

KOLKATA MUNICIPAL CORPORATION BUILDING (AMENDMENT) RULES, 2022

O Registered No. WB/SC-247 PHALGUNA 51 .goji*il Extraordinary Published by Authority THURSDAY, FEBRUARY 24, 2022 No. Ga}ttte [SAKA 1943 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 AND MUNICIPAL AFFAIRS (MUNICIPAL AFFAIRS BRANCH) NAGARAYAN, 6TH FLOOR. DF-8, SECTOR-I, SALT LAKE, KOLKATA-700 064 NOTIFICATION No. 240/NIA/O/C-4/3R-I/2019 dated, Kolkata, the 24th day of February, 2022 — In exercise of the power conferred by section 600, read with section 404 of the Kolkata Municipal Corporation Act, 1980 (West Ben. Act LIX of 1980) (hereinafter referred to as the said Act), the Governor is pleased hereby to make, after previous publication published under this Department's Notification No. 1483/MA/O/C-4/3R-I/2019 dated, Kolkata, the 22nd November, 2021 as required by sub-section (1) of section 600 of the said Act, the following amendment in the Kolkata Municipal Corporation Building Rules, 2009, (hereinafter referred to as the said rules):— Amendments In the said rules, after rule 69A, insert the following rule : — "69B. Allowing additional Floor Area Ratio for Mercantile (retail) and Business Buildings— An additional FAR to the tune of maximum 0.25 may be allowed over and above the FAR permissible under rules 69 and 69A for Mercantile (retail) and Business buildings situated in the areas within development control Zone C of the Land Use and Development Control Plan published by Kolkata Metropolitan Development Authority: Provided that this rule may not contravene any other rules or the norm for structural stability or any norm of other regulatory authorities (e.g. Environment Department, Pollution Control Board, Fire and Emergency Services Authority, etc.). Example: Step-I: For 25.00 meter wide abutting road permissible FAR under rule 69 for Mercantile (retail) and Business building= 2.75; 2 Step-2: Step-3: Step-4: EXTRAORDINARY, FEBRUARY 24, 2022 Additional FAR under rule 69A(1)(a) for Green Building is 10% of 2.75 = 0.275; Additional FAR for Commercial Zone complying 69B = 0.25; Total permissible FAR complying rules 69, 69A and 69B = 2.75+0.275+0.25=3.275". By order of the Governor, S. DAS [PARTI Additional Secretary to the Government of West Bengal. Published by the Department of Urban Development & Municipal Affairs (Municipal Affairs Branch), West Bengal and printed at Saraswaty Press Ltd. (Government of West Bengal Enterprise), Kolkata 700 056.