	1	(a)	(a)
Total		17	15	4	1	1

Note: (a) - within 5km; (b) - within 5 to 10km; (c) - beyond 10km

The projected population (geometric projection) of the region is 38678, and 46,656 by 2031 and 2041 respectively. Comparing the existing conditions to the URDPFI guidelines, the region requires to have 18 pre-primary schools, 9 primary schools, 3 Secondary schools. Therefore, one (1) pre-primary school needs to

be established, and 2 primary or intermediate schools may be upgraded to secondary schools by 2041. Since there are no schools in the mouza of Narayantala, no secondary or senior secondary schools in Andulgori and middle schools are too far to access in Gangapur, therefore, it is preferable to establish educational facilities in one of those 3 mouzas. While, two of the primary schools or middle schools may be selected to be upgraded to secondary schools keeping in mind the ease of accessibility to those schools from Andulgori and Gangapur mouzas.

4.3.10 Primary Health Care Centre

Table 4.13 represents the distribution of primary educational infrastructure in different mouzas of the LUDCP area as per census 2011. In total, the LUDCP area has 1 (one) Primary health cente, 3 (three) Primary Health Sub-centers (one in each of Bhatipota, Gangapur, and Taradaha- Kapasati Mouzas), 2 (two) dispensaries (in each of Bhatipota and Taradaha- Kapasati Mouzas) and 1 (one) family welfare center in Bhatipota. In reference to the existing health infrastructure and projected population, there needs to be at least 3 dispensaries, one nursing home and Maternity center, and a family welfare center. The existing Health infrastructure seems enough to cater the projected population.

Table 4.13: Details of Health Infrastructure in the LUDCP Area

Area Name	Mouza Name	Community health centre (CHC)	Primary health centre (PHC)	Primary health sub centre (PHS)	Maternity and child welfare centre (MCW)	T.B. clinic (TBC)	Hospital-allopathic (HA)	Hospital-alternative medicine (HO)	Dispensary (D)	Veterinary hospital (VH)	Mobile health clinic (MHC)	Family welfare centre (FWC)
Sector VI	Karaidanga	(b)	(a)	(a)	(b)	(a)	(b)	(c)	(a)	(b)	(a)	(a)
	Bhatipota	(b)	1	1	(b)	(a)	(b)	(c)	1	(b)	(a)	1
	Gangapur	(c)	(b)	1	0	(c)	(c)	(c)	0	(c)	(c)	(c)
	Andulgori	(c)	(b)	(a)	(c)	(c)	(c)	(c)	0	(c)	(c)	(c)
Tardah Gram Panchayat within Bhangar I Panchayat Samity	Tardah Kapasati	(c)	(b)	1	(c)	(c)	(c)	(c)	1	(c)	(c)	(c)
	Mousal	(c)	(c)	(a)	(c)	(c)	(c)	(c)	(a)	(c)	(c)	(b)
	Narayantala	0	0	0	0	0	0	0	0	0	0	0
	Ushpara	(b)	(c)	(a)	(a)	(a)	(c)	(c)	(a)	(c)	(b)	(a)
Total		0	1	3	0	0	0	0	2	0	0	1

Note: (a) - within 5km; (b) - within 5 to 10km; (c) - beyond 10km

There are two primary health care centres present in the planning area. At the time of COVID pandemic, those primary healthcare centres were used to conduct the vaccination drives organized by the Indian Leather Products Association (ILPA).

The Primary Health Care Centre at Bhatipota may be extended to 30 bedded Sub-Divisional Hospitals. This would cater to the basic emergency and health care needs of the community including vaccination, health awareness campaigns, disease screening programmes, etc.

Additionally, the Health and family welfare department, Govt. of West Bengal has accorded to set up a new O.P.D. in CLC for providing adequate health care to employees, workers and officers working therein.

Chapter 5

5 RELATIONSHIP WITH NEIGHBOURING AREAS

5.1 Boundary

The LUDCP Area under Bhangar-I Panchayat Samity (i.e. Tardah GP) and Sector VI ITA are the parts of Kolkata Metropolitan Planning Area, and situated in the district of South 24 Parganas which is located on the south – eastern part of Kolkata Metropolitan Area. It is approximately 15 km away from Science City located on EM Bypass and 25 km away from Central Business District of Kolkata. The area falls within Bhangar – I Panchayat Samity under Tardah Gram Panchayat.

The LUDCP Area is bounded by the following:

- North: Bhangar – II C.D. Block
- East: KMA boundary limits
- South& West: Sonarpur C.D. Block

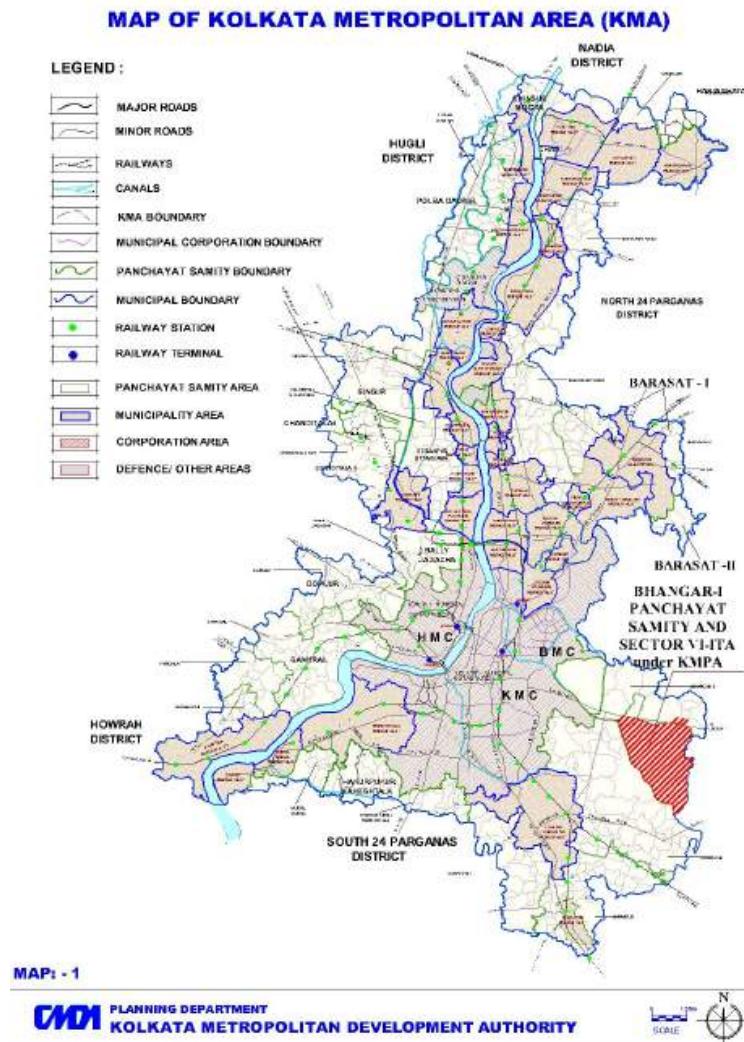
The **location of the LUDCP Area** (Bhangar I Panchayat Samity within KMPA) in relation to KMPA is shown in Map beside.

5.2 Regional Linkage

Airport: Netaji Subhas Chandra Bose International Airport is located around 28.8 km north of the town. The airport is accessible through multiple roads such as Basanti Highway, Bongaon-Kulpi Road, Panchpota Road, Baguihati and Bhojerhat road

Railway: The southern track of Sealdah railway connects the city with the stations-Sealdah(18.8km), Park Circus Railway (17.1km), Jadavpur (19.1km), Baghajatin (17.3km), New Garia (17km) and Sonarpur Junction (15km). Metro railway connects the city with New Garia Metro (17 km) which is the nearest one.

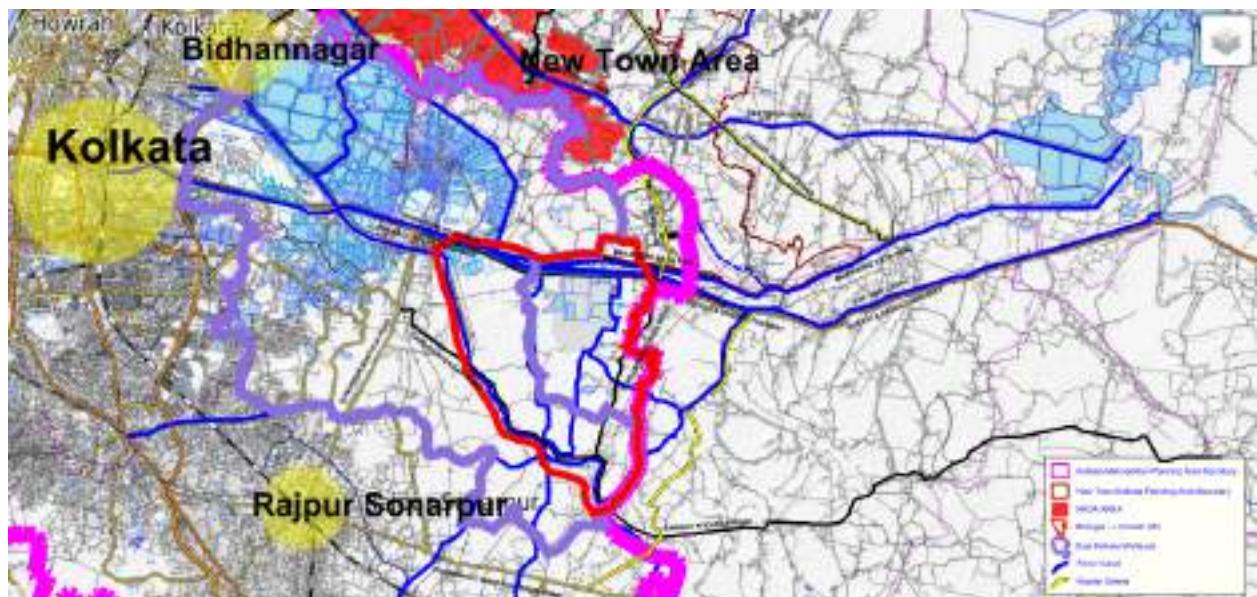
Roadway: B. N. Dey Road extended at the East as **State Highway 3 (Basanti highway)** is running east-west through the site and connects Kolkata at its west and major destinations of South 24 parganas in the east. Other major roads are **Bhojerhat road** (from Basanti highway and connecting to New Town, Saltlake



towards Airport in the north); **Tardah-Bhojerhat road** running towards south located at the eastern boundary of the site [connecting to Champahati- Ghatakpukur road finally connecting to Baruipur Town (30 km away) in South]; and **Tardah-Kheyadaha road** is running at western side of the site towards south and connecting Champahati-Ghatakpukur road. Three Bus Terminals are located proximity to the city at New Town (20km), Garia (20km), Shapurji (15km). Other major Bus Terminals, such as Esplanade, Sealdah and Howrah are connected to the town regionally.

Waterway: The nearest port at Khidirpur (Kolkata) is located 24 km west of the city. Another port is located at Haldia which is 139 km south-west of the town and is located in East Medinipur District of WestBengal.

Figure 5.1: Regional Linkage: Bhangar I Panchayat Samity within KMPA



5.3 Regional Growth and its Impact

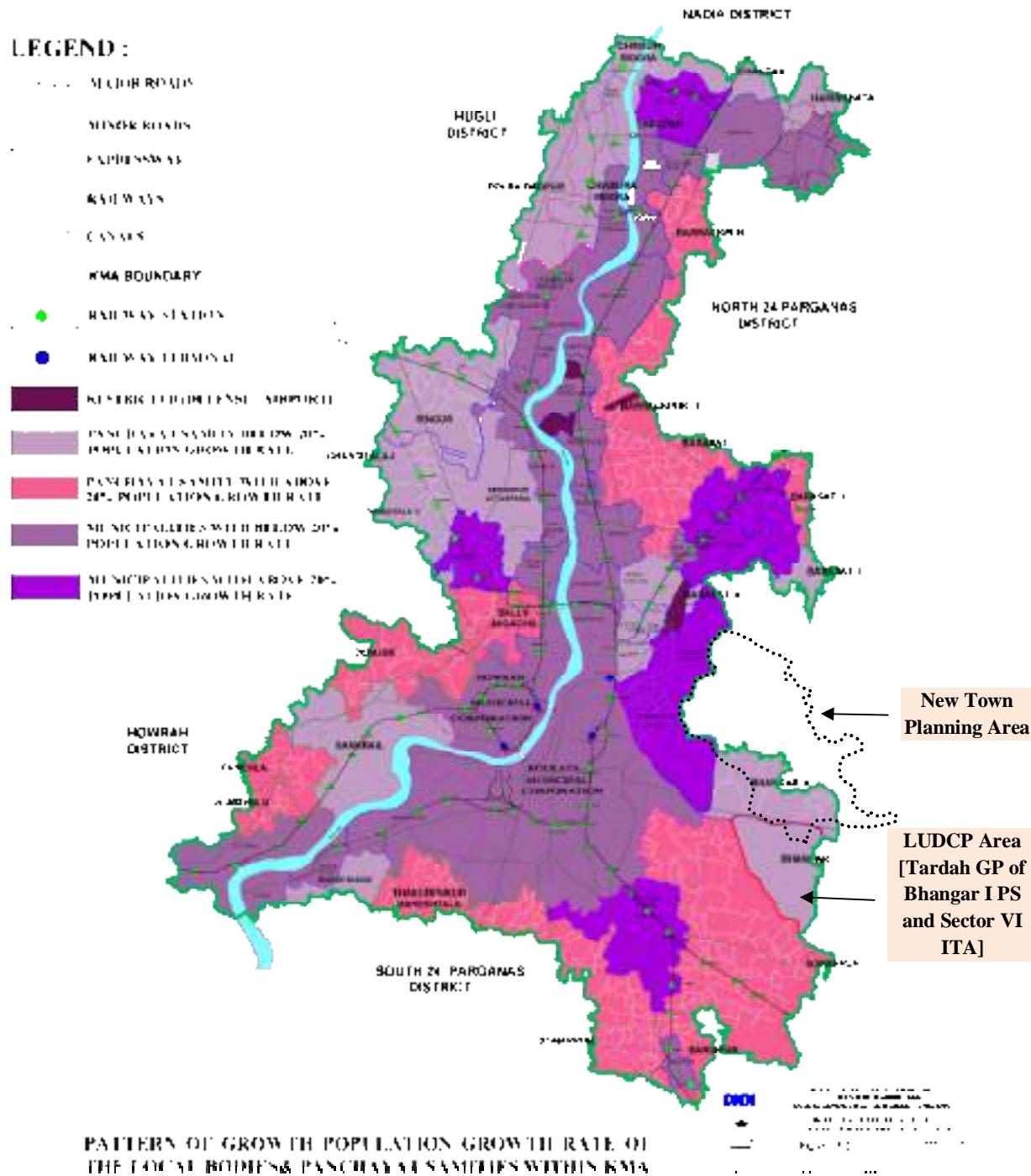
The major growth trends are observed in census towns in Kolkata Metropolitan Planning Area (KMPA), especially along the major arterial roads. The population growths of the statutory towns within KMPA, especially in municipal corporations are saturating and fallen far behind the growth rates of adjacent peri-urban areas (Census towns and rural areas immediately adjacent to some urban areas). As per the study the urban areas in KMPA it is observed that negative or extremely slow population growth is a phenomenon once a town had reached to population density 12500 persons per sq.km.

Municipalities and Panchayat Samities around the New Town Planning Area (NTPA) have experienced a huge surge of population. Urban growth is observed particularly along the Jessore Road; adjacent municipalities such as Dum Dum, North Dum Dum, Madhyamgram and Barasat Municipality. Barasat and Madhyamgram, along with Bidhannagar Municipal Corporation (especially erstwhile Rajahat Gopalpur municipal area) are quickly reaching to an optimum population density level. Several outgrowth and rural mouzas are either ready to be converted to census towns or become part of nearest municipal towns.

The following figure shows the regions (i.e. ULBs and Panchayat Samities) with maximum population growth during last decade. Figure 5.2 shows the growth trend of municipalities and panchayat samities.

This clearly shows that Bhangar I panchayat samity, adjacent to Newtown area, and close proximity to Bidhannagar, Kolkata and Rajpur Sonarpur Municipal area has considerable trend in the peri-urban growth.

Figure 5.2: Pattern of Growth Population Growth Rate of the Local Bodies



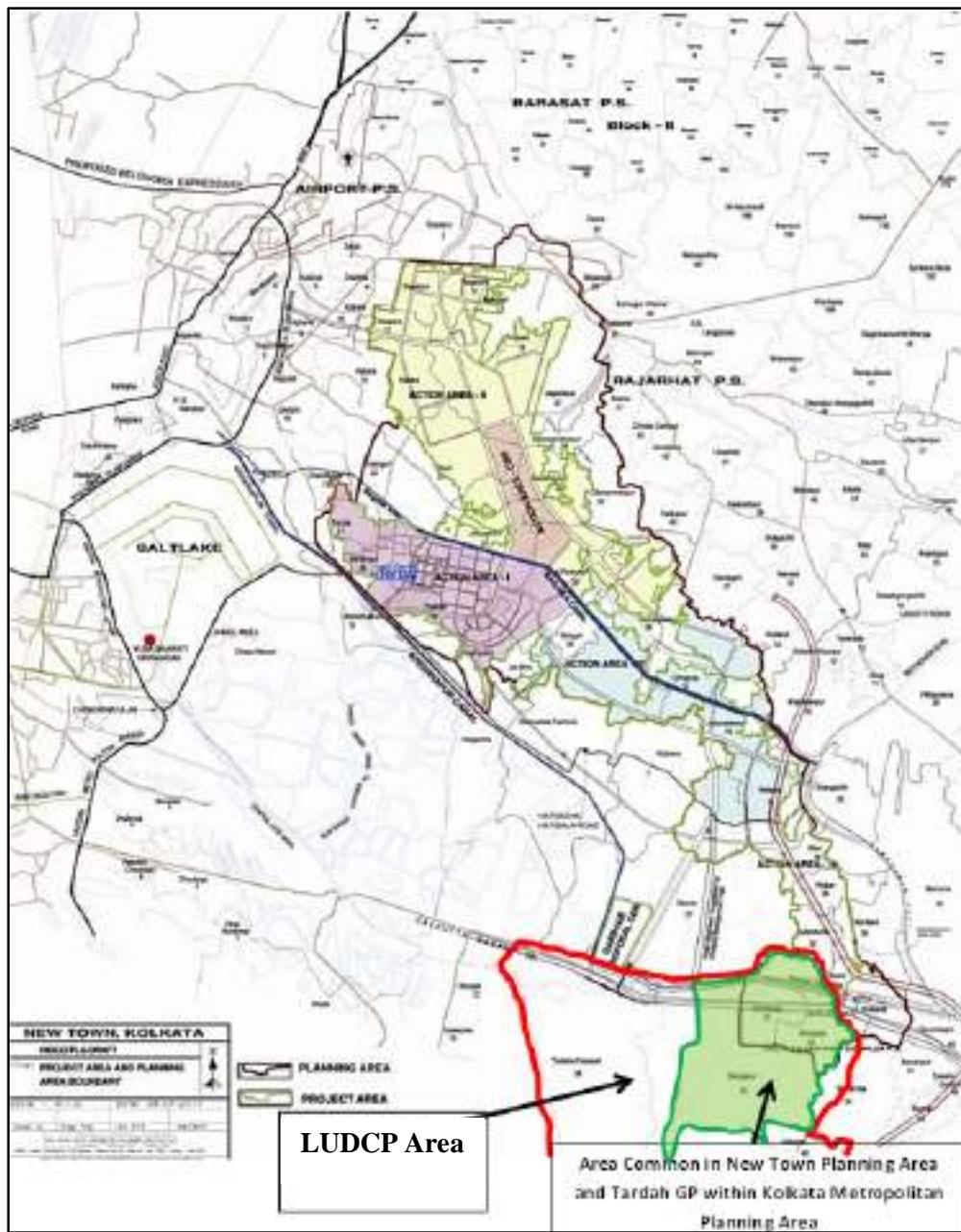
5.4 Influence of Development around LUDCP Area [Tardah GP and Sector VI ITA]

Development of Tardah Gram Panchayat of Bhangar I Panchayat Samity has been strongly influenced by the development of adjacent New Town Kolkata from the North. However, its significant rich natural resources along with the presence of East Kolkata Wetland area deserve to be preserved. Hence, the land use and the

management strategy of the East Kolkata Wetland Management Authority have influenced the land use allocation policy of Tardah Gram Panchayat from the West and South. The existing development along the Tardah-Bhojerhat road shall influence the development of land use in Tardah GP from the East.

5.4.1 Influence of New Town Planning Area from the North of Tardah GP

Figure 5.3: Location of Tardah GP with respect to New Town Planning Area



Part of Tardah Gram Panchayat falls within both New Town Planning Area (NTPA) and Kolkata Metropolitan Planning Area (KMPA) i.e. 03 Mouzas namely Bhatipota, Karaidanga and Gangapur. However, Land Use Development Control Plan of New Town Planning Area prepared by Housing and Infrastructure Development Corporation (HIDCO) has Land Use Zoning prescriptions of the NTPA along with part Bhatipota falling on northern side of Bhangar KataKhal.

Figure 5.4: Land Use Zones of New Town Planning Area excluding the Township area

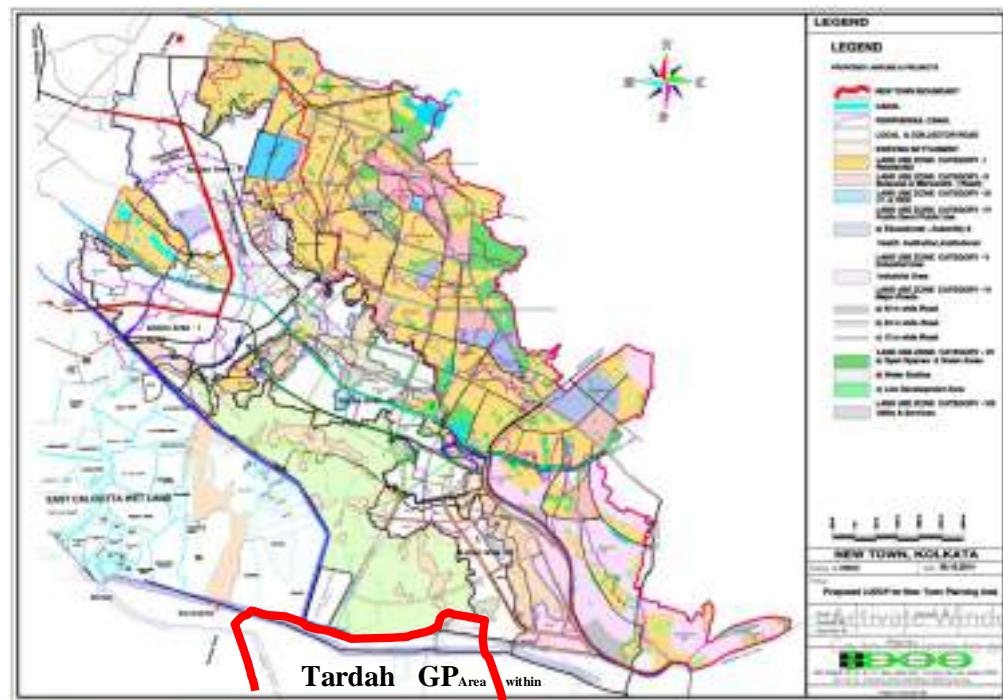
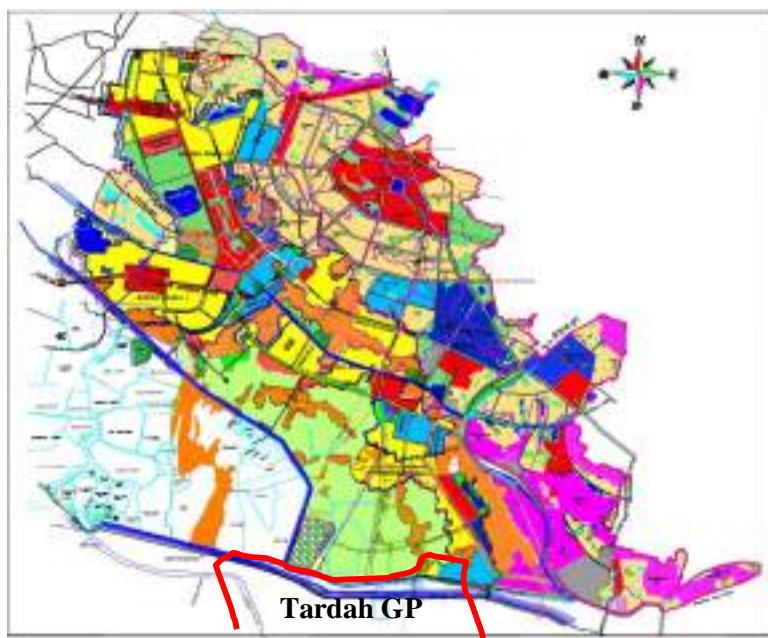


Figure 5.5: Land Use Zones of New Town Planning Area including the Township area



The area just at the north of Tardah GP at Bhatipota Mouza (north of Bhangar Kata Khal) that falls within the New Township area. The area is generally marked as residential area in a rural setting with open space, greeneries and water bodies along with animal farms, Schools and Nursing homes. The area has opportunity of being developed as residential area mixed with Quaternary Industries (IT and ITEs) being a part of Master Plan of New Town Kolkata Area.

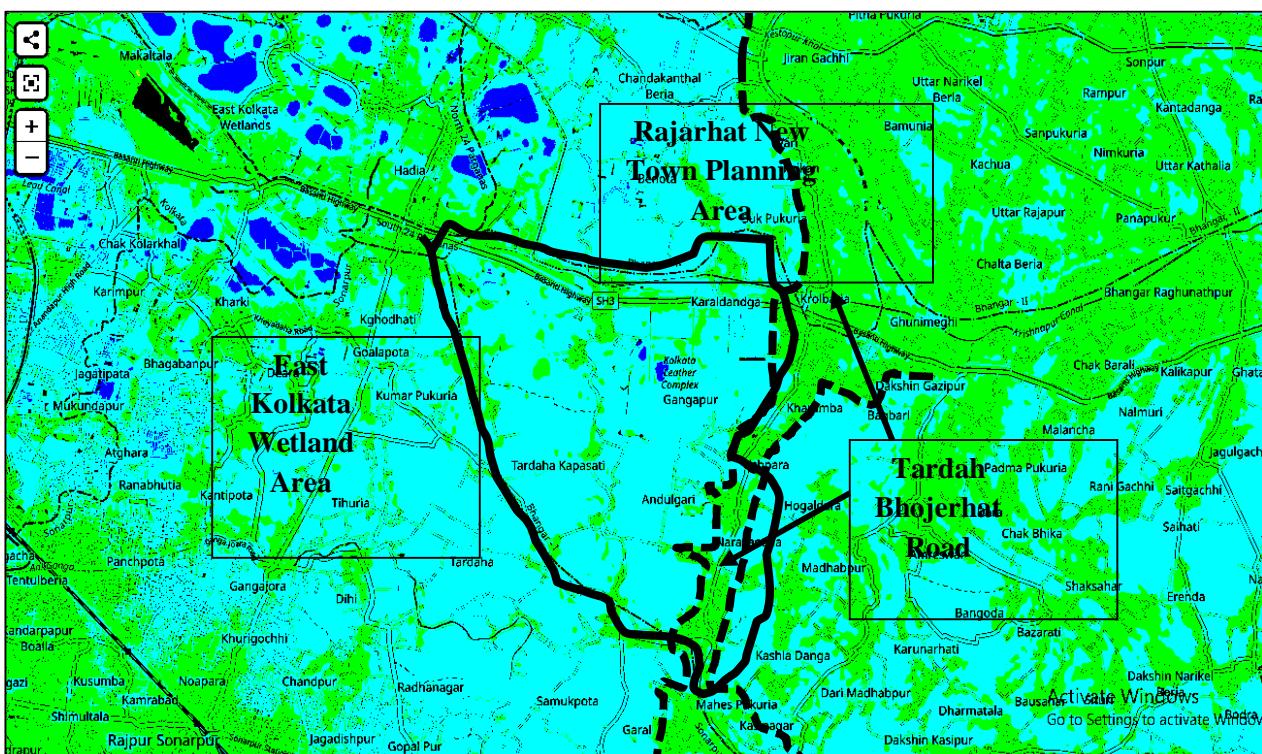
5.4.2 Influence of Tardah-Bhojerhat Road from the East of Tardah GP

It has already been discussed in paragraph 4.2 of this LUDCP that – ‘While the population of Bhatipota and Gangapur has grown the fastest within 1991-2001, the population of Ushpara, Karaidanga and Tardah Kapasati have grown the maximum between 2001 and 2011 (74%, 30% and 27% respectively). It appears these areas, especially along the Tardah-Bhojerhat road linking Kolkata-Basanti Expressway and Tardah Kheadaha Road, gradually becoming the new residential destinations’.

Both sides of Tardah-Bhojerhat road (especially Gangapur, Andulgori, Mousal and Ushpara) are getting urbanised even in terms of increase in population engaged in tertiary sector activities. The area is also under direct influence of the development within New Town Planning Area along the Tardah Bhojerhat Road entering in Tardah GP from North.

Hence, this area shall be future residential and commercial areas within Tardah Gram Panchayat.

Figure 5.6: Development along Tardah-Bhojerhat



5.4.3 Influence of East Kolkata Wetlands Area from the West and South of Tardah GP

Incidentally, entire Tardah Gram Panchayat falls within the Kolkata sub-basin (Refer Figure 4.7), in which East Kolkata Wetlands also fall. The slope of the land is towards east and south-east, towards Kulti-gong. Both roads and drainage lines in the region has to follow more or less the gradient. New urban development shall follow the road lines; means new constructions and the building orientations should not obstruct the natural drainage of water on land or along the canals as far as practicable. The land management zones and the regulations of East Kolkata Wetlands Management Authority as prescribed in the East Kolkata Wetlands

Management Action Plans (EKWMP as updated) shall be enforceable within the East Kolkata Wetland area (Tardah Kapasati mouza of Tardah GP). These management zones and zonal regulations influence the marking of Development Control Zones in Tardah GP.

Present EKWMP distributes Tardah Kapasati mouza in two zones: Fisheries Zone and Agriculture Zone. A small part (green) has been allocated for Nature Conservation zone at the west and outside of Tardah Kapasati Mouza (Figure 5.7).

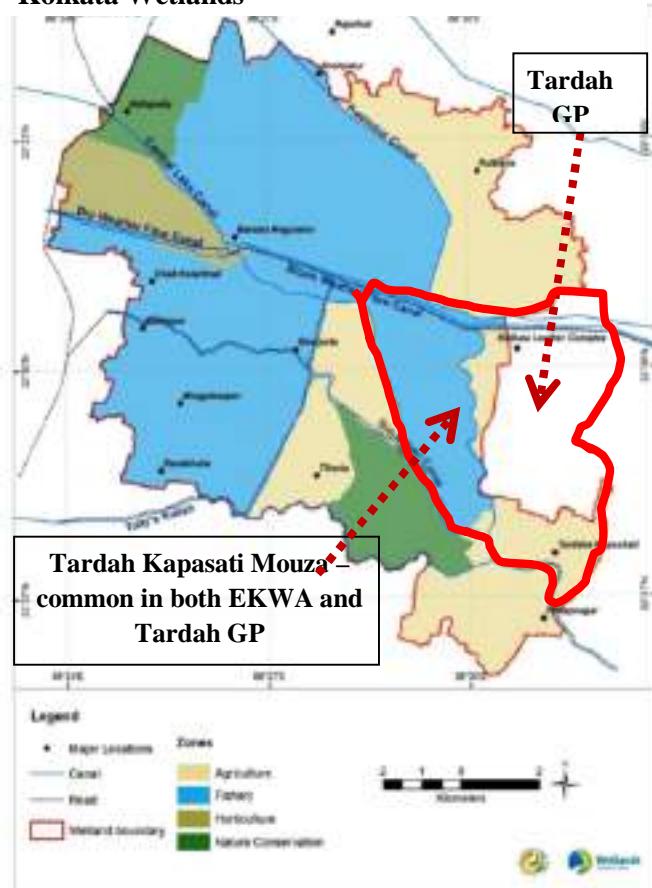
The EKWMP 2021-2026 describes Fishery zone, Agriculture zone and Nature Protection zone in the following way.

Fishery zone: Wetland area that is subjected to use for fish cultivation using sewage water and subject to multiple land ownership. The zone can be used additionally by providing regulating services for absorbing storm water flows during monsoon, act as a flood storage and help recharge ground water.

Agriculture zone: A part of the wetland permanently being used for cultivation of rice and other crops. The zone can additionally be managed by using open spaces for storing excess flood water and allow infiltration of storm water. The zone has the potential to attract wintering water birds if organically farmed. Rainwater harvesting in agricultural fields is proposed to enhance availability of freshwater.

Nature protection zone: A part of the wetland where bio-diversity value is the highest, and habitat use by migratory species. The zone can act as a buffer for species when moving between rural and urban areas. The zone also has the potential to be used as a site for recreation and ecotourism, within the framework of existing provisions of Wetlands(Conservation and Management) Rules, 2017, and other extant regulation.

Figure 5.7: Management Zones of East Kolkata Wetlands



Chapter 6

6 DEVELOPMENT POLICY AND PROPOSALS

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

6.1 DEVELOPMENT GOALS & OBJECTIVES:

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

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

6.2 STRATEGY FOR DEVELOPMENT

- i) Development and Change of Use of Land and Building due to augmentation and extension of Facilities and Infrastructure shall follow the overall metropolitan growth at regional scale as well as local scale.
 - Higher order facilities such as Institutes and Colleges for Training, Higher Educations, and Regional Hospitals shall be located according to the prescriptions of the Zilla Parishads and Government Departments for the specified purpose and ideally stated in District Development Plans.
 - Improvement of Regional Transportation System, Drainage and Solid Waste Management System, Water Supply System shall be according to the recommendations of the Regional Development/Improvement Authorities of the Government for the specific purpose.
 - Local level facilities towards urban services, education, health and employment shall be provided according to the recommendations of Panchayat Samities and Government Departments for the specified purpose and ideally stated in Block Development Plans.
 - More than 82% of the population lives in municipal areas of KMA and another 12% of the population live in non-municipal urban areas of KMA and that is increasing.

- In order to control rapid unplanned development as well as change of land use in the peri-urban areas of the growing municipal areas, the Relevant Building Rules applicable for the statutory urban areas in the region may be adopted generally as the Development Control Regulations for the Panchayat areas of Barasat I and Barasat II Panchayat Samities as per applicability. However, suitable clauses to protect environmental and ecological resources shall be provided as per prevalent guidelines made by the State and Central government.

ii) Existing land uses would be permitted to continue ensuring that don't create social and environmental threat to the population.

iii) All social and environmental resources, such as water bodies, parks and public open spaces, green verge, orchard, heritage structures, etc would be preserved as per the provisions of prevailing laws, rules and regulations.

iv) The areas for preservation and conservation would include buildings, precincts and areas that are important from historical, architectural, environmental and ecological point of view would be listed.

v) Efforts would be made to create new social facilities including parks and playgrounds in a planned manner.

vi) In consideration of the mounting urbanization pressure within the KMA, efforts would be made to accommodate urban uses and activities within certain strips of land alongside major roads, especially those are of regional importance according to the existing land use pattern, in a planned manner.

vii) Planned intervention in terms of zoning and regulation would be made in the areas that are immediately adjacent to the urban local bodies, so that the areas promote economic opportunities to the both rural and urban areas, without disturbing the existing social and environmental features.

viii) Rural economic activities and habitations would be allowed and promoted to continue in rural areas especially where the population density and the population growth rate is lesser, and proportion of population dependent on agriculture is larger than the areas that are more accessible and urbanized.

ix) Agricultural uses would be allowed to continue and vegetative covers would be maintained as far as practicable to fulfill the environmental and economic necessities of the localities.

x) The development of building and land for different purposes in different zones shall be guided and controlled through appropriate regulations considering the available circulation and

infrastructure facilities with a view to make the area functionally efficient and environmentally acceptable.

- xi) High density group housing with reduced ground coverage, in form of large housing projects and mini-townships may also be encouraged in a conservative manner to exploit the good accessibility of the area with appropriate environmental protection and appropriate consideration of compatibility of use and available infrastructure. Concerned approval regarding water supply and integrated waste management to be taken from concerned departments before allowing such heavy construction.
- xii) In areas where intense commercial activities are expected in future, efforts would be made to promote a development form with reduced ground coverage resulting in reduction of traffic congestion and overcrowding at street level but at the same time ensuring proper utilization of the high value land in such areas.
- xiii) Mixing of occupancy would be controlled by regulating allowable percentage in different building and zones.
- xiv) In industrial zone, efforts will be made for development of hostels and dormitories to reduce the distance between workers' accommodations and workplaces, which will address the safety concerns and improve the productivity of workers. This development must meet safety standards, including fire safety, security, sanitation, and separate provisions for workers of all genders, with access to clean water, electricity, and waste management.
- xv) Utilization of technologies related to energy efficiency and resource recycling in the buildings of different use-groups would be encouraged. Use of non-conventional energy, rainwater harvesting structures, and creating lands for agriculture and social forestry would be appreciated.
- xvi) Rules, Regulations and provisions would be prescribed through this document to control, channelize and guide the course of future development.
- xvii) The Rules, Regulations, Provisions, Schedules, Diagrams, Proposal or any other contained /directed /proposed/advocated, shall be read in conjunction with the provision of the latest amendments of the Acts like (a) West Bengal fisheries Act 1984 (b) West Bengal Fire Services Act 1950 (c) WB Pollution Control Act. (d) Urban Land Ceiling Act 1976, (e) Land Acquisition Act 1894 (f) West Bengal Heritage and conservation Act (g) The West Bengal Panchayat Act, 1973, (h) West Bengal Municipal Act, 1993, and etc.
- xviii) Notwithstanding anything (interpretation/explanation) contained/covered in this document, the view of the State Government shall be final and binding on all concerned.

6.3 POLICY FOR LAND USE ALLOCATION

6.3.1 The population density of the LUDCP Area in terms of persons per hectare of Developed area is 33pph, which doesn't fall within the URDPFI standards of even small towns (75pph – 125pph). Sector VI area has further less population density (17pph) in terms of persons per hectare of Developed area. However, it may be observed, Sector VI area has 50% land already developed and notified to grow as new Township area, consisting of considerable percentage of Road area, Industrial land, Mixed Use and commerce.

6.3.2 Development of Tardah Gram Panchayat as well as the Sector VI Industrial Township Area is guided by the development of New Town Kolkata from the North, along Tardah-Bhojerhat Road from the East. It is also strongly influenced by the management guidelines of the East Kolkata Wetlands Management Authority over East Kolkata Wetlands area within and adjacent Tardah GP from the West and South. Furthermore, Kolkata Leather Complex within the Sector VI industrial township area has been acting as major development impetus of the region.

6.3.3 Furthermore, development along Basanti Expressway (State Highway – 3) and development within Kolkata Leather Complex (mouza Karaidanga, Bhatipota and Gangapur) have strong impact on the development of Tardah GP.

6.3.4 The Future Development of Land Use that is proposed in different Mouzas in Bhangar-I Panchayat Samity shall be as following:

Table 6.2: Future Land Use Development Proposed in Different Mouzas

Future Development Proposed	Name of the Mouza	Specific Area	Remarks
All Urban Land Uses	Bhatipota, Karaidanga and Gangapur	Along Basanti Expressway except KLC area	No canal, water bodies or wetlands shall be filled up, and shall be subject to relevant rules of this LUDCP.
Industrial	Bhatipota, Karaidanga and Gangapur	Kolkata Leather Complex Area	
Industrial, Residential, Commerce, etc.	Bhatipota, Karaidanga, Gangapur, Ushpara, Andulgori, Mousal, Narayantala	Along Tardah-Bhojerhat Road	All Urban Development on Agricultural and Vegetation Land within the area shall be subject to the rule of this LUDCP and statutory approval of the BL&LRO office
Residential (urbanised)	Bhatipota (part)	North of Bhangar Kata Khal – within New Town Planning area	
Residential, Rural Economy	Bhatipota, Karaidanga and Gangapur	Between Bhangar Kata Khal and SWF-DWF Channel,	
	Andulgori, Narayanpur	-	

6.4 POLICY FOR IMPROVEMENT OF INFRASTRUCTURE

1. It may be recommended that all the roads, especially in the developed settlement area in the Bhangar-I Panchayat Samity shall be built pucca to the full width. The new roads in the mouzas with higher population growth rate and having tendencies of future urban growth shall be made pucca. A few cross-links are required to be created or improved to give the total area - a good connectivity especially in residential zones (whether urbanized or rural).
2. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site. No construction is allowed on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
3. The major canals have been restored and water course may be rejuvenated by de-siltation and re-excavation. No wetland and water bodies shall be filled up, unless any area is causing threat to human life in terms of diseases and that cannot be rectified by any hygienic means (in consideration of the Local Authority and Pollution Control Board). Plans for reclamation of wetlands has to be made, along with construction of rain-water harvesting structures for storing and using rain water for irrigation and non-domestic purposes, relieving the pressure on the ground water aquifers.
4. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done. The orientation of the building should not obstruct the natural drainage as far as practicable. Ideally the proposed buildings/ structures that are oriented along the slope of the contour may be permitted, and buildings/ constructions that are proposed across the slope of the contour may be discouraged.
5. Public Health Engineering Directorate has taken appropriate steps to ensure supply of arsenic free potable water in the entire area. Furthermore, Rainwater Water Harvesting system shall be encouraged in all new buildings.
6. Dumping of wastes including demolition and construction wastes on low lands and water bodies shall be restricted. An assessment of waste generation including the construction waste generation within the region shall be made by the local authority, and proper plan for management of the same shall be prepared. Management of construction and demolition wastes shall be as per Construction and Demolition Waste Management Rules, 2016 notified by Ministry of Environment, Forest & Climate Change (MoEF&CC), Government of India on 29th March 2016..

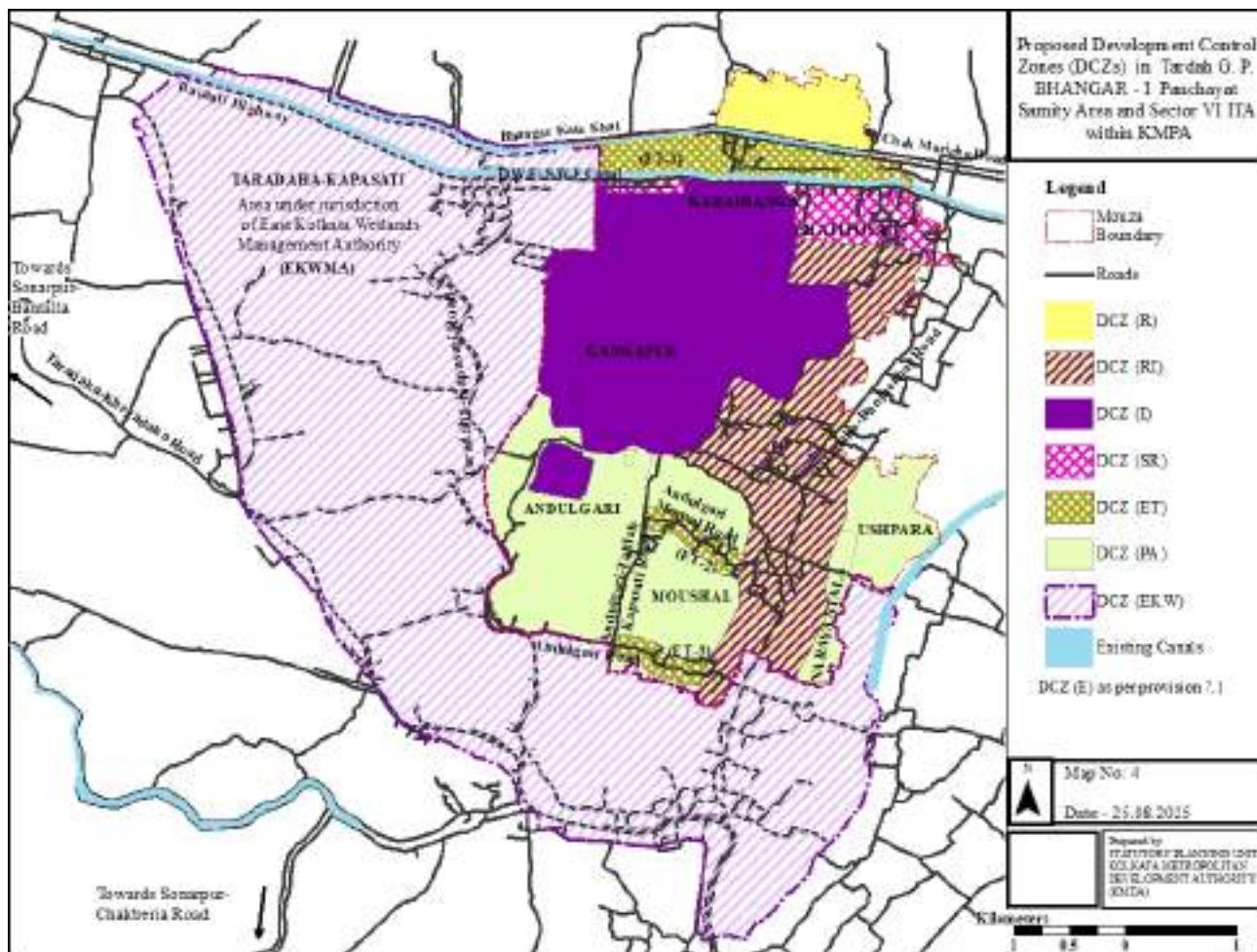
PART III: GENERAL PROPOSAL FOR USE OF LAND

Chapter 7

7 DEVELOPMENT CONTROL ZONES

The entire area covered under this Land Use and Development Control Plan is divided into nine (9) Development Control Zones for the purpose of the use of land and formulating the general proposals for development as well as for framing and application of the Development Control Regulation. The Development Control Zones are indicated in Clause 7.1 to 7.10 below and are shown in Figure 7.1. (Map 04)

Figure 7.1: Development Control Zone of Tardah Gram Panchayat and Sector VI ITA



7.1 Development Control Zone "E"

Development Control Zone "E" comprises of the areas that are environmentally/ecologically sensitive areas including Canals, Wetlands, large Water Bodies, and Reserve Forests within the Tardah Gram Panchayat (Bhangar I Panchayat Samity).

Development Control Zone 'E' comprises of the following land areas:

- The land up to a length of 9m (or the extent of land in possession of Irrigation/Fisheries/similar Government Department whichever is more) on either side of the Bhangar Kata khal and SWF-DWF canal (along with on all sides of the water bodies of area more than 10 hectares)
- The land up to a length of 5m (or the extent of land in possession of Irrigation/Fisheries/similar Government Department, whichever is more) on all sides of the water bodies of area less than 10hectares but more than 4 hectares and either sides of Canals/Khals other than Bhangar Kata khal and SWF-DWF canal within Tardah GP would be considered as Development Control Zone "E".

The length of extent of DCZ 'E' shall be measured perpendicularly from the outward most edge of the recorded boundary of the particular water course/ water body.

7.2 Development Control Zone "T":

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

7.3 Development Control Zone "SR":

This zone comprises of the areas having superior accessibility and/or areas targeted for almost all development in harmony with the environment and economy of the region. This zone generally includes the areas which are likely to be used in future for intense commercial and trading activities.

All plots and premises within 500 meters on southern side from the centre line of right of way of Basanti Highway would be categorized within 'SR' zone.

The Zone excludes the area that falls within Development Control Zone 'E', 'I' and 'T'.

7.4 Development Control Zone "I":

This zone comprises the areas that are being or to be used in future predominantly for Industrial and ancillary uses. The Development Control Zone "I" consists of all plots and premises within the area of Kolkata Leather Complex (CLC). The region of this Zone excludes the area that falls within Development Control Zone "E" and "T".

7.5 Development Control Zone "RI":

Development Control Zone "RI" comprises of the areas that are used principally for both residential and industrial purposes including other incidental uses. This zone includes the areas which are likely to be developed for residential purpose as well as industries in future.

This zone comprises of the following two (02) parcels; however, the region of this Zone excludes the area that falls within Development Control Zone "E" and "T".

Parcel-1 (RI-1)

All plots and premises on western side of Tardah Bhojerhat Road falling within mouza Bhatipota (JL No. 33), Karaidanga (JL No. 32), Gangapur (JL No. 35), Ushpara (JL No. 40) that don't fall within Development Control Zone "SR" and "T"

Parcel-2 (RI-2)

All plots and premises within 350 metres on either side from the centre line of right of way of Tardah – Bhojehat Road falling within mouza Ushpara (JL No. 40), Mousal (JL No. 37), Andulgari (JL No. 36) and Narayantala (JL No. 39)

7.6 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 like to be used in future for mainly for residential purposes. The Development Control Zone "R" consists of all plots and premises of the mouza Bhatipota (JL No. 33) lying on the northern side of Bhangar Kata Khal.

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

7.7 Development Control Zone "ET":

Development Control Zone "ET" comprises of the areas that poses scenic beauty, natural landscapes, wildlife habitats, and/or places for breeding of migratory birds. Better accessibility has made such places potential for eco-tourism.

This zone comprises of the following three (03) parcels; however, the region of this Zone excludes the area that falls within Development Control Zone "E" and "T"..

Parcel-1 (ET-1): All the plots and premises between DWF-SWF canal and Bhangar Kata Khal.

Parcel 2 (ET-2): All the plots and premises within 100 meters on either side from the centre line of the Andulgari-Mousal Road falling within mouza Andulgari (JL No. 36) and Mousal (JL No. 37) excluding the portion falling within Development Control Zone 'RI'.

Parcel 3 (ET-3): All the plots and premises within 100 meters on either side from the centre line of the Andulgari Road up to Andulgari-Tardah Kapasati Road falling within mouza Andulgari (JL No. 36) excluding the portion falling within Development Control Zone 'RI'.

7.8 Development Control Zone "EKW":

This zone comprises the areas that falls within East Kolkata Wetlands area, which is designated by UNESCO as International Importance to the wetlands (by adding them to RAMSAR list in 2002). This East Kolkata Wetlands area is governed by East Kolkata Wetlands (Conservation and Management) Act, 2017. Entire Tardah-Kapasati mouza falls within EKW zone.

7.9 Development control zone "PA"

Development Control Zone "PA" comprises of the areas used for rural economic activity or Primary activities such as Agriculture, Social Forestry & Horticulture, Pisciculture, Animal Husbandry, Poultry and Dairy Farming, Pottery. 'PA' includes sparse Rural Settlements, water bodies and marshy lands.

All the plots and premises that do not belong to any other Development Control Zones belong to the Development Control Zone "PA".

Note:

While demarcating Development Control Zones (DCZs) on the plots within certain distances from a certain Road, the distances are taken from the center-line of that Particular Road.

In case a plot falls within multiple DCZs, the entire plot may be deemed to be within that particular DCZ that occupies more than 50 percent of that plots. However, this is optional; Applicant may propose development of the parts of the land according to the DCZs as may be proposed in this LUDCP.

Chapter 8

8 PRESCRIPTIONS FOR USE OF LAND

8.0 General

Control of Development and Use of Land after this LUDCP comes into operation shall be generally guided by the sections, sub-sections, paragraphs and sub-paragraphs in Chapter VII of the Act.

This LUDCP prescribes and regulates use of land in particular Development Control Zones (DCZ) within Tardah GP as described from clause 8.1 to clause 8.10 followed by 8.11 and Notes after Table 8.3. However, the following regulations from (1) to (8) shall be applicable generally in all DCZs within entire Tardah GP of Bhangar I Panchayat Samity.

- (1) Irrespective of the Development Control Zones mentioned in this LUDCP, the land for and to which it is being used on the date on which this LUDCP has come into operation is permitted, until and unless in the opinion of Central/State Pollution Control Board or any local authority (*viz. Sector VI- ITA, Bhangar-I Panchayat Samity and East Kolkata Wetland Management Authority*) or both (*with the reasons appropriately recorded in writing and duly consented by the State Government*) that such landuse might cause environmental/ecological/social/health hazard to the locality as well as the region.
- (2) Any area demarcated or seen as “water body” or low lying area or recorded or otherwise defined as per fisheries or any other Act lying within any plot shall not be filled up or changed without written permission of the competent authority (e.g. BL&LRO/ ADM LR/ PCB etc.). The restriction to conversion of waterbodies will be as per the provisions of the West Bengal Inland Fisheries Act, 1984 and the West Bengal Land Reforms Act, 1955.
- (3) The following uses/buildings & occupancies as defined in the LUDCP (either new or extension) are generally prohibited in all zones of Bhangar-I Panchayat Samity area unless and other wise specifically stated or approved by the appropriate department of the State Government.
 - (i) Khatals
 - (ii) Hazardous uses/ Buildings
 - (iii) Any other use incompatible in the opinion of Central/State Pollution Control Board, KMDA and Bhangar-I Panchayat Samity with reasons appropriately recorded in writing and duly approved by the State Government.
- (4) The following new uses/buildings & occupancies may be permitted based on decision/ approval of the competent authority in the State Government and as per prevailing rules, regulations and guidelines and any other material consideration.
 - (i) New Solid Waste disposal sites/ sanitary landfill area or extension of existing ones
 - (ii) New Crematorium, Cemetery and Burial grounds or extension of existing ones
- (5) The change/ conversion of use of the land of the following existing uses/ occupancies/ activities are prohibited unless the related rules, guidelines, notification, order, acts are amended.

- (i) Petrol pump, Gas station (LPG, CNG, etc.) and Electric Vehicle Charging station (*as Notified vide memo no. 1043-UDMA-33099/15/2023-ESTT-TCP-Sec-Dept. of UDMA dated 02.07.2024; Annexure XI*)
- (ii) Schools
- (iii) Heritage Zones, Heritage Buildings/Precincts
- (iv) Solid Waste disposal sites/ sanitary landfill area
- (v) Crematorium, Cemetery and Burial grounds
- (vi) Precincts of Religious Places

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

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

(8) Notwithstanding anything prescribed in this LUDCP, operational construction, and public amenities and utilities shall follow the appropriate Design Standards (prescribed by any National or State level Authority in India) for the structures meant for that particular purpose, without disturbing the environment and safety of the region.

8.1 Development Control Zone "E"

In Development Control Zone "E" following are prohibited

1. All uses except
 - (a) any allied use related to the maintenance and management of the areas as defined in zone E
 - (b) Sewerage treatment plants and water treatment plants as per applicability
 - (c) Agriculture, fisheries, landscaping, beautification and relevant public amenities (e.g. telecommunication system, street lights, street furniture, etc.) and facilities (e.g. religious activities, sitting area, etc.), and infrastructure such as roads, pathways, formation of drains, culverts, bridges etc which will not obstruct the water course, run offs, channels.
 - (d) any use/structures mentioned in Chapter 25 of this LUDCP;

8.2 Development Control Zone "T"

In Development Control Zone "T" following are prohibited

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

8.3 Development Control Zone "U"

In Development Control Zone "U" the following are prohibited

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

8.4 Development Control Zone “SR”

In Development Control Zone "SR" the following are prohibited

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

8.5 Development Control Zone “I”

In Development Control Zone "I" the following are prohibited

1. New residential buildings/ uses unless incidental or consequential to the original use (such as hostels and dormitories for the workers of all genders, etc.) or duly approved by the competent department of the State Government.
2. Recreational or special uses (including religious)
3. *Any other that may be prohibited by the Micro, Small and Medium Enterprises and Textiles (MSME&T), GoWB*

8.6 Development Control Zone “RI”

In Development Control Zone "RI" the following are prohibited

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

8.7 Development Control Zone “R”

In Development Control Zone "R" following are prohibited

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

8.8 Development Control Zone “ET”

In Development Control Zone "ET" the following are prohibited

1. Any uses except
 - (a) the uses related to rural habitation and socio-economic necessities, incidental and consequential to such activities
 - (b) the uses related to eco-tourism, incidental and consequential to such activities, which include Assembly buildings such as places of worship, boarding houses, swimming pools, exhibition halls, museums, restaurants/bars, food court, eating houses, club rooms/houses, and alike - all of neighbourhood scale, but exclude theatres, motion picture houses, drive-in-theatres, city halls, town halls, ceremonial halls, auditoria, skating rinks, gymnasium, hotels, dance halls, entertainment centres, gymkhana, passenger stations and terminals of air, large scale terminal surface and other public transportation services, recreation piers, multiplex and stadia. (However, local bus stops, or surface and other public transportation stops may be permitted.)
 - (c) any use/structures mentioned in Chapter 25 of this LUDCP;

8.9 Development Control Zone "PA"

In Development Control Zone "PA" the following are prohibited

1. Any uses except

- (a) the uses related to rural habitation and socio-economic necessities, incidental and consequential to such activities
- (b) any use/structures mentioned in Chapter 25 of this LUDCP

8.10 Development Control Zone "EKW"

1. Any uses except

- (a) the uses related to rural habitation and socio-economic necessities, incidental and consequential to such activities
- (b) any use/ structures as recommended in the updated East Kolkata Wetlands Management Action Plan or similar guidelines/regulations prescribed by East Kolkata Wetlands Management Authority (EKWMA).

Note:

(i) Any change of character, or mode of use of land is not permissible without prior approval of EKWMA as per Section 9 of EKWM(C&M) Act, 2006.

(ii) Any construction of a permanent nature, setting up for any industry or expansion of existing industries and conversion into non-wetland uses including encroachment of any kind within EKW (being a RAMSAR site) are prohibited.

8.11 Prescribed Land use along the Roads of Different Widths

The above prescriptions of land uses in different Development Control Zones (DCZ) are subject to the prescribed land use (permitted / not permitted) along the roads of different widths. Road width means Right of Way (ROW).

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

Land Use/ facilities	Road Width (W)		
	1.2m ≤ W < 2.4m	2.4m ≤ W ≤ 3.5m	3.5m < W ≤ 7.0m
Residential	Permitted (up to 7m height) except in the DCZ 'E' (Refer Chapter 12 - Regulation for Means of Access)	Permitted except in the DCZ 'E'	Permitted except in DCZ 'E'
Commercial/ Mercantile (Retail)	Not permitted	Not permitted in DCZ 'E' In other DCZs: Only Less than 10% mix of commercial/mercantile (retail) within Residential buildings permitted	
Commercial/ Mercantile (Wholesale)	Not permitted	Not permitted	Not permitted
Public and Semi Public	Not permitted	Not permitted	1. Not permitted in DCZ 'E' 2. In other DCZs: <ul style="list-style-type: none"> • Only less than 10% mix of public-semi public use (apart from educational)is permitted • Small health centers with emergency bedded facilities (less than 10 beds) within existing public and semi-public buildings permitted; otherwise not permitted
Transportation and Communication	Not permitted apart from necessary infrastructure and urban amenities		
Industries as listed under Green, Exempted and White categories by WBPCB	Not permitted	Not permitted	1. Not permitted in DCZ 'E' and 'R' 2. In DCZ 'RI', 'SR', 'T': Only 10% mix of industrial use is permitted
Industry as listed under Orange category by WBPCB	Not permitted	Not permitted	Not permitted

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

Land Use/ facilities	Road Width (W)
	7.0m < W ≤ 9.0m
Residential	Permitted except in DCZ 'E'
Commercial/ Mercantile (Retail)	Not permitted in DCZ 'E' In Other DCZs: - Only 20% mix of commercial/mercantile (retail) permitted with other use
Commercial/ Mercantile (Wholesale)	not permitted
Public and Semi Public	<ol style="list-style-type: none"> Not permitted in DCZ 'E' In Other DCZs: Public and semipublic use except any theatres, motion picture houses, city halls, town halls, ceremonial halls, auditoria, stadium, or similar spaces/uses (that may lead to huge public assembling) is permitted subject to the following: <ul style="list-style-type: none"> Educational Building not more than 600sqm of total floor area is permitted Nursing Homes and Health Centers (less than 20 beds) are permitted Mix of residential use with public & semi public use is permitted In case of educational building: 10% mix of other public and semi public use is permitted
Transportation and Communication	Permitted in only DCZ 'T' [Generally - necessary infrastructure and urban amenities are permitted in all DCZ]
Industries as listed under Green, Exempted and White categories by WBPCB	<ol style="list-style-type: none"> Not permitted in DCZ 'E' and 'R' In DCZ 'RI', 'SR', 'T': Only 20% mix of industrial use is permitted; otherwise not permitted
Industry as listed under Orange category by WBPCB	Not permitted

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

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

Note:

- Regarding Mixing of use/ occupancies, the above prescriptions shall be read with the prescriptions in Chapter 9 of this LUDCP.
- There are certain prohibitions/regulations for Red, Orange, Green and White Category industries for different regions.
- Latest version of Industrial Sitting /Locational Policy in West Bengal by WBPCB should be referred along with this LUDCP for planning of Industries.
- For every Proposed Development Plan in the mouzas that are adjacent to the boundary of East Kolkata Wetlands, an Environmental Impact Assessment (EIA) Report and Environmental Management Plan (EMP) requires to be prepared and submitted to the East Kolkata Wetlands Management Authority (EKWMA) for their concurrence.

- 5) All zones within the Kolkata Leather Complex (CLC) that generate or exhaust polluted air or effluents with potential adverse impacts on human health shall be mandatorily buffered from areas of human settlement. An adequate buffer zone shall be developed and maintained as green belts, consisting of dense indigenous tree cover and plantations as per relevant rules and regulations. For further development control regulations within CLC area, Chapter 26 of this LUDCP shall be referred.
- 6) All proposed Development Control Zones shall strictly adhere to the recommendations, standards, and regulatory provisions issued by the Central Pollution Control Board (CPCB), West Bengal Pollution Control Board (WBCPCB), the State Level Environmental Impact Assessment Authority (SEIAA), Airport Authority of India (AAI), as well as any other relevant statutory bodies. Further, such zones shall remain consistent with applicable notifications, guidelines, and subsequent amendments governing land use zoning and environmental safeguards, as issued from time to time. Compliance shall be treated as a mandatory prerequisite for approval, implementation, and monitoring of development activities.

Chapter 9

9 PRESCRIPTION FOR MIXING OF OCCUPANCIES

Every plot on which building operation to be undertaken must mention a principal use or occupancy (occupying more than 50% of the covered area).

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

1. No mixing of occupancies are allowed on the plots abutting on roads of width less than 2.4m.
2. Permissible Mixing of occupancies has to be read with the Chapter 8 of this LUDCP.
3. Industrial occupancy or occupancies are not permitted in a building with Educational or Institutional or Business or Assembly or Mercantile (Retail) or IT and ITES occupancy or occupancies.
4. Residential occupancy or occupancies are not permitted in a building with Industrial occupancy or occupancies as listed in Annexure I & II of this Land use Development Control Regulations.
5. IT and ITES occupancy or occupancies are not permitted with any occupancy or occupancies except Mercantile (Retail) occupancy or occupancies.
6. Hazardous or Mercantile (Wholesale) or Storage occupancy or occupancies are not permitted with Residential or Educational or Institutional or Assembly or Business or Mercantile (Retail) occupancy or occupancies.
7. 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 Green and White and Exempted category (in terms of pollution potential specified by WBPCB Orders and Norms) of Industrial buildings, for the purpose of promotion of concerned industrial activities, subject to the consideration of the existing ground situation and other planning guidelines and norms.
8. Mixing of Mercantile (Wholesale and Retail) occupancy or occupancies are permitted within Industrial occupancy or occupancies on the plots adjacent to the road of width greater than 9m.
9. Since the majority of the population are engaged in unorganized sector and allied activities, then mixing of such activities in residential occupancy or occupancies are permitted subject to approval of the competent authority in the State Government

Chapter 10

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

- 10.1** In plots and premises recorded in Schedule IV, as parks and public open spaces, no development is permitted excepting those stipulated in Chapter 25 of this Land Use and Development Control Plan.
- 10.2** In plots and premises recorded in Schedule V, which are presently being used as Crematorium, Burial ground, Temple, Mosque, Harisabha, and performing last rites after death by different communities, no development is permitted excepting those stipulated for parks and public open spaces of different size groups as given in Chapter 25 of this Land Use and Development Control Plan.
- 10.3** For the plots and premises listed in Schedule IV, II & III of this Land Use & Development Control Plan which are presently being used as Parks, Playground, Health and allied facilities and Educational institute, the area may, with the previous approval of the state govt. and by notification in the official gazette, be modified as may be felt necessary in the public interest, during the process of implementation of this Land Use & Development Control Plan.
- 10.4** Structures for Service, Functional or Recreational purposes like religious structures, crematoria, club, restaurant/eateries, ferry ghats, transport terminals, water treatment/collection installations conforming to the provisions of this LUDCP may continue. New addition exceeding 100 sq.mt. is generally not permitted.
- 10.5** For the plots and premises being used for industries as listed in Schedule VI, will follow the regulations laid down in chapter 26 of this LUDCP.

PART IV- PRESERVATION AND CONSERVATION

Chapter 11

11 PRESERVATION AND CONSERVATION OF AREAS OR BUILDINGS

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

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

PART V – REGULATION FOR CONTROL OF DEVELOPMENT

Chapter 12

12 REGULATION FOR MEANS OF ACCESS

12.1 Every plot shall abut a means of access which may be a public street or private street or passage.

12.2 The relationship between the width of the means of access and the maximum permissible height of the building shall be as indicated in Chapter 14 of this Land Use and Development Control Plan.

12.3 The minimum width of means of access in respect of a new building shall be as follows:-

12.3.1 No new building or extension to an existing building (irrespective of its occupancy) shall be allowed on a plot unless the plot abuts a street which is not less than 10 m in width at any part, or there is access to the plot from any such street by a passage which is not less than 10 meters in width at any part. Provided that:

- (i) In case of a residential building with other occupancies, if any, of less than 10% of the total floor area of the building, the width of such street or passage shall not be less than 2.4 metres at any part.
- (ii) In case of residential building with educational occupancies of 10% or more of the total floor area of the building, the width of such street or passage shall not be less than 7.00 meters at any part.
- (iii) In case of an educational building with residential occupancy the width of such street or passage shall not less than 7.00 metres at any part.
- (iv) In case of an educational building with other occupancy or occupancies not being residential of less than 10% of the total covered area of the building the width of such street or passage shall not be less than 7.00 metres at any part.

12.3.2 However in case of a subdivision of plot (plotted development) width of means of access would be determined as per the Regulation laid down in Chapter 24 of this LUDCP.

12.3.3 Notwithstanding anything contained in clause 12.3.1, residential buildings up to maximum height of 7.00 metres may be allowed on a plot abutting a means of access not less than 1.20 metres in its narrowest part, provided such means of access is in long existence and is recorded in the settlement record and/or Local Authority's records accordingly and not more than 25m far from the road/street of width not less than 2.4m, leading to such means of access.

12.4 Any building, which, in full or part, is put to assembly occupancy for the purpose of theatre, motion picture house, city hall, dance hall, skating rink, auditorium, exhibition hall or for similar other purpose, shall not be allowed on a plot located within 50.00 metres of junction of two streets, and such streets shall not be less than 15.00 metres wide at any of its part.

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

Chapter 13

13 REGULATION FOR GROUND COVERAGE OF BUILDINGS

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

Table 13.1 - Maximum Permissible Ground Coverage

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

13.2 For a plot of size between 201 to 500 sq. Metres, the maximum permissible ground coverage shall be calculated by direct interpolation.

13.3 When a plot contains more than one building, the maximum permissible ground coverage for the building shall be as stipulated in chapter 20 of this Land use and Development Control Plan.

13.4 For buildings on plots measuring 5000 sq. Metres or more, the additional ground coverage to the extent of 15% may be allowed for car parking and building services. The additional ground coverage of 15% will be exclusively utilized for car parking, ramps, staircase, lift for upper level car parking and for building services [such as AC plant room, generator room, fire fighting equipments, electrical equipments not exceeding 5% out of such 15% shall be used] subject to compliance of other building rules.

13.5 For plots within a scheme for Economically Weaker Section (EWS) and Low Income Group Housing (LIG) approved by the Kolkata Metropolitan Development Authority, the maximum permissible ground coverage shall be as laid down in chapter 21 of this Land Use and Development Control Plan.

13.6 Linking of two blocks notwithstanding anything contained in clause 15.2, if there are two adjacent 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. The minimum width of the gangway shall not be less than that of the stairway and not exceeding 3.00m at any place.

Chapter 14

14 REGULATION FOR HEIGHT OF BUILDINGS

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

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

- (i) Stair cover not exceeding 3.0 metres 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 metres;
- (iv) Chimneys;
- (v) Parapet walls not exceeding 1.50 metres in height;
- (vi) Ventilating, air conditioning and other services equipments;
- (vii) Height above mid-point between eaves level and ridge level;
- (viii) Toilet at roof level up to a height of 3.00 metres subject to maximum floor area of 3.00 sq.m.;
- (ix) Garden cover with permeable material not exceeding 3.00 metres in height;
- (x) Equipment for communication such as Microwave Antenna, Tower and Dish Antenna as for sole purpose of installing the said equipments subject to a maximum area of 20sq.m. whereas in case area exceeding 20 sq.m further; subject to written permission of the same from the Competent Authority.

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

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

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

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

Note:

- (i) There will be no restriction in height of buildings for plots abutting means of access above 10 metres in width subject to free gifting of strip of land having a width of 5m or as per street alignment (if any) whichever is higher. However, this increase in height as mentioned above shall be permissible provided the minimum area of the plot is 2500 sq. Meters and minimum frontage of the plot abutting the main road is 15.0 Meters.
- (ii) In case of availing additional height, by virtue of free gifting of strip of land through the entire width of the plot abutting the access road, the applicant will get FAR of original road width only. However, the applicant will be given benefit of FAR and Ground Coverage of the portion gifted to the Local body.

14.5 For any building to be erected or re-erected or added to in the vicinity of aerodrome or in the flight path or which may affect the functioning of any microwave system for telecommunication purpose, the height of such building shall be governed by such rules or directions as may be made or issued in this behalf by the Central Government or any other Competent Authority.

14.6 For plots in a scheme for Economically Weaker Section and Low Income Group Housing approved by the Kolkata Metropolitan Development Authority, the maximum permissible height of building shall be as indicated in Chapter 21 of this Land Use and Development Control Plan.

Chapter 15

15 REGULATION FOR OPEN SPACES FOR BUILDINGS

15.1 Generally

- a) Open spaces prescribing to one side cannot be taken for another side. No building shall at any time be erected on any open space prescribed under these rules for a building and forming part of the site thereof, nor shall such open space be taken into account in determining the area of any open space required under these rules for any other building.
- b) Every building shall have exterior open spaces comprising front open spaces, rear open space and side open spaces. The minimum width prescribed for front open spaces, rear open space and side open spaces shall be provided along the entire front, rear and side faces of the building respectively. For this purpose, the front of the building shall be that face of the building which faces the means of access of the building and the rear of a building shall be deemed to be that face of the building which is farthest from the means of access. These provisions shall also be applicable to each individual building separately when a plot contains more than one building. In case of a corner plot located at the crossing of more than one street or passage the rear of the building shall be deemed to be that face of the building which is farthest from the widest of all such streets and /or passages.
- c) **For corner plots:** In the case of any building intended to be erected at the corner of two streets, except the plan for a residential building, to be erected or re-erected on plot land of 300 square metres or less provided the height does not exceed **12.5 metres** following rules will apply. Provided that the corners of such plot are splayed off as under:-
 - (i) In case of both the adjoining roads are below 3.5m width and area of land is within 200sqm., the corner of such plot shall be splayed by 1.20m x 1.20m
 - (ii) In case any of the adjoining roads is of 3.5m width and above, the corner of such plot shall be splayed by 2.50m x 2.50m
 - (iii) For roads more than 10.0 meters width, the splay shall be 3.5 mx3.5 m

The land within the splayed portion shall be transferred to the local body by a deed of gift. However, area of land gifted to local body shall be considered for FAR and Ground Coverage as applicable.

- iv) Entry/Exit through the splayed portion is prohibited.

d) Every room intended for human habitation shall abut an interior or exterior open space or an open verandas, open to such interior or exterior open space. Open spaces shall be areas forming integral parts of the plot at ground level and shall be open to the sky without any projection or overhang excepting cornices, chajjas or weather –shades of not more than 0.50 metre in width.

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

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

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

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

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

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

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

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

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

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

Note:

- (i) Every residential building of height not more than 7.0 m on plot size not exceeding 65 sq.m in area shall have a minimum front space at ground level of 0.90m.
- (ii) 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;
- (iii) Notwithstanding anything contained in clause 15.2 the minimum distance across the side open space from every new building to an existing building with a door or window opening shall be 1.80 metres;
- (iv) In the case of a building more than 24.00 metres in depth on a plot abutting any street, a clear to sky passage along the entire depth of the building shall be provided and the minimum width of such passage shall not be less than 4.0 metres.

- (v) For mixed use buildings the minimum front open space shall be the one applicable for that particular occupancy which gives the highest value of the minimum front open space.

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

15.5 Interior Open Space:

The interior open space shall be as follows:-

a) For inner courtyard-

- (i) In case the whole of one side or part of at least two sides of every habitable room is abutting either the front space, rear open space or side open space, it shall abut an interior open space. Interior open space at ground level shall be called courtyard.
- (ii) Any room which is separated only by verandas from the interior open space shall be deemed to abut on such interior open space for the purpose of this rule.
- (iii) The minimum dimension of any side of every interior open space (a) at ground level all sides of which are enclosed by a building or part thereof shall be 30% of the height of the building or 3.0 metres, whichever is more (b) at any other level, all sides of which are enclosed by a building or part thereof shall be 30% of the height of the building or 3.0 metres, whichever is more, measured from the said level where interior open space is formed.
- (iv) Notwithstanding anything contained in these rules, if all sides of an interior open space is enclosed by a combination of higher and lower blocks of a building, the minimum dimension of such interior open space shall be governed by the height of lower block, provided that in no case the covered area under such lower block shall be less than 25% of the total covered area of the concerned building constituting the interior open space.
- (v) For the purpose of this rule, if any interior open space or courtyard is enclosed on three sides by a building or part thereof is meant to serve lighting and ventilation purpose to a part or whole of one side of one or more habitable rooms, the minimum width of such open space shall be 2.4 metres for building up to 15.5 metres in height, 3.5 metres for buildings above 15.5metres up to 25.5 metres height, 5.0 metres for buildings above 25.5 metres up to 40.0 metres height, and 7.0 metres for all buildings above 40.0 metres height, provided that the depth of such open space shall not exceed twice its width and the same may be reduced to 1.2 m, if no habitable room, or balcony attached to the habitable room is facing the interior open space. However, in case the depth of such interior open space is less than the width, the same shall not be considered as interior open spaces but be called as Notch and the same will be permitted without any restriction.

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

b) Ventilation Shaft for Kitchen or toilet-

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

Table 15.5: Minimum area for Ventilation Shaft for Kitchen or Toilet

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

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

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

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

15.6 Joint Open Space:

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

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

Notes:

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

15.7 Exemption related to open space calculation

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

15.8 Distance from electric line

No building or verandah, balcony or projection of any building, shall be permitted to be erected, re-erected, added to altered in any case where the distance between such construction and any overhead

electric lines, in accordance with the provision of the Electricity Act,2003 and the rules framed there under is less than specified below:-

Table 15.7: Minimum distance to be maintained from electrical lines

		Vertical Clearance	Horizontal distance
(a)	Low and medium voltage lines including service lines	2.5 m	1.2 m
(b)	High Voltage line upto and including 11,000 volts	3.7 m	1.2 m
(c)	High Voltage lines above 11,000 volts and up to 33,000 volts	3.7 m	2.0 m
(d)	For extra high voltage line beyond 33,000 volts	3.7 m plus 0.3 m for every additional 33,000 volts or part thereof	2.0 m plus 0.3 m for every additional 33,000 volts or part thereof

Note: "m" indicates metre(s)

Chapter 16

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

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

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

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

NB:

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

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

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

parking space as 25 sqm for ground floor & 35 sqm other than ground floor inclusive of all circulation spaces & ramps. However, the area actually covered by the car parking space may be allowed even if the same is more than mandatory requirement. But the covered car parking shall be within the permissible ground coverage;

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

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

Chapter 17

17 REGULATION FOR PROVISION OF PARKING WITHIN A PLOT OF LAND

17.1 Minimum Parking Space:

17.1.1 No off- street parking shall be less than –

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

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

17.1.3 The parking lay-out plan shall be so prepared that the parking space for each vehicle becomes directly accessible from the driveway or circulation driveway or aisles. However stack car parking arrangement will be allowed in such a way that every car can be moved by shifting not more than one car. The stack car parking will be allowed only on the ground floor level.

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

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

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

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

of the tenements shall be considered excluding the areas of the common space. The requirements of car parking spaces shall be calculate accordingly.

17.1.8 The open spaces within the plot may be allowed to be utilized for car parking spaces open to the sky provided that the minimum front, rear and side open spaces prescribed in Chapter-15 of this Land Use and Development Control Plan shall be kept free of parking.

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

17.2 Parking Space requirements for motor cars:

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

Table 17.1: Car parking requirement for various occupancies

Sl. No.	Occupancy	Off- Street Car Parking Spaces:
1	Residential	<p>(a) One car parking space to be provided for every 130 sqm. of floor area up to a total floor area of 600 sqm.</p> <p>(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.,</p> <p>(c) One car parking space to be provided for every 110 sqm. of floor area above a total floor area of 5000 sqm.</p> <p>Note :</p> <ul style="list-style-type: none"> (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	<ul style="list-style-type: none"> (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	<p>For hospitals and other health care institutions-</p> <ul style="list-style-type: none"> (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).

Sl. No.	Occupancy	Off- Street Car Parking Spaces:
4	Assembly	<p>(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.</p> <p>(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.</p> <p>(c) For restaurant, eating houses, bars, clubs, gymkhana, dance halls - one car parking space for every 75 sqm of floor area and/or part thereof (exceeding 50%). However, at one car parking space is to be provided for such buildings even having less than 75 sqm.</p> <p>(d) For hotels - one car parking space for every 250 sqm of floor area and/or part thereof (exceeding 50%). However, at least two car parking spaces are to be provided for such hotel buildings. Provided that for Hotels with Banquet Hall for other facilities like Conference, Marriage Ceremony and other public gatherings one car parking space for every 50 sqm of such floor area of banquet hall be required additionally. Provided further that while calculating the area of hotel to assess the requirement of car parking, area of banquet hall will not be considered.</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%). 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 sqm of floor area and/or part thereof (exceeding 50%). However, at least one car parking space is to be provided for such building.
6	Mercantile (retail)	<p>(a) For floor area up to 50 sqmt. - no car parking space.</p> <p>(b) For floor area above 50 sqm. – one car parking space plus an additional car parking space for every 100 sqm. of the covered area.</p>
7	Industrial, Storage and Mercantile (wholesale)	<p>(a) For floor area up to 200 sqm. - one car parking space.</p> <p>(b) For floor area above 200 sqm. – one car parking space for every 200 sqm. and one truck parking space for every 1000 sqm. subject to a minimum of one truck parking space.</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

18 REQUIREMENTS OF PARTS OF BUILDING AND BASEMENT

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

Chapter 19

19 EXIT REQUIREMENTS AND FIRE PROTECTION

19.1 Definitions

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

19.2 Fire Protection

Every building for residential and educational uses of more than fifteen metres and a half in height and all buildings of other than residential use and buildings with basement shall be provided with adequate means of exit and all arrangements for protection in case of fire following all procedures as delineated in the latest edition of NBC and West Bengal Fire Services 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) all vertical exits or horizontal exits shall be free from obstructions;
 - (b) no building shall be altered so as to reduce the number, width or protection of exits to less than what is required under these rules;
 - (c) exits shall be clearly visible and routes to reach each exit shall be clearly marked;
 - (d) all exits shall be properly illuminated;
 - (e) fire-fighting equipment shall, where provided along exits, be suitably located and clearly marked so as not to obstruct the exit way and there shall be clear indication about its location from either side of the exit;
 - (f) alarm devices shall be installed to ensure prompt evacuation through exits;
 - (g) all exits shall provide continuous means of access to the exterior of a building or to an exterior open space leading to a street or means of access;
 - (h) exits shall be so arranged that may be reached without passing through another occupied unit, except in the case of a building for residential and educational uses.

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

19.4 Arrangements of exits

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

19.5 Requirements regarding staircases

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

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

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

Category of Building	Height of the Building (in metres)	Width of the Stairway (in metres)	No. of Staircase
	Above 40.0	1.50	2

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

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

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

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

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

19.6 Minimum width provision for passage and corridors:

Table 19.3: Minimum width provision for passage and corridor

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

19.7 Other requirements

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

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

No permission for the erection, addition to or alteration of, any building other than a residential building of less than 15.5 metres in height shall be granted unless the Director of Fire Services of the Government of West Bengal or any officer specially empowered by the Director for this purpose is satisfied about the provisions of means of exits and about the arrangements for protection against fire proposed for the building in terms of West Bengal Fire Services Act, 1950, read with West Bengal Fire Services Fire Prevention and Fire Safety Rule 1996, including its amendments.

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

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

Chapter 20

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

20.1 Generally

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

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

(b) Every building on a plot containing more than one building which does not abut on means of access shall abut an internal road connecting the means of access of the plot. The floor area ratio shall be calculated on the basis of the width of means of access on which the plot abuts.

(c) The width of such internal roads shall not be less than 3.50 metres, where internal road of 3.50 metres in width is not possible to be provided due to an existing building constructed prior to the enforcement of this Land use and Development Control Plan, a building of not more than 7.0 metres in height may be allowed, provided that the width of the internal road shall not be less than 1.20 metres. Other regulations in such cases would be according to the Clause 12.3.3 and 16.2 of this LUDCP.

(d) The minimum width and the maximum length of all such internal roads shall be as per table no.26.1 of this Land use and Development Control Plan.

(e) Every internal road as required under this rule shall be kept free from any projection thereon and shall be kept open to the sky.

(f) The maximum permissible height of any building on a plot shall be determined by the width of the means of access on which the plot abuts according to the Chapter 14 of this LUDCP.

(g) In case the buildings within a plot are not of the same occupancy, an individual building of any particular occupancy shall comply with the regulation governing such occupancy. FAR in this case would generally be determined by the Table 16.1. (Use group in this case would be determined by the predominant (> 50%) use.

20.2 Ground Coverage:

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

(b) For plots measuring 5000 sq.m. or more in area, the maximum permissible ground coverage shall be 45% for residential or educational buildings, and 35% for buildings of other use groups or for buildings with mixed use occupancy.

20.3 Open Spaces:

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

20.4 Additional Provisions for Public Open space and Public Facilities, for Projects on Plots with Area more than 2000 sq.m:

20.4.1 Generally, the total land to be reserved for urban green and open space shall not be less than 20% of the entire area (read with clause 27.2 of this LUDCP). Open spaces are to be provided for the entire project area at the rate 1.0 to 1.2 hectare per 1000 persons (10-12 sqm/ person) having at least one large central park/playground.

a) **For plots measuring more than 2000 sq.m and below 5000 sq.m:** 7.0% of the total area of the plot should be reserved for Public open space. The width of each such open space shall not be less than 8.00 metres and each such open space shall abut a street having a width of not less than 3.5 metres. This open space shall be in addition to the land required for providing the means of access to the individual building/ plots.

(b) **For plot measuring more than 5000 sq.m:** 8.0% of the total area of the plot should be reserved for Public open space. The width of each such open space shall not be less than 10.00 metres and each such open space shall abut a street having a width of not less than 7.00 metres. The minimum area of each of such open space in one parcel shall be 400.0 sqm. This open space shall be in addition to the land required for providing the means of access to the individual building/ sub-plots.

20.4.2 Generally, Urban infrastructure facilities have to be provided according to the URDPFI guidelines.

- **For plot measuring more than 25000 sq.m:** 7.0% of the total area of the plot shall be reserved for use of public facilities like school, Health Centres, Market, Police Outpost with booth, Post Office, Power Sub-station, Transport Terminal, Water Treatment Plant, Sewerage Treatment Plant as well as the provisions for Green cover and free gift of land for Economically Weaker Section housing and the like. Such land shall (i) abut a means of access having a width of not less than 10.00 metres; (ii) should be in addition to the land necessary for means of access to the individual building/ sub-plots; (iii) should be in addition to the open spaces mentioned in clause 20.4.1 (b) of this LUDCP.

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

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

20.7 For New Township Project:

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

20.8 Parking:

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

Chapter 21

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

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

- (i) No building shall be allowed on a plot if the width of the means of access to the plot is less than 1.20 metres.
- (ii) No building exceeding 7.00 metres in height shall be allowed on a plot if the width of means of access to the plot is less than 3.5 metres.
- (iii) The maximum permissible ground coverage shall be 75% of the area of the plot.
- (iv) The maximum permissible height of the building shall be 10.00 metres.
- (v) The minimum front open space shall be 0.80 metre.
- (vi) The minimum rear open space shall be 1.00 metre.
- (vii) The maximum permissible Floor Area ratio shall be 1.75.
- (viii) The buildings may be of row housing type with common wall and the maximum length of the building in a row shall be 50.00 metres and after every 50.00 metres of length of such buildings in a row, there shall be an open space of not less than 2.50 metres in width for the entire depth of the building, and that such open space shall not be necessary if there is a street or passage at such location the minimum width of which is not less than 2.50 metres.
- (ix) There shall be no need to provide any car parking space within the plot.
- (x) The size of rooms shall be as follows:

(a) Habitable Room:

The area of a habitable room shall not be less than 6.00 sq.metres with a minimum width of 2.40 metres. The habitable room for this purpose would be any room to be used for human habitation other than a kitchen, both/water-closet, and store/multipurpose room.

(b) Kitchen:

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

(c) Water closet and bath room:

The area of an independent water closet shall not be less than 0.80 sq.metre with a minimum width of 0.85 metre. The area of an independent bath room shall not be less than 0.80 sq. metres with a minimum width of 0.85 metre. If water closet is combined with bath room its floor area shall not be less than 1.50 sq. metres with a minimum width of 0.9 metre.

(xi) **Minimum height of rooms:**

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

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

Chapter 22

22 PROVISION REGARDING EXISTING BUILDINGS

22.1 The provisions of the following regulations shall apply only in the case of an existing building not complying with the regulations of the Land Use and Development Control Plan. Existing building, for this purpose, shall mean any building which was erected before the date of coming into force of these regulations in accordance with a building plan sanctioned by an authority competent to sanction such building plan under Bengal Municipal Act 1932 (Bengal Act XV of 1932) or any other law for the time being in force.

22.2 In the case of existing building:

- (i) Excepting storage or hazardous buildings, where the open spaces required have not been left, and addition in the number of stories, if otherwise permissible, may be allowed with a setback provided such building continuous with the same occupancy. Provided that no formal set back may be necessary up to a height of eight metres for adding only one floor over an existing single storied residential building.
- (ii) The extent of the set back from the property boundary shall be such as to make the addition to the building in conformity with the provisions of Chapters 13 and 15 of this Land Use and Development Control Plan.
- (iii) If required nos. of car parking spaces to be provided under Chapter 17 of this Land Use could not be provided in such existing building, the covered area allowable under the provisions of these regulations shall be reduced by the area required for such car parking space. For this calculation, the area required for one car parking space is to be taken as 20.0 sq. metres. However such relaxation shall only be applicable upto a maximum of five [5] nos. of cars. Relaxation beyond that limit will not be allowed.
- (iv) The height of the building shall conform to the provisions as indicated in Chapter 14 of this Land Use and Development Control Plan and in no case the height shall exceed 15.5 m after any addition to the number of stories.
- (v) The addition to an existing building with other occupancy as may be permitted, shall be guided by provisions laid down in Chapter 8 & Chapter 9 of this LUDCP provided open space requirements are confirmed in the form of setback/s (if necessary) and all parking requirements are fulfilled.

- (vi) In case of partition of existing building common walls may be allowed as the partition line.
- (vii) Addition of a basement to an existing development shall not be allowed unless specially approved by the competent authority.

Chapter 23

23 REGULATIONS FOR DEVELOPMENT OF BUILDING SITE

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

23.1 No plot shall be used as site for erection or re-erection of any building:

- (a) If the level of the plot is lower than the level of the crown of the abutting public street/road.
- (b) Unless the plot of land is capable of being well- drained by means of drainage facilities leading to the existing public drains or drainage channels.

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

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

Chapter 24

24 REGULATIONS FOR SUB-DIVISION OF PLOTS

24.1 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.

24.2 Width and Length of Internal Roads shall be as per table 24.1.

Table 24.1: Maximum length of internal road for a given width of Means of Access

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

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

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

PART VI - MISCELLANEOUS RULES AND REGULATIONS

Chapter 25

25 REGULATIONS FOR DEVELOPMENT OF PARKS AND PUBLIC OPEN SPACES, WATER COURSE AND WATER BODIES, AND PRIMARY ACTIVITY ZONE AND ECO-TOURSIM ZONE

25.1 Parks and Public Open Spaces:

For the purpose of these regulations, "Parks & Public open space" shall mean any open space which is open to the use of enjoyment of the public, whether it is actually used or enjoyed by the public or not and whether the entry is regulated by any charge or not.

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

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

- i) Statue of public interest.
- ii) Structure related to play equipment and fixtures.
- iii) Structure related to public amenities, provided that the height of such building shall not exceed 4.00 metres and that total area covered by such buildings shall not exceed 10% of the total area of the parks and public open spaces in the case of small parks and public open spaces 5% in the case of medium parks and public open spaces and 3% in the case of large parks and public open spaces. For the purpose of calculation of total area of parks and public open spaces as aforesaid the area of water body, if any, shall be excluded.

25.1.3 Underground Structures:

The underground structure shall be subject to the following provisions:-

- i) No underground structure shall be allowed in small and medium parks and public open spaces.
- ii) In large parks and public open spaces, underground structure for amenities or parking facilities not exceeding ground coverage of 3% may be allowed, provided such structure shall not affect the environment or create any traffic problem.

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 resectioned /partially filled.

Storm water will be channelled through storm water drainage network and harvested in surface water bodies/ ponds which will fulfil the domestic water requirement reducing the stress on groundwater extraction. In order to keep the water bodies fit to be used for domestic purpose as well as public places initiatives towards decontamination, revitalization and beautification of the waterbodies shall be encouraged.

Downspout disconnection with rain barrels, planter boxes, creation of green alleys, rain gardens and bio swales along roadsides will also be incentivised to reducesurfacerunoff.

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

- (a) Building activity including development of land in any form [as per WB T&C (P&D) Act 1979 and its amendments) [excluding agriculture, landscaping and beautification, and permitted land uses in this LUDCP] as well as any encroachment is prohibited within the riverbed and water bodies as well as in the following extents of land in view of bank (of river/canal/waterfront) protection, structural safety and inspection of the same.
 - In case of River Ganges: within 50m from the 'High Tide line' of the River (both sides);
 - In case of small river and water bodies (of area 10 hectare or more): within a minimum distance of 9m from the outward most edge of the recorded boundary of the same or the extent of land in possession of Irrigation/Fisheries/similar Government Department (whichever is more) - all sides;
 - In case of all canals and water bodies (less than 10 hectare but more than 4 hectares): within a minimum distance of 6m from the outermost edge of the same - all sides;
 - In case of water bodies of area 4 hectares or less: within a minimum distance of 2m from the outermost edge of the same - all sides;
 - The section would read with section 7.1 and section 8.1.

- (b) In all the cases while carrying out of any development of land conforming clause 25.3(a) appropriate measures shall be adopted by the applicant, at his own cost to ensure (i) protection of bank and (ii) Structural safety.
- (c) The height of any structures/building(that is not prohibited)including Ghats, temple, etc. directly abutting and/or within the particular distance from the edge of a river/ canal/ waterfront as mentioned in clause 25.3(a) shall not generally exceed 5m (without stilts) and 6.5m (with open stilts of not less than 3.0m height)
- (d) A permissible structure/building in such cases [Clause 25.3(c)] shall be restricted to a maximum continuous width of 15m and a clear linear gap of 7.5m shall be kept between all such structures (from existing/proposed) to obtain clear vista of water front.
- (e) Maximum permissible ground coverage for all such structure/building in such cases [Clause 25.3(c) and 25.3(d)] shall not exceed 40% of the plot area.
- (f) Beyond the specified limits from the waterfront [as in Clause 25.3(a)] the regulation of height and ground coverage would be according to Chapter 13 and Chapter 14 of this LUDCP.

25.4 Additional Regulations in Development Control Zone 'PA' and 'ET' Generally,

1. Subdivision of plots are not allowed in 'PA' and 'ET' Zone. However, amalgamation of plots considering better spatial planning and improvement of economy shall be allowed as per applicable Government Norms, Guidelines, Orders, Rules and Acts.
2. Construction of Farm house, complying the following regulations, are allowed in 'PA' and 'ET' Zone.
3. Farm house is a house attached to a farm and constructed in a portion of agricultural land, used principally for the residence of the farmer/agriculturist or used for the purpose of keeping agricultural produce and equipment and tethering cattle, and that is used by the farmer for his own use and not to be let out for commercial activities to any individual or agency. Farm houses within those farms shall be constructed according to the following regulations:

Minimum Plot Size	Minimum width of means of access	Maximum Ground Coverage	Maximum Height	Permissible FAR
1.00 Ha	12m	5%	7m	0.10

- (a) Mandatory open spaces on all side shall be according to mandatory open space of the residential buildings.
- (b) Where the property abuts a Highway/Expressway, the house building should be setback from the centre line of that road by 30m in addition to the mandatory front open space. Where the property abuts a village road, the building setback from the centre line of that road should be by 6m in addition to the mandatory front open space.
- (c) Farm houses with the above regulations shall also be allowed to be constructed in all other Development Control zones unless it is in contravention with the regulations of that particular zone in Chapter 8 of this LUDCP.

4. Control Regulations for Development on Lands with other Primary Activities

Land Uses	FAR	Ground Coverage	Maximum Building Height
Agro based uses	0.05	5%	15m
Poultry Farm	0.25	25%	10m

On the plots presently being used as agriculture within 'PA' and 'ET' zone

1. Apart from farm houses and other primary activities (as mentioned above), construction of all new building including extensions of existing building shall be guided by the following regulations:
 - (a) Ground Coverage: The maximum permissible ground coverage of a building shall be 5% subject to the condition that in no case the area of the plot covered by building shall exceed 50.0 sq. meters.
 - (b) Height of building: No new building or extension of any existing building exceeding the height of 4.00 meters shall be allowed in this plots.
 - (c) Open spaces:
 - Front open space: The minimum front open space for any new building or extension of existing building shall be 2.00meters at ground level at its narrowest part provided no portion of the building is constructed within 6.00meters from the centre line of the existing means of access.
 - Rear open space: The minimum rear open space of any building shall be 5.00meters
 - Side open spaces: The minimum open space on both sides of any building shall be 2.00 meters.

On the plots presently being used as non-agriculture (except waterbodies) within 'PA' and 'ET' zone

1. Maximum FAR of general Residential Buildings (not a Farm House) shall be 1.5. However, residential buildings mixed (at least 20% of the total floor area) with other uses (permitted in this LUDCP) may use full FAR of residential buildings as prescribed in Chapter 16.
2. Home stays will be allowed in these plots and that shall follow the regulations for farm house without cattle rearing activities or farm activities. A home stay is a place where the owner of the establishment is letting out minimum one room and maximum six rooms (12 beds) with western styled toilet facilities exclusively for tourists. The minimum floor area of the homestay shall be 120 sq.ft. for double-bedded room, 100 sq.ft. for single room and 30 sq.ft. for bathroom.
3. Home stays with the above regulations shall also be allowed to be constructed in all other Development Control zones unless it is in contravention with the regulations of that particular zone as stipulated in Chapter 8 of this LUDCP.
4. Any Farm house can be developed as Holiday Homes and Home stay (commercial use) - following the above regulation for the 'Home stay', but Farm houses (in its original form) cannot be used as Holiday Homes and Home stay.

Chapter 26

26 REGULATIONS FOR DEVELOPMENT ON INDUSTRIAL LAND

Generally,

- (a) Notwithstanding anything contained in this LUDCP, all construction, development, and industrial operations within the Calcutta Leather Complex (Bantala) shall comply with the land management policies and allotment procedures of the Department of Micro, Small & Medium Enterprises & Textiles, Government of West Bengal, and the “Building Regulations for Industrial Growth Centres and Parks of WBIIDC in West Bengal, 2016,” as amended from time to time. No construction sanction or development permission shall be granted unless the applicant furnishes (a) a recommendation or allotment confirmation issued by the said Department, and (b) all requisite environmental clearances, including the Consent to Establish and Consent to Operate (or other approvals, as applicable under SEIAA/EIA notifications), from the West Bengal Pollution Control Board. Applicants shall obtain all statutory approvals through the State’s authorised online portals and shall demonstrate compliance with the Common Effluent Treatment Plant (CETP) connectivity requirements, as well as effluent and solid waste management norms prescribed for the Complex.
- (b) No land under Industrial Land use category shall be used for any purpose other than the purpose of such industry.
- (c) 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.
- (d) 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.
- (e) 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.
- (f) The regulations in this chapter should be read in congruence with statutory requirements laid down in West Bengal Land Reforms Act, 1955 (including its subsequent amendments) or any other relevant Acts, bye-Laws (by central/ state govt.) as may be applicable.

Chapter 27

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

Regulations in this Chapter shall be read with the Clause 6.4 of this LUDCP

27.1 Rain Water Harvesting (RWH)

As the area receives a substantial amount of rainfall (annually approx. 1800 mm) there is a large potential for harvesting rainwater to be utilized to meet the industrial and domestic demand. The existing surface water ponds may be retrofitted to hold the surface water and mitigate urban flooding risk.

Properties with larger roof surfaces will be recommended to have Roof Top or underground rainwater reservoir to meet their own domestic demands with storage capacity of minimum one day of total fresh water requirements shall be provided. These shall form a part of the building and shall have to be included in the plan, applicable in case of

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

27.2 Tree Cover

Green belt development is prescribed to reduce the overall noise levels, mitigate air pollution, and create green links as well as to provide a habitat for fauna. The projects within the plots should follow the "West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006" and subsequent rules.

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

- (i) For any project covering a total floor area above 20,000 sq.m, the applicant should arrange for raising and maintenance of tree cover at their own cost which should be at least 20% of the land area within the premises.
- (ii) For any project covering a total floor area between 6000 sq.m and 20,000 sq.m, the applicant should arrange for raising and maintenance of tree cover at their own cost which should be at least 15% of the land area within the premises.

- (iii) For any other housing construction project, having total floor area less than 6000 sq.m the tree cover should be reduced proportionately in the perspective of (ii) above.
- (iv) The applicants shall arrange to raise and maintain the plantation at their own cost and submit such programme to the authority before the plan is approved.

27.3 Waste Water Recycling

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

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

27.4 Effluent Management

Generally, onsite sewage treatment of capacity of treating 100% waste water to be installed. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.

Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

For the non-Industrial effluent generated from the buildings outside the KLC boundary, separate sewerage system will be designed for the transportation of domestic waste water and storm water separately. The systems shall be planned/ designed taking into account different factors like land use, population size, topography, availability of land, proximity to landfill sites for sludge disposal etc.

Industrial Effluent from the KLC is transported to the CETP through a combination of Open Channel System and Pipe system. Open channel systems are susceptible to rainwater intrusion and may subject treatment plants to overburdening loads during the rainy season. Underground HDPEETS network will be in place to avoid occasional leakage and spill over of industrial effluent to storm water drains during rains.

Real-time monitoring will be established at the outlet points from each factory to ensure that necessary pre-treatment of industrial effluent is being carried out before its disposal to ETS. Around the clock monitoring of water quality will be ensured at the outfall point where the treated effluent is discharged in to the canal. Regular health monitoring, cleaning and maintenance of the ETS will be ensured.

Strict punitive measures will be in place for the violators of the established rules and regulations. Public participation and awareness campaigns will be conducted to make them aware about the risks of contamination.

The increase in the capacity of CETP is required to cater the need of upcoming leather industry units. Proper operation and monitoring and maintenance are required for its optimal performance and maintain the quality of treated effluent out of the CETP.

Considering the diversity of tannery units, tanker-based transportation of chrome liquor may be prescribed. Each tannery unit shall have to be equipped with their own chrome liquor storage tanks and follow safe handling procedures for chrome liquor.

Disposal of industrial effluent and domestic sewage within any irrigation canal or drainage channels that are maintained by Irrigation and Waterways Department, GoWB in accordance with the norms prescribed by West Bengal Pollution Control Board shall be subject to the permission of Irrigation and Waterways department in accordance with the rules and SOP decided by them.

27.5 Waste Management

Complexes of multiple tenements (within KLC and any group housing) shall be responsible for primary collection of the wastes and deposition of the same at a designated point of the site. Such complexes shall have sufficient facility with separate bins for biodegradable, non-biodegradable and non-standard wastes, ensuring no mixing of each kind of wastes. Certain specific items, such as e-wastes, batteries (excluding lead acid batteries) and animal carcasses/ remains (excluding slaughter house waste) will be segregated at source. A specialised collection services should be available for this at such location.

Secondary collection would be created wherever possible in a sanitary method for 500 to 1000 households. These would be in the form of storage cells, each containing 8 tipping bins, which may be picked up and tipped directly into a compactor device. Four of these would be used to tip garbage from community bins containing biodegradable or compostable wastes, while the rest can be used for non-biodegradable and inert waste.

Sorting can be carried out manually or through semi-mechanized and fully mechanized systems in waste segregation unit at municipal solid waste management plant and Secured Landfill site. The recyclable materials from Municipal SWM facility will be sent to recycling plants. Local population can also make handicrafts and other art works from them. The by-products like leather shavings, shaving dust (by-product of finished leather products), flesh linings and trimmings from the KLC will be processed in eco-friendly manner to produce to make fertilizer and fish feed. Utilization of the waste in a meaningful manner will generate new green jobs which will help to improve the livelihood of the local population.

Installation of organic waste compost/ Vermiculture pit to manage and utilize organic/ biodegradable wastes may be incentivised.

The entire waste management system within Tardah Gram Panchayat shall follow the State Policy and Strategy in Solid Waste Management for Urban Areas of West Bengal 2016 (as revised/amended up to date). Apart from that the provisions of the Solid Waste (Management) Rules 2016 and the e-waste (Management) Rules 2016, and the Plastics Waste (Management) Rules 2016 shall also be followed.

27.6 Energy

Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.

Outdoor and common area lighting shall be LED.

Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design.

Wall, window and roof u-values shall be as per ECBC specifications.

Chapter 28

28 REGULATIONS FOR STRUCTURAL SAFETY & BUILDING SERVICES

28.1 Structural Safety

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

28.2 Building & Plumbing Services

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

28.3 Engagement of technical personnel

- 1) Every person or private organization or Institution or Public Sector Unit or Local Body or Trust etc., unless otherwise specified in any other law for the time being in force, if any, intends to erect, add to or alter any building shall engage the technical personnel as indicated in WB Municipal Building rules 2007, and its subsequent amendments.
- 2) The Duties and responsibilities of the technical personnel shall also be guided by these rules. The technical personnel shall also provide certificate in the format as indicated in these rules.
- 3) The technical personnel such as licensed building surveyor, architect, structural engineer, structural reviewer, geo-technical engineer etc. as required to be engaged, will work in association with one another and they will be individually or collectively responsible for ensuring the safety of the building structure and its foundation.

Chapter 29

29 RULES FOR LEVY AND ASSESSMENT OF DEVELOPMENT CHARGE

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

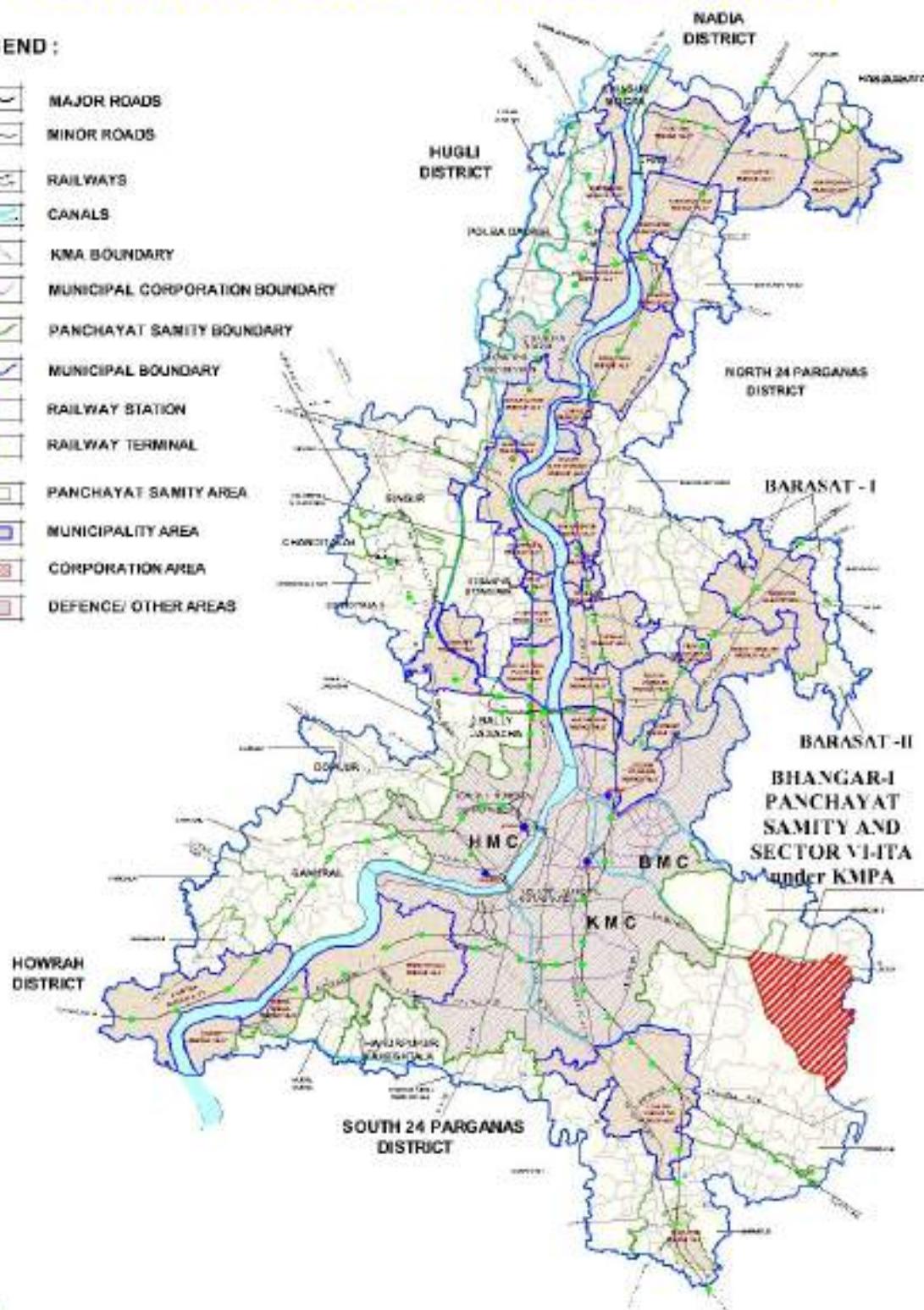
MAPS

Map-01: Location of Tardah Gram Panchayat of Bhangar-1 Panchayat Samity within KMA

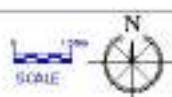
MAP OF KOLKATA METROPOLITAN AREA (KMA)

LEGEND :

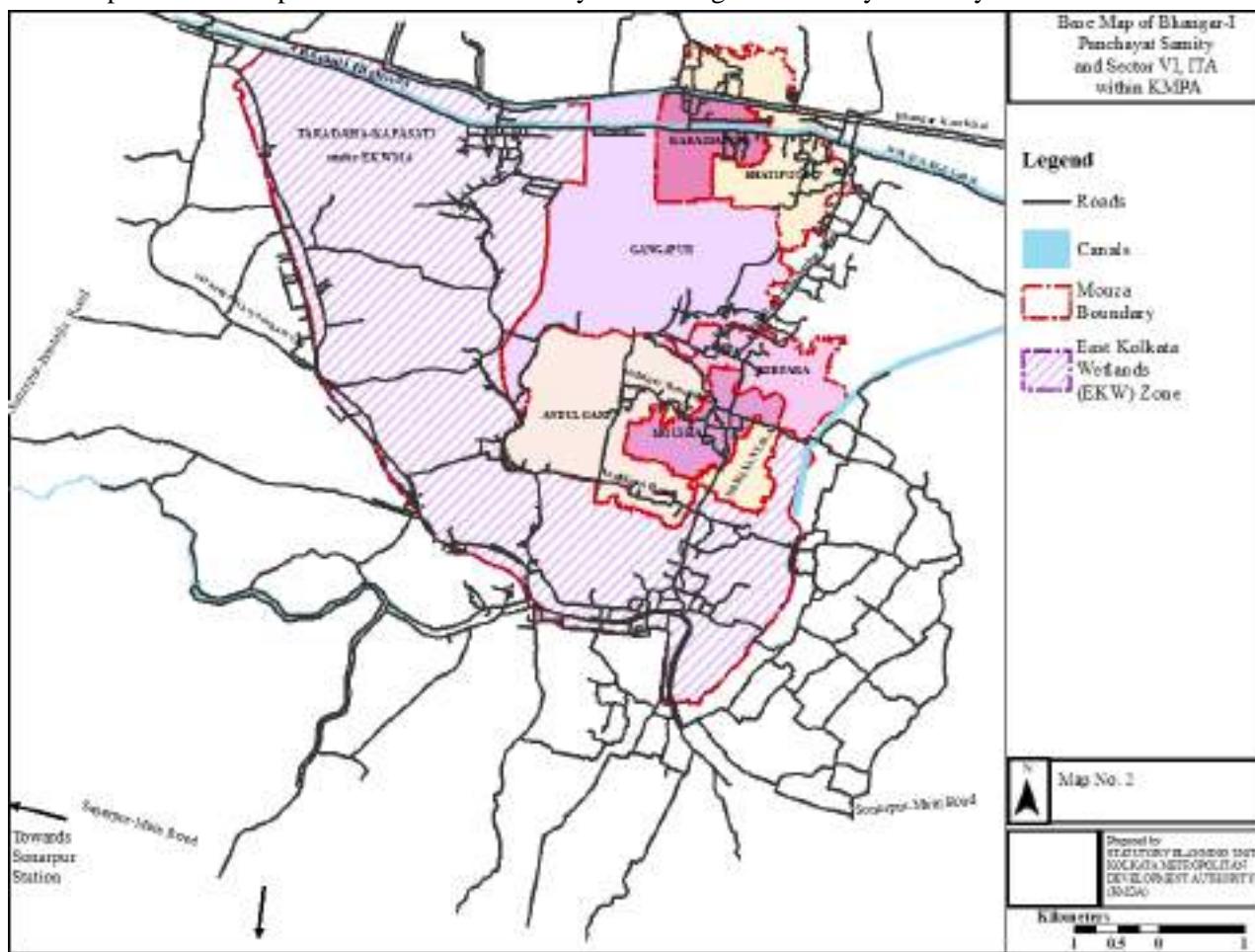
	MAJOR ROADS
	MINOR ROADS
	RAILWAYS
	CANALS
	KMA BOUNDARY
	MUNICIPAL CORPORATION BOUNDARY
	PANCHAYAT SAMITY BOUNDARY
	MUNICIPAL BOUNDARY
	RAILWAY STATION
	RAILWAY TERMINAL
	PANCHAYAT SAMITY AREA
	MUNICIPALITY AREA
	CORPORATION AREA
	DEFENCE/ OTHER AREAS



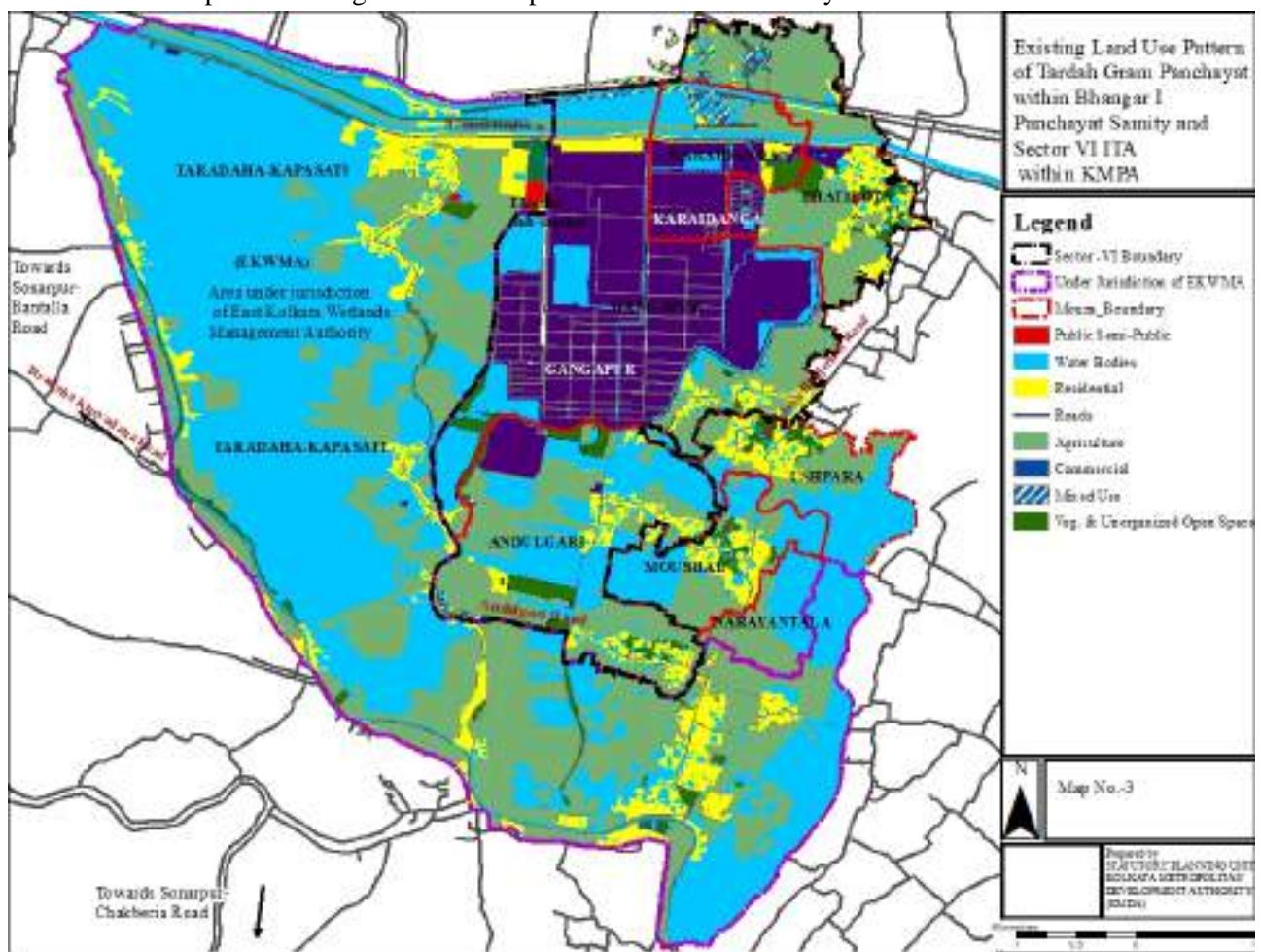
MAP: - 1



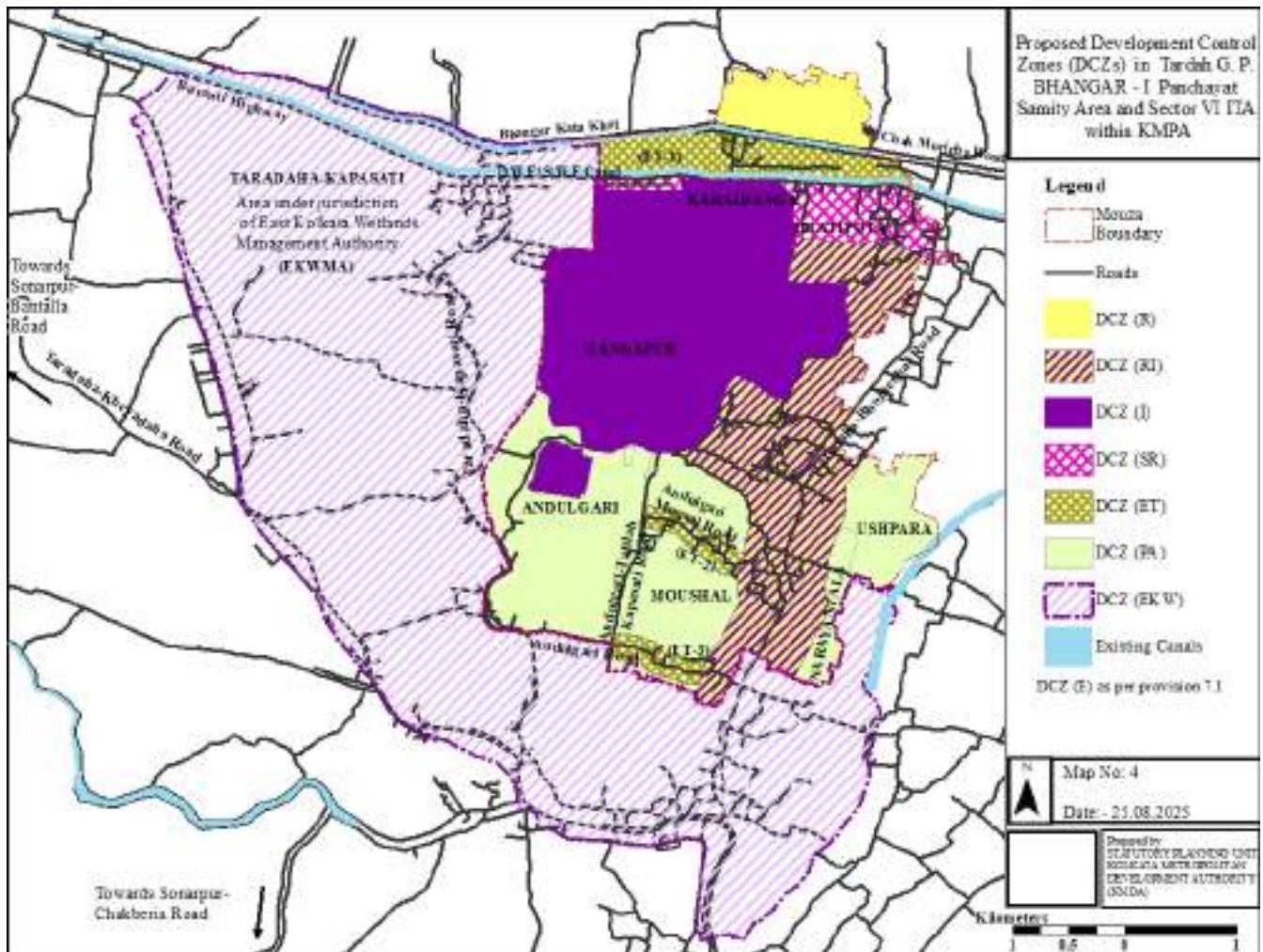
Map-02: Base Map of Tardah Gram Panchayat of Bhangar-1 Panchayat Samity and Sector VI ITA



Map-03: Existing Land Use Map of Tardah Gram Panchayat and Sector VI ITA



Map-04: Proposed Development Control Zones within Tardah Gram Panchayat and Sector VI ITA



SCHEDULES

Schedule I: List of Canals, Ponds and Water Bodies

Following Ponds, Waterbodies, Canals are listed by respective Mouzas

- Entire Bhangar Kata Khal within erstwhile Tardah Gram Panchayat - including the Dag Nos. as specified below

Sl. No.	Nature of Establishment	Dag No.	Mouza
244	Bhangor Kata khal	1	Gangapur
198	Bhangor Kata khal	2, 3, 18	Karaidanga
141	Bhangor kata khal	324, 325	Bhatipota

- All Waterbodies within the CLC premises - including the Dag Nos. specified below

S.l.-No.	Type of Water Body	Dag No.	Name of Mouza
1	Pond	247	Karaidanga
2	Pond	333, 334, 335, 239	Gangapur
3	Pond	239, 337, 349, 244, 378	Gangapur
4	Pond	643, 619, 707, 708, 709, 710, 711	Gangapur

- Any other Waterbodies - Ponds, Ditches, Nala, Canals (such as S.W.F and D.W.F. canals) within Tardah Gram Panchayat including the Dag Nos. within Sector VI ITA area as specified below

Sl. No.	Type of Water body	Dag No. (Part/ Full)	Mouza
1	Pond	73,74,75,76	Andulgori
2	Pond	40,47,48,49,50,51	Andulgori
3	Pond	39,43,36,69,66,71,73,52,56,62,67,68	Andulgori
4	Pond	32,33,34,35,36,37,38,41,42,45,46,53,5 5,63,70,65,54,64,70	Andulgori
5	Pond	115,116,118,119,134,111,112,119, 121,122,124-144	Andulgori
6	Water body/ Nala	151 to 165-168	Andulgori
7	Pond	128,139,141,179,	Andulgori
8	Pond	1,49,159	Andulgori
9	Pond	337, 348, 349	Andulgori
10	Pond	356, 355	Andulgori
11	Pond	399, 402	Andulgori
12	Pond	292,283-300	Andulgori
13	Pond	430	Andulgori
14	Pond	435, 436	Andulgori
15	Pond	439, 440	Andulgori
16	Pond	442, 443	Andulgori
17	Pond	267	Andulgori
18	Pond	421	Andulgori
19	Nala	108	Andulgori
20	Nala	109	Andulgori

21	Nala	110	Andulgori
22	Nala	100	Andulgori
23	Nala	101	Andulgori
24	Nala	102	Andulgori
25	Nala	103	Andulgori
26	Nala	104	Andulgori
27	Nala	105	Andulgori
28	Nala	106	Andulgori
29	Road	330	Andulgori
30	Canal	326	Andulgori
31	Canal	329	Andulgori
32	Canal	328	Andulgori
33	Canal	327	Andulgori
34	Canal	286	Andulgori
35	Canal	287	Andulgori
36	Canal	288	Andulgori
37	Canal	285	Andulgori
38	Canal	241	Andulgori
39	Canal	239	Andulgori
40	Canal	240	Andulgori
41	Canal	235	Andulgori
42	Pond	585	Andulgori
43	Pond	741, 744	Andulgori
44	Pond	747, 748, 749, 750	Andulgori
45	Pond	759	Andulgori
46	Pond	773	Andulgori
47	Pond	781	Andulgori
48	Pond	778, 779, 780, 784	Andulgori
49	Pond	791, 792, 793, 794, 799, 802, 801, 795, 800, 796, 798, 797	Andulgori
50	Pond	778, 779	Andulgori
51	Pond	1066	Andulgori
52	Pond	1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094	Andulgori
53	Pond	1101, 1102, 1104	Andulgori
54	Pond	1116, 1141, 1142, 1144	Andulgori
55	Pond	1242, 1244	Andulgori
56	Pond	1127, 1125, 1128	Andulgori
57	Pond	1134, 1135, 1138	Andulgori
58	Pond	1123, 1130, 1129, 1222	Andulgori
59	Pond	989, 988	Andulgori
60	Pond	1123, 1130, 1129, 1222	Andulgori
61	Pond	989, 988	Andulgori
62	Pond	995	Andulgori
63	Pond	1262	Andulgori
64	Pond	1267, 1268	Andulgori
65	Pond	1225	Andulgori
66	Pond	1259, 1288	Andulgori
67	Pond / Water body	833, 815, 814, 812, 811, 810, 809, 805, 803, 800, 795, 801, 799, 802, 795, 794, 782, 783, 791, 789, 788, 787, 786, 785,	Andulgori

		783, 782, 781, 777, 773, 771, 767, 790, 791, 803, 723, 724, 725, 726, 727, 729, 732, 1452, 1453, 730, 704, 705, 707, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722	
68	Pond/Ditch	723, 724, 725, 726, 727, 728, 729, 732, 791, 780, 803, 805, 777, 767, 771, 773, 774, 731, 732, 733, 735, 786, 787, 788, 789, 791, 792, 793, 794, 790, 802, 801, 803, 805, 810, 811, 812, 814, 815, 800, 795, 796, 786, 780, 784, 797, 804, 806, 807, 813, 814, 815, 816, 817, 819, 820, 821, 822	Andulgori
69	Pond/Ditch	823, 824	Andulgori
70	Pond/Ditch	826	Andulgori
71	Pond/Ditch	837, 830	Andulgori
72	Pond/Ditch	835, 829	Andulgori
73	Pond/Ditch	825, 826	Andulgori
74	Pond/Ditch	838 to 950	Andulgori
75	Pond	1083	Andulgori
76	Pond/Ditch	1065, 1066	Andulgori
77	Pond/Ditch	1071, 1072, 1073	Andulgori
78	Pond/Ditch	945, 932	Andulgori
79	Pond/Ditch	1079, 1070	Andulgori
80	Pond/Ditch	1087, 1088	Andulgori
81	Pond/Ditch	1079	Andulgori
82	Pond/Ditch	949	Andulgori
83	Pond/Ditch	825	Andulgori
84	Pond/Ditch	950	Andulgori
85	Pond/Ditch	1090, 1091	Andulgori
86	Pond/Ditch	1092	Andulgori
87	Pond/Ditch	1116	Andulgori
88	Pond/Ditch	1141, 1142, 1144, 1113	Andulgori
89	Pond/Ditch	1267, 1266	Andulgori
90	Pond/Ditch	1331, 1335	Andulgori
91	Pond/Ditch	1297	Andulgori
92	Pond/Ditch	1328	Andulgori
93	Pond/Ditch	1319, 1320, 1321	Andulgori
94	Pond/Ditch	1312	Andulgori
95	Pond/Ditch	1317	Andulgori
96	Pond/Ditch	1326	Andulgori
97	Pond/Ditch	1325, 1326	Andulgori
98	Pond/Ditch	1317	Andulgori
99	Pond/Ditch	1399, 1401	Andulgori
100	Pond/Ditch	1394	Andulgori
101	Pond/Ditch	1443, 1405	Andulgori
102	Pond/Ditch	1402, 1406, 1407	Andulgori
103	Pond/Ditch	1415, 1416	Andulgori
104	Pond/Ditch	1438, 1434, 1436	Andulgori
105	Pond/Ditch	1424, 1181, 1420, 1429	Andulgori
106	Pond/Ditch	1422	Andulgori
107	Pond/Ditch	1164	Andulgori

108	Pond/Ditch	1366, 1364, 1374	Andulgori
109	Pond/Ditch	1368, 1371, 1370, 1366	Andulgori
110	Pond/Ditch	1328	Andulgori
111	Pond/Ditch	1292	Andulgori
112	Pond/Ditch	1287, 1288	Andulgori
113	Pond/Ditch	1312	Andulgori
114	Ditch	1281, 1282, 1233, 1284, 1285, 1286, 1287, 1288	Andulgori
115	Pond	1292	Andulgori
116	Pond	1325, 1326, 1328	Andulgori
117	Pond	1319, 1320	Andulgori
118	Pond	1394	Andulgori
119	Pond	1391	Andulgori
120	Pond	1399	Andulgori
121	Pond	1443, 1405	Andulgori
122	Pond	1404	Andulgori
123	Pond	1402	Andulgori
124	Pond	1394	Andulgori
125	Pond	1443	Andulgori
126	Pond	1436	Andulgori
127	Pond	1438	Andulgori
128	Pond	1427, 1432	Andulgori
129	Pond	1171, 1166, 1165	Andulgori
130	Pond	1164, 1163	Andulgori
131	Pond	1215, 1214, 1207	Andulgori
132	Pond	1219, 1220, 1218	Andulgori
133	Pond	1245, 1354	Andulgori
134	Pond	1353	Andulgori
135	Pond	1252	Andulgori
136	Pond	1236, 1235	Andulgori
137	Pond/Water body	1339, 1310, 1186, 1084, 769, 770, 759, 760, 756, 753, 754, 752, 751, 706, 746, 738, 745(Pond), 744, 746, 736, 739, 737, 715, 716, 718, 719, 722, 704, 705, 706, 707, 708, 709, 710, 711, 79, 88, 609, 96, 109, 110, 82, 83, 81, 880, 890(Pond), 820, 818, 836	Andulgori
139	Canal	396, 447	Bhatipota
140	Canal	161, 399	Bhatipota
142	Pond	245	Bhatipota
143	Pond	1	Bhatipota
144	Pond	27	Bhatipota
145	Pond	24, 25	Bhatipota
146	Pond	32, 37	Bhatipota
147	Pond	23	Bhatipota
148	Pond	42, 43	Bhatipota
149	Pond	20, 21, 24	Bhatipota
150	Pond	131	Bhatipota
151	Pond	139	Bhatipota
152	Pond	119	Bhatipota
153	Pond	180	Bhatipota
154	Pond	179	Bhatipota

155	Pond	169, 171	Bhatipota
156	Pond	140	Bhatipota
157	Pond	139	Bhatipota
158	Pond	179, 177	Bhatipota
159	Pond	91, 92	Bhatipota
160	Pond	89, 90	Bhatipota
161	Pond	38	Bhatipota
162	Pond	40	Bhatipota
163	Pond	39	Bhatipota
164	Pond	66	Bhatipota
165	Pond	41	Bhatipota
166	Pond	44	Bhatipota
167	Pond	45	Bhatipota
168	Pond	114	Bhatipota
169	Pond	185	Bhatipota
170	Pond	209	Bhatipota
171	Pond	189	Bhatipota
172	Pond	106	Bhatipota
173	Pond	195	Bhatipota
174	Pond	194	Bhatipota
175	Pond	455	Bhatipota
176	Pond	97, 96	Bhatipota
177	Pond	67	Bhatipota
178	Ditch	55, 51, 50	Bhatipota
179	Pond	39	Bhatipota
180	Pond	66	Bhatipota
181	Pond	42, 43	Bhatipota
182	Pond	86, 85	Bhatipota
183	Pond	89, 90	Bhatipota
184	Pond	131	Bhatipota
185	Pond	139	Bhatipota
186	Pond	140	Bhatipota
187	Pond	169	Bhatipota
188	Pond	171	Bhatipota
189	Pond	166, 173	Bhatipota
190	Pond	179, 177	Bhatipota
191	Pond	182	Bhatipota
192	Pond	163	Bhatipota
193	Pond	97	Bhatipota
194	Pond	455	Bhatipota
195	Pond	194	Bhatipota
196	Pond	434, 435	Bhatipota
197	Pond	437, 438	Bhatipota
199	Pond	256, 9, 90, 156	Karaidanga
200	Pond	22	Karaidanga
201	Pond	27	Karaidanga
202	Pond	28	Karaidanga
203	Pond	32	Karaidanga
204	Pond	34	Karaidanga
205	Pond	33	Karaidanga
206	Pond	25	Karaidanga

207	Pond	36, 33, 34	Karaidanga
208	Pond	45, 46, 47, 48	Karaidanga
209	Pond	59	Karaidanga
210	Pond	65	Karaidanga
211	Pond	66	Karaidanga
212	Pond	52	Karaidanga
213	Pond	62	Karaidanga
214	Pond	55	Karaidanga
215	Pond	81, 82, 83	Karaidanga
216	Pond	93	Karaidanga
217	Pond	76, 77	Karaidanga
218	Pond	74	Karaidanga
219	Pond	70, 71, 72	Karaidanga
220	Pond	81	Karaidanga
221	Pond	82	Karaidanga
222	Pond	83	Karaidanga
223	Pond	93	Karaidanga
224	Pond	96	Karaidanga
225	Pond	89, 157	Karaidanga
226	Pond	100	Karaidanga
227	Pond	103, 107	Karaidanga
228	Pond	108	Karaidanga
229	Pond	94	Karaidanga
230	Pond	95	Karaidanga
231	Pond	92	Karaidanga
232	Pond	115	Karaidanga
233	Pond	89, 91, 90	Karaidanga
234	Pond	108	Karaidanga
235	Pond	116, 115	Karaidanga
236	Pond	118	Karaidanga
237	Pond	109	Karaidanga
238	Pond	144	Karaidanga
239	Canal	158	Karaidanga
240	Pond	247	Karaidanga
241	Pond	9	Karaidanga
242	Canal	16, 4, 192, 191, 198, 243, 240, 158	Karaidanga
243	Pond	106	Karaidanga
245	Ditch	3	Gangapur
246	Pond	4	Gangapur
247	Pond	5	Gangapur
248	Canal	7	Gangapur
252	Canal	633	Gangapur
253	Pond	634	Gangapur
254	Water Body	641, 629, 628, 627, 626, 624, 712, 713, 714, 620, 621, 622, 623, 689, 705, 706, 684, 667, 685, 690, 691, 683, 628, 30	Gangapur
257	Pond	715	Gangapur
258	Pond	630	Gangapur
259	Pond	696, 697, 695	Gangapur
260	Pond	32, 33, 34, 35, 36, 37, 38, 39, 41, 42, 44, 45, 46, 48, 49, 50, 52, 53, 54, 55,	Gangapur

		56, 57, 58,59,62,63	
261	Pond	702	Gangapur
262	Pond	698	Gangapur
263	Pond	73	Gangapur
264	Pond	47	Gangapur
265	Pond	50	Gangapur
266	Pond	49	Gangapur
267	Pond	36	Gangapur
268	Pond	39	Gangapur
269	Pond	43	Gangapur
270	Pond	40	Gangapur
271	Pond	51	Gangapur
272	Pond	76	Gangapur
273	Pond	31	Gangapur
274	Pond	69	Gangapur
275	Pond	66	Gangapur
276	Pond	635	Gangapur
277	Pond	440	Gangapur
278	Pond	442	Gangapur
279	Pond	445	Gangapur
280	Pond	436	Gangapur
281	Pond	430	Gangapur
282	Pond	314, 313	Gangapur
283	Pond	229	Gangapur
284	Pond	306, 307, 308	Gangapur
285	Pond	296	Gangapur
286	Pond	263, 262	Gangapur
287	Pond	240	Gangapur
288	Pond	244	Gangapur
289	Pond	245	Gangapur
290	Pond	249	Gangapur
291	Pond	250	Gangapur
292	Pond	227	Gangapur
293	Pond	277	Gangapur
294	Pond	272	Gangapur
295	Pond	421	Gangapur
296	Pond	457	Gangapur
297	Pond	455	Gangapur
298	Pond	236	Gangapur
299	Pond	1024	Gangapur
300	Nala/Water Body	704	Gangapur
301	Pond	1022, 1024,703	Gangapur
302	Pond	1020, 1028	Gangapur
303	Pond	1017, 1030, 1031, 1015, 1014, 1012, 1032, 1011, 1042, 1000, 1102, 1104, 1106, 1169, 1140, 1173, 1079, 1116, 1280, 1152, 1315, 1281, 1282, 1262, 1276, 1275, 1348, 941, 942, 935, 962, 972, 975, 973, 974, 976, 971, 833, 974, 862, 831, 978, 980, 984, 933, 803, 801, 900, 1074, 1079, 1078, 1118, 1119, 1294, 1140, 1136, 1137, 1145, 1146,	Gangapur

		1155,	
304	Canal	931, 932, 933, 1164, 907, 1350	Gangapur
305	Pond	1140	Bhatipota
306	Pond	1152	Bhatipota
307	Pond	1147	Bhatipota
308	Pond	1150, 1151	Bhatipota
309	Pond	1190, 1187, 1189, 1186	Bhatipota
310	Pond	1195, 1197, 1196	Bhatipota
311	Pond	973	Bhatipota
312	Pond	974	Bhatipota
313	Pond	988	Bhatipota
314	Pond	824, 826, 923	Bhatipota
315	Pond	829, 930, 806	Bhatipota
316	Pond	973	Bhatipota
317	Pond	974	Bhatipota
318	Pond	955	Bhatipota
319	Pond	831 832	Bhatipota
320	Pond	825, 826,	Bhatipota
321	Pond	783, 786	Bhatipota
322	Pond	757, 756, 758	Bhatipota
323	Pond	795, 739	Bhatipota
324	Pond	795, 739	Bhatipota
325	Pond	662, 663, 659	Bhatipota
326	Pond	640, 655	Bhatipota
327	Pond	686, 687, 669	Bhatipota
328	Pond	637	Bhatipota
329	Pond	613, 614, 616, 617, 618, 619	Bhatipota
330	Pond	437, 438, 445, 444	Bhatipota
331	Pond	940, 939	Bhatipota
332	Pond	924	Bhatipota
333	Pond	741	Bhatipota
334	Pond	742	Bhatipota
335	Pond	1197	Bhatipota
336	Pond	1013, 1012	Bhatipota
337	Pond	1006, 1007, 1005	Bhatipota
338	Pond	619	Bhatipota
339	Pond	622	Bhatipota
340	Pond	619	Bhatipota
341	Pond	622, 623	Bhatipota
342	Pond	723	Bhatipota
343	Pond	686, 687, 689	Bhatipota
344	Pond	637, 629	Bhatipota
345	Pond	655, 640, 666	Bhatipota
346	Pond	691	Bhatipota
347	Pond	679, 682	Bhatipota
348	Pond	659, 602	Bhatipota
349	Pond	682, 679	Bhatipota
350	Pond	605, 606	Bhatipota
351	Pond	670, 673, 671, 672, 700	Bhatipota
352	Pond	700, 706, 704	Bhatipota
353	Pond	849, 850, 823	Bhatipota

354	Pond	819, 897	Bhatipota
355	Pond	824, 848	Bhatipota
356	Pond	861, 857, 852, 802	Bhatipota
357	Pond	893, 900, 891, 805, 804	Bhatipota
358	Pond	751, 986	Bhatipota
359	Pond	831, 832	Bhatipota
360	Pond	825, 826	Bhatipota
361	Pond	846	Bhatipota
362	Pond	848	Bhatipota
363	Pond	824	Bhatipota
364	Pond	863	Bhatipota
365	Pond	1147, 1148	Bhatipota
366	Pond	1151, 1152	Bhatipota
367	Pond	1140, 1136	Bhatipota
368	Pond	1195, 1196, 1197	Bhatipota
369	Pond	974	Bhatipota
370	Pond	973	Bhatipota
371	Pond	924, 935, 926, 928	Bhatipota
372	Pond	824	Bhatipota

Note:

1. *List is indicative and not exhaustive*
2. *Land Records data maintained in BL&LRO/ DL&LRO, Irrigation Department (GoWB), Fisheries department, and the local authorities shall be corroborated during implementation of this LUDCP.*

Schedule II: List of Educational facilities (primary, secondary, higher secondary school)

Sl. No.	Name	Standard
1	1 No. Kanta Tala FP School	Primary
2	2 No. Kulti Junior High School	Upper Primary
3	Andulgaria FP School	Primary
4	Bhatipota FP School	Primary
5	Haderait FP School	Primary
6	Haripota FP School	Primary
7	Hederait Junior High School	Upper Primary
8	Karaidanga FP School	Primary
9	Kulti 2 No GS FP School	Primary
10	Mousal FP School	Primary
11	Mousal MSK	Upper Primary
12	Sheoradaria FP School	Primary
13	Sonatikari FP School	Primary
14	Sonatikari SSK	Primary
15	Tardah High School	Secondary
16	Tong Para SSK	Primary
17	Durgapur F. Primary School	Primary
18	Madrassa (Bhatipota – Dag no. 436, 440)	-

Note:

1. *List is indicative and not exhaustive*
2. *Land Records data maintained in BL&LRO/ DL&LRO, Education Department(GoWB) and the local authorities shall be corroborated during implementation of this LUDCP.*

Schedule III: List of Hospitals, Nursing Home & Health Centres

Name	Address
Tardah GP Health Sub-Centre	Vill.- Tardah Kapasati, Tardah GP
Gangapur Health Sub-Centre	Vill. – Gangapur, Tardah GP
Bhatipota Health Sub-Centre	Vill.- Bhatipota, Tardah GP

Note:

1. *List is indicative and not exhaustive*
2. *Land Records data maintained in BL&LRO/ DL&LRO, Health Department (GoWB) and the local authorities shall be corroborated during implementation of this LUDCP.*

Schedule IV: List of Parks and open Spaces

Name of Play Ground	Name of Mouza
Naskar Barir Math	Moushal
Open Gym GPT Park	Karaidanga
Paschimpara Play Ground	Andulgori
Bengal Batminton Academy	Andulgori

1. *List is indicative and not exhaustive*
2. *Land Records data maintained in BL&LRO/ DL&LRO and the local authorities shall be corroborated during implementation of this LUDCP.*

Schedule V: List of Religious and Public Semi-Public Spaces

Religious and Public Semi-Public Spaces within Tardah Gram Panchayat including the Dag Nos. within Sector VI ITA area as specified below

S.I.-No.	Religious Spaces	Dag No.	Remarks	Name of Mouza
1	Temple	1083	Private	Andulgori
2	Temple	1369	Private	Andulgori
3	Temple	160	Private Land	Bhatipota

S.I.-No.	Crematorium, Burrial Ground	Dag No.	Remarks	Name of Mouza
1	Grave yard/Vested	752	Vested	Bhatipota

1. *List is indicative and not exhaustive*
2. *Land Records data maintained in BL&LRO/ DL&LRO and the local authorities shall be corroborated during implementation of this LUDCP.*

Schedule VI: List of Major and Minor Industries

All Industries within Kolkata Leather Complex and List with MSME Department (GoWB) and Environment Department within and outside the KLC area but within Tardah Gram Panchayat - verified with Land Records data maintained in BL&LRO/ DL&LRO and the respective local authorities. *The comprehensive list may be prepared at the time of implementation of the LUDCP.*

**Schedule VII: List of Major Roads of whose abutting plots and premises are referred in
Development Control Zone**

Name of Road	Characteristics
Basanti Highway	Highway
Taradaha -Bhojherhat Road	Rural Road
Taradaha Kheyadaha Road	Rural Road
Andulgori Road **	Rural Road
Andulgori-Mousal Road **	Rural Road
Andulgori-Tardah Kapasati Road**	Rural Road
Tardah Kapasati Road**	Rural Road

**marked in Figure 7.1 – Map 04

Note:

1. *List is indicative and not exhaustive*
2. *Land Records data maintained in BL&LRO/ DL&LRO, Roads Department (GoWB) and the local authorities shall be corroborated during implementation of this LUDCP.*

ANNEXURES

ANNEXURE-I: Red category of Industries

SLNo.	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 Khandasari)
13	Fibre glass production and processing (excluding moulding) [including glass wool and rock wool production, manufacturing of mica based electrical insulating products using thinners/solvents]
14	Fire crackers manufacturing and bulk storage facilities
15	Industries engaged in recycling / reprocessing / recovery / reuse of Hazardous Waste under schedule iv of HW (M, H & TBM) rules, 2008 - Items namely - Dismantlers Recycling Plants -- Components of waste electrical and electronic assemblies comprising accumulators and other batteries included on list A, mercury-switches, activated glass cullets from cathode-ray tubes and other activated glass and PCB-capacitors, or any other component contaminated with Schedule 2 constituents (e.g. cadmium, mercury, lead, polychlorinated biphenyl) to an extent that they exhibit hazard characteristics indicated in part C of this Schedule.
16	Milk processes and dairy products (integrated project)
17	Phosphorous and its compounds
18	Pulp & Paper (waste paper based without bleaching process to manufacture Kraft paper)
19	Coke making, liquefaction, coal tar distillation or fuel gas making
20	Manufacturing of explosives, detonators, fuses including management and handling

Sl.No.	Activity
	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 \geq 100 rooms or waste-water generation \geq 100 KLD
32	Industries engaged in recycling / reprocessing / recovery / reuse of Hazardous Waste under schedule iv of HW (M, H & TBM) rules, 2008 - Items namely - Lead acid battery plates and other lead scrap / ashes / residues not covered under Batteries (Management and Handling) Rules, 2001. [* Battery scrap, namely: Lead battery plates covered by ISRI, Code word "Rails" Battery lugs covered by ISRI, Code word "Rakes". Scrap drained / dry while intact, lead batteries covered by ISRI, Code word "rains"]
33	Industries engaged in recycling / reprocessing / recovery / reuse of Hazardous Waste under schedule iv of HW (M, H & TBM) rules, 2008 - Items namely - Integrated Recycling Plants -- Components of waste electrical and electronic assemblies comprising accumulators and other batteries included on list A, mercury - switches, activated glass cullets from cathode -ray tubes and other activated glass and PCB -capacitors, or any other component contaminated with Schedule 2 constituents (e.g. cadmium, mercury, lead, polychlorinated biphenyl) to an extent that they exhibit hazard characteristics indicated in part C of this Schedule
34	Manufacturing of glue and gelatin [excluding glue from starch and including manufacturing of synthetic adhesives, shellac processing, rubber based adhesives, industrial adhesives using paraffin wax and resin powder (for polishing leather goods, shoes etc.)]
35	Mining and ore beneficiation
36	Nuclear power plant
37	Pesticides (technical) (excluding formulation)
38	Photographic film and its chemicals
39	Railway locomotive work shop / Integrated road transport workshop / service centers having waste-water generation \geq 100 KLD
40	Yarn / Textile processing involving any effluent / emission generating processes including bleaching, dyeing, printing and colouring [including composite woolen mill, dewaxing of raw wool and raw silk, manufacturing of woolen blanket from woolen fibre]
41	Chlor Alkali
42	Ship Breaking Industries
43	Oil and gas extraction including CBM (offshore & on-shore extraction through

SL.No.	Activity
	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 \geq 100 KLD (including blending, bottling of alcoholic products with waste water generation \geq 100 KLD)
61	Ceramic, Refractories having coal consumption \geq 12 MT / day
62	Common treatment and disposal facilities (CETP, TSDF, E-waste recycling, CBMWTF, effluent conveyance project, incinerators, solvent / acid recovery plant, MSW sanitary landfill sites, STP)
63	Ferrous and Non-ferrous metal extraction $>$ 1 MT/hr involving different furnaces through melting, refining, reprocessing, casting and alloy making and including metal extraction from Lead [including gold and silver smithy using greater than 1.0 litre 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 \geq 5 MT/hr and requiring coal / coke consumption \geq 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 \geq 100 KLD or fuel \geq 12 MTD or both)
68	Synthetic detergents and soaps (excluding formulation) waste water generation \geq 100 KLD

Sl.No.	Activity
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 water
73	Steel and steel products using various furnaces like blast furnaces / open hearth furnace / induction furnace / arc furnace / submerged arc furnace / basic oxygen furnace [industries attracting EIA (Notification) 2006 as amended]
74	Any industry / industrial activity (irrespective of category), having solid fuel fired boiler / Thermic Fluid Heater (TFH) irrespective of capacity or oil / gas fired boiler > 5 TPH

Note:-

- Any industry / industrial activity which is not covered in category lists, having coal fired boiler with steam generation capacity > 5 TPH, will be considered under Red category subject to approval by the categorisation committee of the Board.
- Any industry / industrial activity using solid fuel (coal / wood / husk etc.) fired boiler / TFH irrespective of capacity and oil / gas fired boiler > 5 TPH will be considered under Red category.
- Capacity of boilers / furnace / kiln / oven / DG set etc. in any unit refers to the cumulative capacity of all such respective items.
- For activities attracting EIA notification, Environmental Clearance is mandatory followed by 'Consent to Establish' and 'Consent to Operate' of the Board.
- Detailed information for selection of specific nature of activity under industry category is available in the EMIS of the Board for facilitating project proponents.
- This is based on the Order of West Bengal Pollution Control Board, Department of Environment, GoWB – Memo No.: 1512/4A-18/2010(Pt.I) dated 14.06.2016; Amended and updated order of WBPCB on the relevant subject shall be followed.**

ANNEXURE –II: Orange category of industries

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 (\leq 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]

SL.No.	Activity
34	Glass, ceramic, earthen potteries and tile manufacturing using oil or gas fired kiln, coating on glasses using cerium fluoride, magnesium fluoride etc. [including cement products like pipe, pillar, concrete sleeper using oil fired boiler]
35	Gravure printing, digital printing on flex, vinyl
36	Heat treatment using oil fired furnace (excluding cyaniding)
37	Hot mix plants
38	Hotels (<3 star) or hotels having >20 rooms and <100 rooms having waste-water generation <100 KLD and >10 KLD, and / or having boiler / heater / oven etc. [including restaurants with capital investment on land, building, plant and machinery >30 lac]
39	Ice cream
40	Industries engaged in recycling / reprocessing / recovery / reuse of Hazardous Waste under schedule IV of Hazardous Wastes (M, H & TBM) Rules, 2008 and its amendments : items namely Paint and ink Sludge / residues
41	Industries engaged in recycling / reprocessing / recovery / reuse of Hazardous Waste under schedule IV of Hazardous Wastes (M,H & TBM) Rules, 2008 and its amendments : Items namely Brass Dross, Copper Dross, Copper Oxide Mill Scale, Copper Reverts, Cake & Residues, Waste Copper and copper alloys in dispersible form, Slags from copper processing for further processing or refining, Insulated Copper Wire, Scrap / copper with PVC sheathing including ISRI-code material namely "Druid", Jelly filled Copper cables, Zinc Dross-Hot dip Galvanizers SLAB, Zinc Dross-Bottom Dross, Zinc ash / Skimming arising from galvanizing and die casting operations, Zinc ash / Skimming / other zinc bearing wastes arising from smelting and refining, Zinc ash and residues including zinc alloy residues in dispersible form
42	Industry or process involving foundry operations (foundries having capacity <5 MT/hr requiring coal / coke consumption <500 kg/hr)
43	Lime manufacturing (using lime kiln)
44	Liquid floor cleaner, black phenyl, liquid soap, glycerol monostearate manufacturing
45	Manufacturing of glass (excluding solid fuel fired kiln and excluding lead glass)
46	Manufacturing of iodized salt from crude / raw salt
47	Manufacture of mirror from sheet glass
48	Manufacturing of mosquito repellent coil
49	Manufacturing of starch / sago
50	Mechanized laundry using oil fired boiler
51	Modular wooden furniture from particle board, MDF, sawn timber etc., ceiling tiles / partition board from saw dust, wood chips etc. and other agricultural waste using synthetic adhesive resin, wooden box making (with boiler)
52	New highway construction projects
53	Non-alcoholic beverage (soft drink) and bottling of non-alcoholic products with waste water generation <100 KLD
54	Paint blending and mixing (ball mill) including construction chemicals manufacturing by mixing
55	Paints and varnishes (mixing and blending)
56	Plyboard manufacturing (including veneer and laminate) with oil fired boiler / thermic fluid heater (without resin plant)
57	Potable alcohol (IMFL) by blending, bottling of alcoholic products (Waste water

SL.No.	Activity
	generation <100 KLD)
58	Printing ink manufacturing
59	Printing press
60	Reprocessing of waste plastic (including PVC)
61	Rolling mill (oil or coal fired)
62	Spray painting, paint baking, paint stripping
63	Steel and steel products using various furnaces like blast furnaces / open hearth furnace / induction furnace / arc furnace / submerged arc furnace / basic oxygen furnace [not attracting EIA (Notification) 2006 as amended]
64	Stone crushers
65	Surgical and medical products involving prophylactics and latex
66	Teflon based products
67	Thermocol manufacturing (with boiler)
68	Tobacco products including cigarettes and tobacco / opium processing
69	Transformer repairing / manufacturing (dry processing only)
70	Tyres and tubes vulcanization / hot retreading
71	Vegetable oils including solvent extraction and refinery / hydrogenated oils having waste water generation <100 KLD [including manufacturing of citronella oil (herbal aromatic chemical), bio-diesel from vegetable oil by trans-esterification process, jute batching oil and oil for sizing in paper industries from waste vegetable oil]
72	Wire drawing and wire netting [including bailing straps, wire drawing by cold process only]
73	Dry cell battery (excluding manufacturing of electrodes) and assembling and charging of acid lead battery in micro scale
74	Pharmaceutical formulation and related R&D
75	Synthetic resins
76	Synthetic rubber excluding moulding [including reclamation of rubber, manufacture of rubber solution containing mineral naphtha and rubber wastes]
77	Cashew nut processing
78	Coffee seed processing
79	Parboiled rice mills (Waste Water <100 KLD and fuel <12MTD)
80	Foam manufacturing
81	Industries engaged in recycling / reprocessing / recovery / reuse of Hazardous Waste under schedule IV of Hazardous Wastes (M,H & TBM) Rules, 2008 and its amendments : Used Oil – As per specifications prescribed from time to time
82	Industries engaged in recycling / reprocessing / recovery / reuse of Hazardous Waste under schedule IV of Hazardous Wastes (M,H & TBM) Rules, 2008 and its amendments : Waste Oil – As per specifications prescribed from time to time
83	Producer gas plant using conventional up-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)

SL.No.	Activity
89	Heavy engineering (investment on plant and machinery \leq 10 crore)
90	Waste to Energy plants \leq 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 \leq 5 TPH

Note:-

- a) Any industry/industrial activity which is not covered in Orange category list, using oil/gas fired boiler of capacity $>$ 2 TPH and \leq 5 TPH will be considered under Orange category subject to approval by the Categorisation Committee of the Board.
- b) Capacity of boilers /furnace/kiln/oven/DG set etc. in any unit refers to the cumulative capacity of respective items.
- c) 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.
- f) **This is based on the Order of West Bengal Pollution Control Board, Department of Environment, GoWB – Memo No.: 1512/4A-18/2010(Pt.I) dated 14.06.2016; Amended and updated order of WBPCB on the relevant subject shall be followed.**

ANNEXURE –III: Green category of industries

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

Sl.No.	Activity
	except cottage scale)
27	Lubricating oil, greases or petroleum based products (only blending at normal temperature)
28	Manufacturing of pasted veneers using gas fired boiler or thermic fluid heater and by sun drying
29	Oil mill ghani and extraction (no hydrogenation / refining)
30	Packing materials manufacturing from non-asbestos fibre, vegetable fibre yarn
31	Phenyl / toilet cleaner formulation and bottling
32	Polythene and plastic processed products manufacturing (virgin plastic)
33	Poultry, Hatchery and Piggery
34	Power looms (without dyeing and bleaching)
35	Puffed rice (muri) (using oil, gas or electrical heating system)
36	Pulverization of bamboo, scrap wood, rice husk, groundnut, soya waste, coconut shell
37	Ready mix cement concrete
38	Reprocessing of waste cotton including dhania mill & cotton from scrap cloth
39	Rice mill (Rice hullers only)
40	Rolling mill (gas fired) and cold rolling mill
41	Rubber goods industry (with oil / gas operated baby boiler \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)

Sl.No.	Activity
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:-

- a. Any industry / industrial activity which is not covered in category lists, using oil / gas fired boiler of capacity <2 TPH will be considered under Green category subject to approval by the Categorisation Committee of the Board.
- b. Any industry / industrial activity using oil / gas fired boiler of capacity <2 TPH will be considered under Green category.
- c. Capacity of boilers / furnace / kiln / oven / DG set etc. in any unit refers to the cumulative capacity of 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.
- f) **This is based on the Order of West Bengal Pollution Control Board, Department of Environment, GoWB – Memo No.: 1512/4A-18/2010(Pt.I) dated 14.06.2016; Amended and updated order of WBPCB on the relevant subject shall be followed.**

ANNEXURE –IV: White Category of industries

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

Sl.No.	Activity
	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.
- (e) **This is based on the Order of West Bengal Pollution Control Board, Department of Environment, GoWB – Memo No.: 1512/4A-18/2010(Pt.I) dated 14.06.2016; Amended and updated order of WBPCB on the relevant subject shall be followed.**

ANNEXURE-V:Exempted category of industries

Sl.No.	Activity
1	Agarbatti manufacturing and packaging
2	Assembly of domestic electrical appliances, servicing and repairing
3	Atta chakkis (wheat grinding)
4	Auto emission testing centres
5	Ball pen refill
6	Bamboo and cane products (only dry operation)
7	Biogas plant
8	Black smithy (should not be allowed in congested areas)
9	Boarding and lodging
10	Book binding
11	Cable TV network
12	Candles manufacturing
13	Colour/black and white studio
14	Cushions/pillows and quilts manufacturing
15	Cyber café
16	Diesel generator sets (≤ 1 MVA) for residential buildings, commercial buildings and health care organisation etc.
17	Gold and silver smithy (excluding purification/polishing with any acid and smelting operation)
18	Handicraft products like conchshell, coconutshell, dokra, cane and bamboo products, baluchari saree, stone carving, wood carving, batik, sola work etc.
19	Handmade paper
20	House hold decorative (interior and exterior) involving coloured artificial flowers, sola, palms, jute etc. (without dyeing and bleaching of flowers and other items)
21	Building and construction projects upto 20,000 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

Sl.No.	Activity
39	Soft toys, wooden toys manufacturing (except electronic and mechanical toys)
40	Software development for information and technology industry
41	Sports goods manufacturing
42	Storage and distribution of LPG cylinders less than threshold storage quantity at a time, as per rules
43	Tailoring and garment stitching/garment and apparel manufacturing
44	Tank calibration centre
45	Weigh bridge (not manufacturing)
46	Wooden block making for printing
47	Xerox and photocopying
48	Zari embroidery work
49	Automobile fuel outlet (only dispensing)
50	E-waste collection Centre
51	Rubber goods industry (without boiler)

D. 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.
- (c) **This is based on the Order of West Bengal Pollution Control Board, Department of Environment, GoWB – Memo No.: 1512/4A-18/2010(Pt.I) dated 14.06.2016; Amended and updated order of WBPCB on the relevant subject shall be followed.**

ANNEXURE-VI:Industrial Siting / Locational Policy in West Bengal

A. Red category industries

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

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

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

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

B. Orange category industries

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

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

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

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

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

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

C. Green category industries

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

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

Sl. No.	Industry / Activity Type
GREEN 33	Poultry, Hatchery and Piggery
GREEN 41	Rubber goods industry (with oil / gas operated baby boiler \leq 2 TPH steam generation capacity)
GREEN 62	Synthetic detergent formulation (excluding LABSA manufacturing)
GREEN 13	Chilling plant, cold storage and ice making (including only chilling of fish)
GREEN 56	Cutting, sizing and polishing of marble stone
GREEN 58	Fly ash 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 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 (as Listed in List-A) are not permitted in within 10 Km. radius (specified Mouzas mentioned in List-B) 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 List-C) 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.
- (g) This is based on the Order of West Bengal Pollution Control Board, Department of Environment, GoWB – Memo No.: 1512/4A-18/2010(Pt.I) dated 14.06.2016; Amended and updated order of WBPCB on the relevant subject shall be followed.

List-A

List of Industries restricted in Mouzas as mentioned in List B

1. Distillery including Fermentation industry
2. Sugar (excluding khandsari)
3. Fertiliser (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 electrochemicals, 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. Electrochemicals
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

List – B**List of Mouzas within 10 km. radius of Kolkata Leather Complex****Police Station: Bhangore**

Sl.No.	J.L.No.	Name of Mouza
1	2	Kochpukuria
2	3	Jotibhim
3	4	Hatgachha
4	5	Nadia
5	6	Oharmatala Pachuria
6	7	Kulberia
7	8	Chanda Kanthalberia
8	9	Hatisala
9	10	Bhagabpur
10	12	Dakshih Khairpur
11	13	Tarahadiah
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	Taradah Kapasati
33	39	Narayantalala
34	40	Ushpara
35	41	Bairampur

Sl.No.	J.L.No.	Name of Mouza
36	42	Biqhari
37	43	Dakshin Gazipur
38	44	Ghomineghi
39	45	Bamunia
40	46	Kachua
41	47	Uttar Mashikelbaria
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	Chak Maricha
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

Sl.No.	J.L.No.	Name of Mouza
71	84	Amreswar
72	85	Dara
73	86	Padmapuria
74	87	Malancha
75	88	Chak Barali
76	89	Bhangore Raghunathpur
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	Chak Bhika
86	105	Bazarati
87	106	Bangoda
88	107	Karunarhati
89	108	Dharmatala
90	109	Dakshin Kasipur
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

Sl. 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	Chak Pachuria

Sl. No.	J.L. No.	Name of Mouza
9.	34	Baligori
10.	35	Chhapna
11.	36	Patharghata
12.	37	Bauragari
13.	38	Jhalgachhi
14.	39	Kasinathpur
15.	40	Kalikaour
16.	41	Umarhati

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

Sl. No.	J.L. No.	Name of Mouza
1	1	Chak Kolarkhal
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

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

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

Police Station: Kasba

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

Police Station: Salt Lake

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

List-CAs Per Table1-37 available at <http://www.ekwma.com>

District	Police Station	Mouza	J.L. No.	Area	Sl.No.asshown in the map inSchedule-II
(1)	(2)	(3)	(4)	(5)	(6)
24-Parganas(South)	Tiljola	Dhapa	2	As specified in Table1	1
		Chowbaga	3	As specified in Table2	2
		Bonchatala	4	As specified in Table3	3
	Sonarpur	Dhalenda	8	As specified in Table4	4
		PaschimChowbaga	9	As specified in Table5	5
		Nonadanga	10	As specified in Table6	36
		ChakKolarKhal	1	As specified in Table7	6
		Karimpur	2	As specified in Table8	7
		Jagatipota	3	As specified in Table9	8
		Mukundapur	4	As specified in Table 10	9
		Atghara	5	As specified in Table 11	10
		Ranabhatia	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
24-Parganas(North)	KolkataLeatherComplex	DakshinDhapaManpur	1	As specified in Table 27	34
		DhapaManpur(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
		DharmatalaPachuria	6	As specified in Table 31	28
		Kulberia	7	As specified in Table 32	29
		Beonta	27	As specified in Table 33	30
		TardahaKapashati	38	As specified in Table 34	31
		PurbaJadabpur	20	As specified in Table 35	33
		SouthBidhan Nagar	1	As specified in Table 36	32
	Rajarhat	Thakdari	19	As specified in Table 37	37

ANNEXURE-VII: Form – C

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 under mentioned 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) Ward Number/Panchayat Samity and Gram Panchayat.....
- iii) Address, Premises no. and Name of the Street with Pin Code.....
.....
.....
- iv) LR Plot No.....
RSPlotNo.....
- v) Name of Mouza/s.....
- vi) J.L No.....
- vii) Police Station.....
- viii) District.....

2. (a) Area of Land (Sqm).....

(b) Boundaries:-

North

South

East

West

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

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

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

3. Means of Access:

(a) The land abuts the Road/Street/ passage as listed in the column next.	Name of Road/Street/Passage
Including footpath. (Right of Way)	Width of Road/Street/Passage(mtrs)

4. Appointment of Licensed Persons:

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

.....
i) Registration no of council of architecture	ii) License No
.....
iii) Validity Period(1/2)	iv) Address of Architect/LBA/LBS

5. UNDERTAKING:

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

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

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

6. ENCLOSURE:

Duly vetted copies in quadruplicate of :

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

7. DECLARATION:

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

.....

.....

Signature of Architect/LBA/LBS

Signature/s of Applicant/s

Attested.....

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

Yours faithfully,

Applicant /s

ANNEXURE (For FORM -C)**DATA SHEET/AREA STATEMENT****Re: Development permission in respect of:**Premises No..... Ward No..... under.....
Municipal Corp/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: (Sqm)

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

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

(Proposed) (Existing)

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

(Area) (Percentage)

vi. Tenement Size/and No/s thereof :

--	--	--

--	--	--

Sizes Nos.

vii. Total Volume of the Construction : (cum)

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

SL No.	Item	Provision proposed	Provision as per LUDCP	Remarks
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..... and has been found to be conforming/not conforming.

4. REMARKS IF ANY :

.....

Recommendation based
on Architect/LBA/LBS's Declaration

Signature

ANNEXURE - VIII: Development Charge Notification

Notification No. - 51/KMDA/Sectt./I-117/87 dated 05.10.2020

**Kolkata
Metropolitan
Development
Authority**

KOLKATA METROPOLITAN DEVELOPMENT AUTHORITY
UNNAYAN BHAVAN, BLOCK-D1, SECTOR-II
SALT LAKE CITY, KOLKATA-700 091

No. 51/KMDA/Sectt./I-117/87

Date: 05.10.2020

NOTIFICATION

In accordance with the notification no. 1974-T&CP/C2/T&CP/3A-5/2008 dated 29.06.2020 issued by the State Govt., the Kolkata Metropolitan Development Authority by exercising its power under subsection 1 of section 102 of the West Bengal Town and Country (Planning and Development) Act, 1979 hereby levies the development charge on the carrying out of any development or change of use of land for which permission is required under chapter-VI of the said act in Kolkata Metropolitan Area at the rates noted below:

Sl. No.	Purpose	A	B
		<u>Rates</u> (Rs./sqm)	<u>Rates</u> (Rs./sqm)
	For all plots exceeding 5 kattah (333 sq. mtr.) using FAR of extended EM By-pass (on both sides of Adi-Ganga from Kalitala to Barrupur beyond KMC limits)	For all other plots in KMA other than mentioned in column A	
A.	For Institution of Use		
	1. For Residence	100.00	50.00
	2. For Industry	450.00	225.00
	3. For Commerce	750.00	375.00
B.	Change of Use		
	1. From Agriculture to Residence	100.00	50.00
	2. From Agriculture to Industry	350.00	175.00
	3. From Agriculture to Commerce	1000.00	500.00
	4. From Residence to Industry	300.00	150.00
	5. From Residence to Commerce	850.00	425.00
	6. From Industry to Residence	450.00	225.00
	7. From Industry to Commerce	750.00	375.00
C.	For carrying out any other Development	Rate (Rs./cum)	Rate (Rs./cum)
		26.00	13.00

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

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

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

Page 1 of 2



**Kolkata
Metropolitan
Development
Authority**

5% of Kolkata Metropolitan Development Authority in the first week of every month by cheque and remaining 20% (Twenty percent) would be retained by the local authority exclusively for the development purpose. KMDA will depute Officials for interaction with local authorities and collection of development charges on monthly basis.

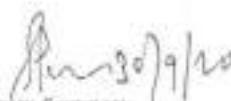
The rates of development charges as above shall remain in force until further orders.


Chief Executive Officer, KMDA.

Date: 05-10-2020

Copy forwarded to:

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


Deputy Secretary,
Constitution Cell, KMDA.

ANNEXURE-IX: Notification of Constituent Units within KMPA

Government of West Bengal
Urban Development Department
18, Rabindra Sarani, Kolkata - 700 001.

No. 2480-UD/O/M/SB/S-2/97.

Date : 26th June, 2001.

NOTIFICATION

Whereas more than twentyone (21) years have elapsed since the enactment of the West Bengal Town and Country (Planning and Development) Act, 1979 ;

And Whereas there have been many additions and alterations to the 1st schedule of the Act over the years;

And Whereas the Calcutta Metropolitan Planning Area has been recently modified by inclusion of 93 mouzas and exclusion of 1 mouza vide Notification No. 1036-UD/O/M/SB/S-2/97 dt. 20th March, 2001 ;

And Whereas the necessity of having an integrated planning area profile has been keenly felt for public convenience;

Now, therefore, the Governor, in exercise of the powers conferred by Sub-section (2) of Section 16 of the West Bengal Town and Country (Planning and Development) Act, 1979, is pleased to notify the modified area as detailed below to be the Calcutta Metropolitan Planning Area with immediate effect :-

DISTRICT / PANCHAYAT / GRAM PANCHAYAT / MUNICIPAL BODY / POLICE STN. / NAME OF MOUZA / REMARKS / J.L.NO.

DISTRICT / PANCHAYAT	GRAM PANCHAYAT / MUNICIPAL BODY	POLICE STN.	NAME OF MOUZA
(1)	(2)	(3)	(4)

DISTRICT : KOLKATA CALCUTTA MUNICIPAL CORPORATION FULL

DISTRICT : HOOGHLY

BANSBERIA MUNICIPALITY	FULL
HOOGHLY-CHINSURAH MUNICIPALITY	FULL
BHADRESWAR MUNICIPALITY	FULL
CHAMPDANI MUNICIPALITY	FULL
BAIDYABATI MUNICIPALITY	FULL
SERAMPUR MUNICIPALITY	FULL
RISHRA MUNICIPALITY	FULL
KONNAGAR MUNICIPALITY	FULL
UTTARPARA KOTRONG MUNICIPALITY	FULL
CHANDANNAGAR MUNICIPAL CORPORATION	FULL

CHANDITALA-II	BARIJHATI	CHANDITALA	BELDANGA	91
	BEGAMPUR			FULL ?
	DANKUNI			FULL *
	GARGACHA	CHANDITALA	KALIPUR	93 *
	KAPASARIA			FULL ?
	MRIGALA			FULL ?
	NAITY			FULL ?
	RANCHGHPUR			FULL ?

CHINSURAH MOGRA-II	BANDEL			FULL
	CHANDRAHATI-I	MOGRA	RAGHUNATHPUR	26
	CHANDRAHATI-II			FULL
	DEBNANDAPUR			FULL
	KODALIA			FULL
	MOGRA	MOGRA	BANDEL TPP TOWN	29
		-do-	AMODGHATA	40
		-do-	GAJAGHANTA	41
		-do-	MIRAJPUR	42
		-do-	ALIKHOJA	43

(2)	(3)	(4)	(5)
POLBA-DADPUR	RAJHAT	POLBA	HOSENABAD 148
		-do-	DHULIARAH 149
		-do-	JHANPA 150
		-do-	TARABEHARI 151
		-do-	BARRACKPUR NOAPARA 152
		-do-	KALORA 153
		-do-	NANDIPUR 155
		-do-	RAJHAT 156
		-do-	BARAL MALINPUR 157
	SUGANDHA	-do-	PANCHRAKHI 154
		-do-	PURUSHOTTAMBATI 175
		-do-	AMARPUR 176
		-do-	JAGANNATHBATI 177
		-do-	MAHESPUR 178
		-do-	KAMDEBPUR 179
		-do-	SUGANDHA 180
		-do-	PATUL 181
		-do-	ERENGA 190
		-do-	JARURA 191
		-do-	BHUSHNARA 192
		-do-	AMDABAD 193
		-do-	SANKARBATI 194
			FULL
SERAMPUR UTTARPARA	KHANIPUR	SERAMPUR	FULL
	NABAGRAM	-do-	7
	PEARAPUR		11
	RAGHUNATHPUR	PIARAPUR	FULL
	RAJYADHARPUR	BELU MILKI	FULL
	RISHRA		FULL
SINGUR	BIGHATI	BHADRESWAR	12
		-do-	13
		-do-	14
		-do-	GANGANGAPUR 18
		-do-	DIGRA MALLICKNATH 19
		-do-	KHURIGACHHI 20
	BOICHPOTA	SINGUR	NOAPARA 29
	BORA	-do-	NIZAMPUR 102
		-do-	JHANKARI 103
DISTRICT : HOWRAH	BALLY MUNICIPALITY		FULL
	ULUBERIA MUNICIPALITY		FULL
	HOWRAH MUNICIPAL CORPN.		FULL
BALLY-JAGACHA	BALLY		FULL
	CHAKPARA-ANANDANAGAR		FULL
	CHAMRAIL		FULL
	DURGAPUR AVOYNAGAR		FULL
	JAGADISHPUR	LILUAH	1
		-do-	2
		-do-	3
		-do-	13
	NISCHINDA	BAIGACHHI	FULL
	SAPUIPARA BASUKATHI	JAGDISHPUR	FULL
	BANKRA-I	DEBIPARA	FULL
	BANKRA-II	JAYPUR BILL	FULL
DOMJUR	BEGRI	DOMJUR	SANKHARIDAH 22
		DOMJUR	BANIARA 26
		DOMJUR	BIPRANOAPARA 27

- : 3 : -

	(2)	(3)	(4)	(5)
	DAKSHIN JHAPARDAHA			FULL
	DOMJUR			FULL
	KOLARA-I			FULL
	KOLARA-II			FULL
	MAHIARI			FULL
	MAKARDAHA-I	DOMJUR	PURBA NOAPARA	31
	-do-		MAKARDAHA	34
	-do-		KANTILA	50
	SALAP	-do-	NIBRA	51
		-do-	SALAP	52
		-do-	TENTULKHALI	83
		-do-	PANKURIA	54
PANCHLA	BELDUBI	PANCHLA	KULAI	26
		-do-	SATGHARIA	27
		-do-	PANIHARA	28
		-do-	JALAKENDUA	29
		-do-	BELDUBI	30
	BIKI HAKOLA			FULL
	CHARA PANCHLA			FULL
	PANCHLA			FULL
	SAHAPUR	PANCHLA	DHANSA	25
		-do-	BELKULAI	31
		-do-	KHAYJIPUR	32
		-do-	SAHAPUR	33
SANKRAIL	ANDUL			FULL
	BANPUR			FULL
	DAKSHIN SANKRAIL			FULL
	DHUILYA			FULL
	DHULAGIRI			FULL
	JHORHAT			FULL
	KANDUA	SANKRAIL	SULATI	3
		-do-	SANDHIPUR	4
		-do-	KENDUA	5
		-do-	NABAGHARA	6
		-do-	BAGABATIPUR	7
		-do-	MAHISGOT	22
		-do-	CHATURBHUJ KATHI	23
	MANIKPUR			FULL
	MASILA			FULL
	NALPUR			FULL
	PANCHPARA			FULL
	RAGHUDEVBATI			FULL
	SANKRAIL			FULL
	SARENGA			FULL
	THANA MAKUA			FULL
ULUBERIA-II	BASUDEVPUR			FULL
	BURIKHALI			FULL
	FORTGLOSTER			FULL
	KHALISANI	ULUBERIA	KHALISANI	96
		-do-	DHASBHAGA	104
	RAGHUDEVPUR			FULL
	RAMESHWAR NAGAR			FULL
DISTRICT : NADIA	KALYANI MUNICIPALITY			FULL
	GAYESPUR MUNICIPALITY			FULL

- 4 -

	(2)	(3)	(4)	(5)
	KANCHRAPARA	KALYANI	CHAR JAJIRA	194
	-do-		CHAR MADHUSUDANPUR	195
	-do-		MURATIPUR	51
	-do-		BIRPARA	52
	-do-		CHAR JAMDATI	53
	-do-		NAJHLERCHAR	54
	-do-		CHAR NANDANBATI	55
	-do-		CHAR KANCHRAPARA	56
	-do-		KANCHRAPARA	57
	-do-		KRISHNADARBATI	60
	-do-		CHANDMARI	78
SAGUNA	-do-		JOYDEMBATI	79
	-do-		SAGUNA	80
	-do-		LRISHNAPUR	81
	-do-		RAGHUNATPUR	82
	-do-		KULIA	83
	-do-		DOGACHIA	88
SARATI	-do-		RAGHUNATPUR CHAR	193

DISTRICT : NORTH 26 PARGANAS

KANCHRAPARA MUNICIPALITY			FULL
HALISHAHAR MUNICIPALITY			FULL
NALIKAJ MUNICIPALITY			FULL
BHATPARA MUNICIPALITY			FULL
GARULIA MUNICIPALITY			FULL
NEW BARRACKPUR MUNICIPALITY			FULL
BARRACKPUR MUNICIPALITY			FULL
TITAGANGA MUNICIPALITY			FULL
KHARDAH MUNICIPALITY			FULL
PANIPATI MUNICIPALITY			FULL
KAMARHATE MUNICIPALITY			FULL
BARASAT MUNICIPALITY			FULL
BARASAT MUNICIPALITY			FULL
MADHYAMGRAM MUNICIPALITY			FULL
NEW BARRACKPUR MUNICIPALITY			FULL
NORTH DUM DUM MUNICIPALITY			FULL
DUM DUM MUNICIPALITY			FULL
RAJARHIA COPALPUR MUNICIPALITY			0
SOUTH DUM DUM MUNICIPALITY			FULL
DELMANNAGAR MUNICIPALITY			FULL
SARASAT-I	CHOTO JAGULLA BARASAT	SIKHDES PUKHURIA	95
	-do-	MANDALCHANTI	98
	-do-	MUNALI	99
	-do-	MALIKAUR	100
	-do-	BARA	113
	KUCHAPUR MELGANGI		FULL
	KALAMBAGACHI	PIRAGACHA	107
	-do-	KUNDERPUR	108
	-do-	CHANDIGORI	109
	-do-	SARBARIA	112
	MEILKAPUR	CHATURIA	34
SARASAT-II	CHANDIGARH ROHINDA AIRPORT BANUA BAKRA		47
	-do-	DUNNAGAR	48
	KEMIENJARIA BARASAT	SINGHAPARA	65
	-do-	MACHUA	66
	-do-	BAGBARIA	68
	-do-	KAYENBA	171
	-do-	BAGBAND SAIBERIA	172
	-do-	KRISHPUR MADAMPUR	181
BARRACKPUR-I	JETHIA	BIJPUR	BALIBHARA
		-do-	9 ✓
		-do-	RAMPUR
		-do-	MALANCHIA
		-do-	BISWESWARBATI
			11
			12

- 5 -				
(1)	(2)	(3)	(4)	(5)
	BJJPUR	JADUNATHBATI	13 ✓	
	-do-	BIJNA	14 ✓	
	-do-	NANNA	15 ✓	
	-do-	JETIA	16 ✓	
KAMPACHAKLA	-do-	JAYANPUR	4 ✓	
	-do-	PAJJADADA	5 ✓	
	-do-	CHAKLA	17 ✓	
	-do-	CHENDUA	18 ✓	
	-do-	SROTIBATI	20 ✓	
KANGACHI-I	JAGATDAL	BIDIDHARPUR	FULL ✓	
KANGACHI-II	-do-	GURDAHA	17 ✓	
	-do-	RAHUTA	21 ✓	
	-do-	BASUDEVPUR	22 ✓	
	-do-	HANSIA	23 ✓	
	-do-	PALTAPARA	24 ✓	
	-do-	MATHURAPUR	25 ✓	
	-do-	KAYRAPUR	26 ✓	
			27 ✓	
PANPUR KWTIA			FULL ✓	
MAMUDPUR	MALHATI	POGACHHA	6 ✓	
	-do-	MAMUDPUR	9 ✓	
	-do-	RAJENDRAPUR	10 ✓	
	-do-	MADARPULI	11 ✓	
BARRACKPORE-II	***	AIRPORT	DUM DUM AEROAREA ✓	
	***	BARRACKPUR	BARRACKPUR CANT. ✓	
	***	NOAPARA	ICHAPUR DEFENCE EST ✓	
BARRACKPORE-II	BANDIPUR	TITAGARK	FULL ✓	
	DILKANDA-I		FULL ✓	
	BILKANDA-II		FULL ✓	
	BISARPARA		FULL ✓	
	MOHANPUR		FULL ✓	
		BABANPUR	1 ✓	
		-do-	CHAK KANTHALIA	6 ✓
		-do-	BARA KANTHALIA	7 ✓
		-do-	MOHANPUR	8 ✓
		-do-	JAFARPUR	9 ✓
	PATULIA		FULL ✓	
	SEWLI		FULL ✓	
	SULBANPUR-II		FULL ✓	
BHANGAR	BAMANGHATA	BHANGAR	DHAKAMANPUR (PART) 1 ✓	
RAJARHAT	MAHISBATHAN-II	RAJARHAT	MAHISBATHAN 18	
DISTRICT : SOUTH 24 PARGANAS				
	SONARPUR RAJPUR MUNICIPALITY		FULL ✓	
	BARUJPUR MUNICIPALITY		FULL ✓	
	MAHESHTALA MUNICIPALITY		FULL ✓	
	BUDGE BUDGE MUNICIPALITY		FULL ✓	
	PUJALI MUNICIPALITY		FULL ✓	
BARUJPUR	DHAP DHAPI-II		FULL ✓	
	HARIHARPUR		FULL ✓	
	KALYANPUR		FULL ✓	
	MADHUPATI		FULL ✓	
	MALLICKPUR		FULL ✓	
	SIKHAPALI		FULL ✓	
	SOUTH GARTA-I		FULL ✓	
	SOUTH GARTA-II		FULL ✓	
BHANGAR-I	TARDAN		FULL	
BHANGAR-II	BAMANGHATA	BHANGAR	HATAGACHHA	4 ✓
		-do-	HADIA	5
	BEONTA-II			FULL

ANNEXURE-X: Notifications of LUMRs

CMDA Notification No.
CMDA/T&CP/LU MAP 9 R-121

Planning Document No.
311

19th April, 2000

N K BARMAN
ASSOCIATE PLANNER
CMDA / 121-3
/ 03-SP

PRESENT
LAND USE MAP AND REGISTER

FOR
TARDAHA GRAM PANCHAYAT
in the District of South 24-Parganas

Being a Portion of

CALCUTTA METROPOLITAN PLANNING AREA

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

OFFICE OF THE DIRECTOR
ADVANCE AND STATUTORY PLANNING UNIT
CALCUTTA METROPOLITAN DEVELOPMENT AUTHORITY
Unnayan Bhawan, (2nd Floor), Bidhannagar (Salt Lake), Calcutta-700 091

CMDA Notification No.
CMDA/T&CP/LU MAP & R-121

Planning Document No.
311
19th April, 2000

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Unnayan Bhawan, (2nd Floor), Bidhannagar (Salt Lake), Calcutta-700 091

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

NOTIFICATION

**Public Notice under Section 28(1) of the West Bengal
 Town & Country (Planning & Development) Act,
 1979—Regarding Preparation of Present Land
 Use Maps and Registers :**

Notice is hereby published under Section 28(1) of the West Bengal Town & Country (Planning & Development) Act, 1979, that the Calcutta Metropolitan Development Authority has, in exercise of its power conferred by Section 28 of the said Act, prepared Present Land Use Maps & Registers indicating the Predominant Use of Land in respect of portions of Calcutta Metropolitan Planning Area described in the schedule below :

SCHEDULE

Sl. Reference of No. Notification	Gram Panchayat/Municipality, P. S. & Districts (with details):	Places of inspection of Maps & Registers on Monday, Wednesday & Friday between 11-30 A.M. to 3.00 P.M.
1. R-88	<u>Dist. : South 24 Parganas</u> <u>Mallikpur Gram Panchayat (Part),</u> <u>P.S. Beruipur :</u> <ul style="list-style-type: none"> i) Petua (JL-1) ii) Auliapur (JL-2) iii) Srirampur (JL-7) iv) Panchghara (JL-8) v) Faridpur (JL-9) vi) Mallikpur (JL-10) vii) Ganeshpur (JL-12) viii) Akna Mirzapur (JL-14) ix) Sultanpur (JL-16) x) Berulia (JL-17) xi) Kapindapur (JL-18) Pt. <u>Tardaha Gram Panchayat</u> <u>P.S. Bhangar :</u> <ul style="list-style-type: none"> i) Karaidanga (JL-32) ii) Bhatipota (JL-33) iii) Gangapur (JL-35) iv) Andulgari (JL-36) v) Mousal (JL-37) vi) Tardaha Kapasati (JL-38) vii) Narayantala (JL-39) viii) Ushpara (JL-40) <u>Dist. : North 24 Parganas</u> <u>Rajarhat Gopalpur Municipality (Part) :</u> <u>Ward Nos.-</u> <ul style="list-style-type: none"> 7 (Pt.), 8, 9, 13, 14 & 21 (Pt.) (within Mouza : Jyongra, JL-16) and Ward Nos.—15, 17, 18, 19 & 20 (within Mouza : Krishnapur (Pt.), JL-17) 	<u>Office Of The :</u> <ul style="list-style-type: none"> 1. District Magistrate/Addl. District Magistrate (Dev.) 24-Parganas (South/North) & Hooghly-for the concerned area. 2. Director of Local Bodies, Purna Bhawan, Bidhan-nagar, Calcutta-700 091 3. Chairman/Executive Officer of the concerned Municipality. 4. Director of Panchayat, Panchayat Bhawan, 11A, Kiran Sankar Roy Road, Calcutta-700 001. 5. Sabhadiipati, 24-parganas (South/North)/Hooghly Zilla Parishad concerned. 6. Sabhapatis of the concerned Panchayat Samities for the concerned area.
2. R-121		
3. R-74		

Sl. Reference of No. Notification	Gram Panchayat/Municipality, P. S. & Districts (with details) :	Places of inspection of Maps & Registers on Monday, Wednesday & Friday between 11-30 A.M to 3-00 P.M.
CMDA/T&CP/ LU MAP & REG. NO.	Dist.: Hooghly	Office Of The :
4. R-84	<u>Chandan Nagar Municipal Corporation (Part):</u> <u>Ward Nos.-2B to 33</u> <u>(within Mouzas :</u> <u>Khalishani-JL-1, Belkuli-JL-2,</u> <u>Nabagram-JL-3, Bejra-JL-4, Swetpuri-JL-5,</u> <u>Garji-JL-6, Madhabpur-JL-7, Alora-JL-8)</u>	<u>7. Pradhans of the concerned Gram Panchayats.</u>
5. R-92	<u>Rajyodharpur Gram Panchayat</u> <u>P.S. Serampur :</u> i) Ghoremara (JL-16) ii) Pandit Satghara (JL-17) iii) Simla (JL-18) iv) Dakshin Rajyodharpur (JL-19) v) Medpur (JL-20) vi) Banglihati (JL-21) <u>Bainchipota Gram Panchayat (Part)</u> <u>P.S. Singur</u> i) Nospara (JL-29)	<u>8. Institute of Local Government & Urban Studies, HG-Block, Sector-III, Salt Lake, Calcutta-700 091.</u>
	<u>Rishra Gram Panchayat</u> <u>P.S. Serampur</u> i) Bhadua (JL-23) ii) Mirpur (JL-24) iii) Bamunari (JL-25) iv) Jagannathpur (JL-26) v) Rishra (JL-27) (Part)	<u>9. Director, Public Relations, CMDA, 3A, Auckland Place Calcutta-17.</u>
	<u>Rishra Municipality (Part)</u> i) Rishra (JL-27) (Part)	<u>10. Director, Advance & Statutory Planning Unit, CMDA, Unnayan Bhawan (2nd Floor), Bidhannagar, Calcutta-700 091.</u>

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

Director, Advance & Statutory Planning Unit
 Unnayan Bhawan (2nd Floor), CMDA
 Bidhannagar, Calcutta-700 091

on any working day between 11-30 A.M. to 3-00 P.M. till the expiry of 30 days from the date of publication.

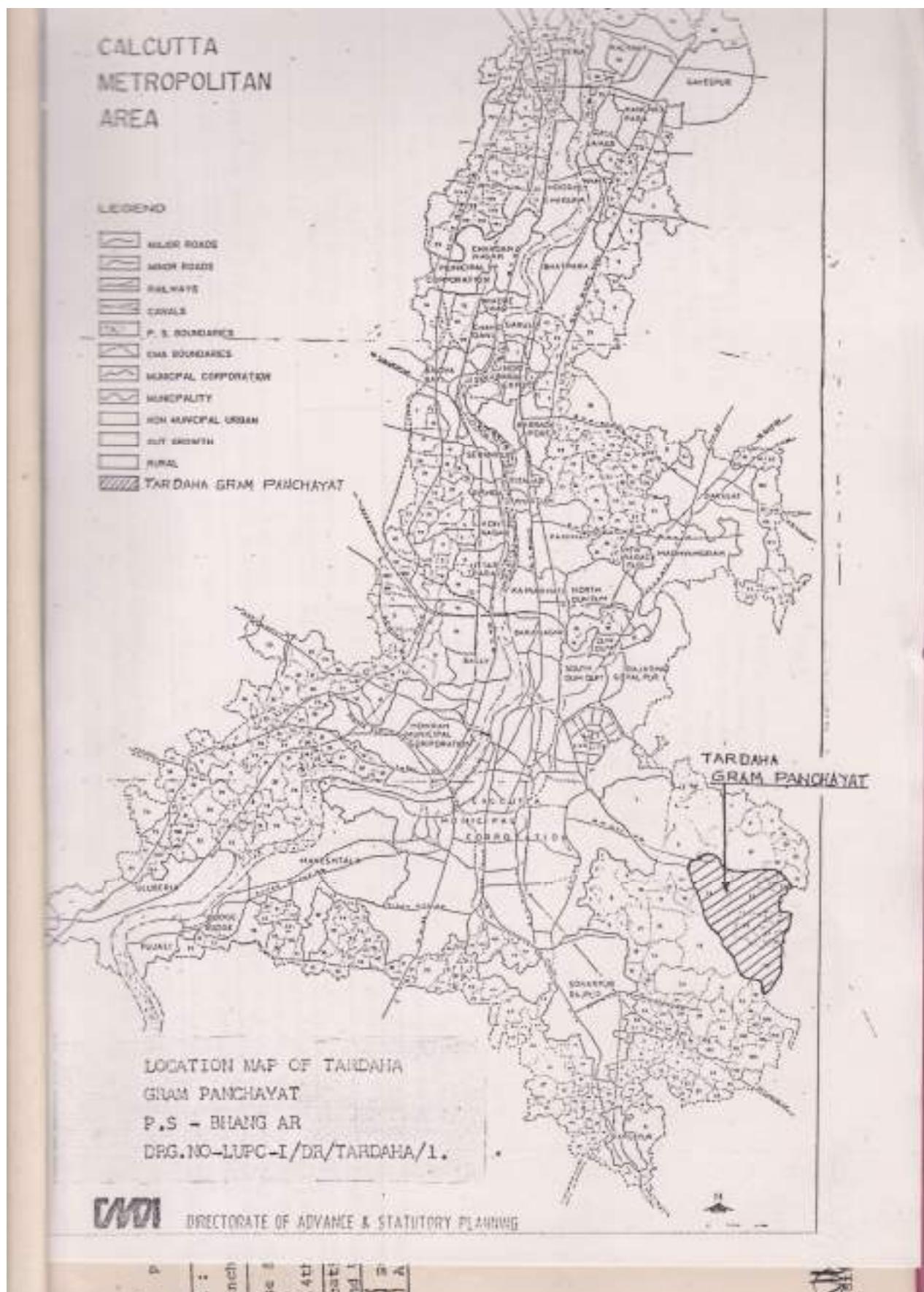
Date of Notification :
 19th April 2000

By Order of the Authority
 Sd/- (N. Chatterjee)
 Chief Executive Officer, CMDA

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

CONTENTS

<u>Sl. No.</u>	<u>Description</u>	<u>Page No.</u>
1.	Land Use Register for different Houzas of Tardaha Gram Panchayet :	
	<u>Name of Houzas</u>	<u>J.I. No.</u>
i)	Tardaha-Kanosati	38
ii)	Narayannpata	39
iii)	Ushnara	40
iv)	Mousal	37
v)	Andulgari	36
vi)	Gangapur	35
vii)	Bhatinota	33
viii)	Karnidanga	37
2.	<u>List of Drawings</u>	<u>Drawing No.</u>
i)	Location Map of Tardaha Gram Panchayet.	LUDC-I/01/MANOJRA/1
ii)	Land Use Map of Tardaha Gram Panchayet.	LUDC-I/02/MANOJRA/2



CENSUS INTEGRATED USE-CLASSIFICATION

LAND RESOURCE

Prepared as per Section 2B of the West Bengal Town & Country Planning & Development Act, 1979.

For portions of CALCUTTA METROPOLITAN PLANNING AREA

Location & Code of Land Use Block		Land Use Block No.	Delineation of the Land Use Block (Area bounded by)	Present Land Use (Predominant),	Remarks (Allied uses)
1. Sub-Planning Area No.	Name of House and J.L. No.				1) scattered water bodies and residential use on the Northern and Western sides.
2. Sub-Planning Area No.	Name of House and J.L. No.	001	H- House boundary. E- Bidyashari River. S- House boundary and Bidyashari River. R- Road as shown in the Map.	Agricultural	2) Public and semi-public use on the Northern and Western sides.
3. Sub-Planning Area No.	Name of House and J.L. No.	002	H- House boundary. E- Road as shown in the Map. S- Bidyashari River. W- Sonodharsi Khel.	Agricultural	3) Industrial use in the middle of the block.
4. Sub-Planning Area No.	Name of House and J.L. No.	003	H- Road as shown in the Map. E- Sonodharsi Khel. S- Bidyashari River. W- Bidyashari River.	Agricultural	4) Residential use and water bodies on the Eastern, Southern and Western sides of the block.
					5) Public and semi-public use on the Southern side.
					6) water bodies and residential use on all sides of the block.
					7) Public and semi-public use on the Southern side.

M. M. N.
Deputy Director (MPC-I)

B. B. D.
Assistant Planner

S. K. V.
Sector VI ITA

WINTER TERM 2010-2011

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For a detailed review of various environmental management approaches, see *Environmental Management & Development* (Acp, 1979).

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District 1 Smith 247 Argonne 3rd Division 4 Major 3-1, No. 36 Police Station : Bhamer Prof. Dr. H. No.

Gram Panchayat : Yardsabha
House : Bhagwanpura
Surveyor : Shri. D. S. Patil
Land Use Survey done by the office of the Director(Land Use Survey) Land Use Map and Land Register prepared in Gram Panchayat : Yardsabha
Survey checked made from the office of the Deputy
at the office of the Deputy Surveyor
Date : 20/01/2001 Date : 20/01/2001
Signature : Shri. D. S. Patil Signature : Shri. D. S. Patil
Signature : Shri. D. S. Patil Signature : Shri. D. S. Patil

Director, CIMA, Unnayan Bhawan (Arch Flora), Salt Lake City, Calcutta - 700 091.	Land Use	Delimitation of the	Treatment Land	Name of
(Lure-L1), CIMA, Unnayan Bhawan (Arch Flora), Salt Lake City, Calcutta - 700 091.				

Sl.No.	Sub-Planning	Name of Woman	Block No.	Block Name	Learn You Block	Use (Practitioner).	(Allied users)
1	Location & Code of Law: Use Block	Madhuri	7.1	No.			

Airs 387*		Harvests,	001	H- Hozu boundary.	Agricultural
7.		7.	7.	E- Hozu boundary.	

118 *Amphibians and Reptiles of the Southwest*

BOSTON,
1850.

University Lecture (UUC-1)

179



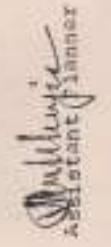
CALCUTTA MUNICIPAL DEVELOPMENT AUTHORITY

LAND ENCLAVES

For portions of CALCUTTA MUNICIPAL DEVELOPMENT AREA
Prepared as per Section 26 of the West Bengal Town & Country Planning & Development Act, 1972.

District : South 26-Parganas	Sub Division : Alipur	Police Station : Bhangar	
Block : Tardan	Hub : Ushnora	J.L. No. 40	Ref. Org. No.
Land Use Survey done by the Office of the Dy. Director (LUDC-I) LUDC-I Land Use Map and Land Register prepared in January 1970 (4th floor), Salt Lake City, Calcutta - 700 091.		Sample checking made from the Office of the Deputy Director at the office of the Deputy Director (LUDC-I), Cachar.	
Location & Code of Land Use Block	Land Use Block No.	Present Land Use (predominant)	
No. Sub-Planning Area No.	Name of Municipality and J.L. No.	Remarks (Allied Units)	
1. Ushnora, J.L. No. 40	001	W- Municipality boundary, S- Haldiayadhar River. E- Canal as shown in the Map.	A) Public & semi-public use, residential use and water bodies on the Northern and western sides.
2. Ushnora	002	W- Municipality boundary E- Road as shown in the Map. S- Canal as shown in the Map.	A) Water bodies and residential use on all sides of the block. B) Public and semi-public use on the Northern sides. C) House boundary.


Associate Planner
Assistant Planner


Deputy Director (LUDC-I)

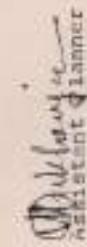
CALCUTTA METROPOLITAN DEVELOPMENT AUTHORITY

LAND REGISTRIES

For portions of CALCUTTA METROPOLITAN PLANNING AUTHORITY

Prepared as per Section 26 of the West Bengal Town & Country (Planning & Development) Act, 1976.

District :	South 24-Parganas	Sub Division :	Alipur	Police Station :	Bhawali
Gram Panchayet :	Tardaha	Monza :	Andulgarh	J.L. No.:	36
Land Use Survey done by the office of the Dy. Director (LUPC-I), Land Use Map and Land Register Operator in Denayen Bhawan (4th Floor), Salt Lake City, Calcutta - 700 091.			<td data-cs="2" data-kind="parent">Sample checking made from the Office of the Deputy Director (LUPC-I), CMDA, at the office of the Deputy Director (LUPC-I), CMDA,</td> <td data-kind="ghost"></td>	Sample checking made from the Office of the Deputy Director (LUPC-I), CMDA, at the office of the Deputy Director (LUPC-I), CMDA,	
Location & Code of Land Use Block	Block No.	Name of Monza and J.L. No.	Land Use Block No.	Delineation of the Land use Block (area bounded by)	Present Land Use (present-ent)
Sl.No.	Sub-Planning Area No.				Remarks (United Areas)
12.	Andulgarh, J.L. No.36.	001	R- Road as shown in the Map.	Agricultural	1) Water bodies and residential use on the Northern and Southern side.
			S- House boundary.		2) Public and semi-public use on the southern side.
			S- Monza boundary.		
			Y- Sumedhgarh Khal and Monza boundary.		
13.	-30-	002	H- Road as shown in the Map/Monza boundary.	Agricultural	3) Water bodies and residential use on the Southern side and in the middle portion of the block.
			Z- Monza boundary.		
			S- Road as shown in the Map.		4) Industrial use on the eastern and Southern sides.
			Y- Road as shown in the Map/House boundary.		



Assistant Planner



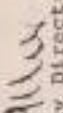
Associate Planner

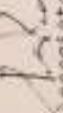


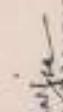
Deputy Director (LUPC-I)

LAND USE SURVEY
LAND USE MAP
PREPARATION OF CULTURAL METROPOLITAN PLANNING MAP
Prepared as per section 28 of the West Bengal Town & Country Planning & Development Act, 1979.

District : South 24-Parganas.	Sub Division : Almor	Police Station : J.L. No. 35	Police Station : J.L. No. 35
Gram Panchayat : Tegdaha	Moza : Gangpur	Moza : Gangpur	Moza : Gangpur
Land Use Survey done by the Office of the Dy. Director(LUDCP-I) Land Use Map and Land Register prepared in _____ at the Office of the Deputy Director(LUDCP-I), WBCL, Umeyan Jhawan (4th Flr), Salt Lake City, Calcutta - 700 091.			
Location & Code of Land Use Block	Land Use Block No.	Delineation of the Land Use Block (area bounded by)	Present Land Use (present dominant).
Sl.No.	{ Sub-Planning Area No. }	{ Name of Moza }	{ Remarks (allotted uses) }
14.	Gangpur,	201	1) Residential use on the Northern and Southern sides of the block. 2) Water bodies on the Southern side.
	J.L. No. 35	Ex- Moza boundary. S- Moza boundary. R- Road as shown in the Map.	
15.	202	R- Bhangar Kata Khal. E- Moza boundary and road as shown in the Map. S- Road as shown in the Map.	i) Agricultural use on the Northern and Southern sides of the block. ii) Residential use and water bodies on the Northern side.
		W- Moza boundary.	


 Deputy Director(LUDCP-I)


 Associate Planner


 Assistant Planner

Date 10/03/

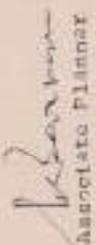
CALCUTTA METROPOLITAN DEVELOPMENT AUTHORITY

LAND REGISTER

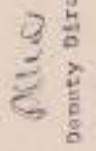
CALCUTTA METROPOLITAN PLANNING AREA
For portions of CALCUTTA METROPOLITAN PLANNING AREA
Section 26 of the West Bengal Town & Country (Planning & Development) Act, 1979,

Prepared as per Section

District : South	24-Parganas	Sub Division : Mirzapur	Police Station : Bhangar
Gram Panchayet : Tardaha	House : Bhetipara	J.L. No. 33	Ref. : Org. No. _____
Land Use Survey done by the office of the M&D Dy. Director (LUPC-I) at the office of the Deputy Director (LUPC-I), CDA, Land Use Map and Land Register issued in Bhangar (4th Floor), Salt Lake City, Calcutta - 700 091.			
Location & Code of Land Use Block	Land Use Block No.	Delineation of the Land Use Block (as bounded by)	Present Land Use (Production, Commerce & Allied uses)
Sl. No. {	Sub Planning Area No.	Name of House { and J.L. No. }	
16.	Bhetipara	331	B- Bhangar Keta Shah, Agricultural
			1) General water bodies and residential use on all sides and also in the middle portion of the river.
			2) Industrial use on the western side.
			3) Public and semi-public uses on the northern side.
17.	-20-	332	N- Panchayet boundary, Agricultural
			1) Water bodies and residential use on the Northern, Southern and western sides and also in the middle portion of the block.
			2) Industrial use on the western side.
			3) Public and semi-public uses on the northern side.



Assistant Planner



Deputy Director (LUPC-I)

CALCUTTA METROPOLITAN DEVELOPMENT AUTHORITY			
LAND REGISTERS			
For portions of Calcutta Metropolitan Planning Area			
Promulgated on 29th March 1979 of the West Bengal Town & Country (Planning & Development) Act, 1979.			
District : South 24-Parganas	Sub Division : Barrackpore	Police Station : Bhangar	
Gram Panchayat : Bariabazar	House : Xoraideng	J.L. No. 32	Ref. D.R. No. 175
Land Use Survey done by the Office of the Dy. Director (L.M.D.C.A.) Land Use Plan and Land Register prepared in <u>1975-76</u> at the Office of the Dy. Director (L.M.D.C.A.), G.N.D.A., Government Bhawan (4th Floor), Salt Lake City, Calcutta - 700 091.			
Location & Type of Land Use Block	Land Use Block No.	Collation of the Land Use Block (area bounded by)	Present Land Use (Treatment)
Sl. No. Sub Planning Area No.	Block No.		
1. B.	Xoraideng, J.L. No. 32	H - Bhangar Koto Ghat, 2 - House boundary, 3 - House boundary, 4 - House boundary,	i) Agricultural and in the Northern and Western sides ii) Residential use, public and semi-public use in the Northern side.

Allegumbaw
Deputy Director (L.M.D.C.A.)

L. D. Chakraborty
Deputy Director (L.M.D.C.A.)

Subash Chakraborty
Assistant Planner

ANNEXURE-XI: Gazette Notification to preserve the existing land use of the Vehicle Re-fuelling Stations;
(Gazette Notification No. 1043-DMA-33099/15/2023-ESTT-TCP SEC-Dept. of UDMA dated 02.07.2024)

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

GOVERNMENT OF WEST BENGAL

Department of Urban Development & Municipal Affairs

Town & Country Planning Branch

"NAGARAYAN"

DF- 8, Sector - 1, Salt Lake, Bidhannagar, Kolkata - 700064

Memo No. 1043-UDMA-33099/15/2023-ESTT-TCP SEC-Dept. of UDMA

Date : 02.07.2024

NOTIFICATION

WHEREAS it is observed that there is a tendency of change of use of land pertaining to Petrol Pumps into other uses.

AND WHEREAS in the public interest, it is necessary to preserve the existing vehicle refuelling stations.

THEREFORE in exercise of the power conferred by sub section (1) of Section 135 of the West Bengal Town and Country (Planning and Development) Act, 1979, (West Bengal Act XIII of 1979) all the Development Authorities and Planning Authorities are directed to restrict any change of land use of petrol pumps or any re-fuelling stations, a key utility service, by limiting the change of land use to any other vehicle re-fuelling station only, so that in future, when use of fossil fuels may tend to be redundant, those may continue to be used as vehicle refuelling station(s) in other forms such as Electric Vehicle charging station or any other type of vehicle refuelling station(s). For this purpose, all the Development Authorities and Planning Authorities are directed to incorporate this provision in the Land Use and Development Control Plan which are under preparation as per the provisions of the West Bengal Town and Country (Planning and Development) Act, 1979. For the Land Use and Development Control Plan which are already prepared, these provisions may be incorporated by amendment as per section 40 of the West Bengal Town and Country (Planning and Development) Act, 1979.

By order of the Governor,

Sd/-

BINOD KUMAR

Principal Secretary to the Government of West Bengal

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