

WEST BENGAL TOWN & COUNTRY PLANNING (DEVELOPMENT OF TOWNSHIP PROJECTS) RULES, 2008

Registered No. WB/SC-247 Kolkata Extraordinary Published by Authority & itttt [SAKA 1930 PART 1— Orders and Notifications by the Governor of Y/est Bengal. the High Court. Government Treasury, etc. GOVERNMENT OF WFSTBENGAL Urban Development Department 'NAGARAYAN', DF-8, sector-I, Kolkata • 100 NOTIFICATION Kolkata, the 27th Ck•lober, In exercise power conferred by section 138 of the Y&st Bengal Town and Country (Planning arxi Development) Act, 1979, the Governor is pleased hereby to make the following rules 1

2. Rules Short title & commencement • (1) These rules may be called the West Bengal Town & Country Planning (Development of Township Projects) Rules, (2) They into force on the date of publication in the Official Gazette, Definitions In these toles, unless the context otherwise requires, "the Act" rncans the West Bengal Town & Country (Planning Development) Act, 1979 (West Bengal Aet "Additional Open means the areas to be provided in the form of greenery, water bexiies etc to be used as a buffer between zones or used to ensure the desired physical environment; "Applicant" nacans ownet or the land within the planning arca and includes authorised of the owner or any body having the right to develop the said land in accordance with 'law and shall also include the transferee; 2 3. 4. d) e) j) '1MEKOLKATA "Basic urban infrastructure an'•cnitics•• includes infrastruetute to provide the basic utilities and services like roads and transpcn't system including parking facilities, street lighting, street furniture', power supply *fid distribution system; telecommunication system; necessary system and facilities for potable water supply, drainage. sewerage and sanitation system; solid waste including bio•medical and e-waste management system; organised open space including landscaping. plantation, urban forestry, rainwaterharvesting and other relevant urban services; urban infrastructure feelilities" includes commercial facility, medical facility. educational facility, recreational facility and Mher infrasructural like post office, fire fighting station, police station/ outpost and relevant facilities; Erplanation - For the purpose of this clause, • i) •commercial facility' shall include premises provided for convenient shops to cater the needs Of the township dwellers, markcl Of perishable goods and Other establishments Of Of centres in activities or such services as compatibly carried Out or renaered in the residential area or mne; i) 'medical facility' shall include premises provided for in-patient treatment and out-patient hcallhcarc unit, dispensary or pharmacy or rtkdical stores and physician's chambers, pathological examinatiß.%i and other diagnostic centres, blood bank. shops of medical equipments & instruments and other alike; •educational facility' Shall include the premises for pte•prelitrinary level sehcxjl to institutions higher Ot Fialised learning; iv} •recreational facility' shall include premises for outdoor and indoor games and socio-cultural and religious activities; i €Clause" rne..ans the clause under the section of the Act; "Net Project means the Project Area mittUS the area to be provided for accommodating basic urban infrastructure amenities, basic urban infrastructure facilities and additional orxn space; "Project Area" means the total area of the contiguous parcel of land, coveting at least forty (40) hectare of lami in case of a residential township€ thirty (30) hectare of land in ease Ot any special category Of township and one hundred (hectare of land in case of an integrated township; "Section' • means the section Of the Act; 'Town Planner" means a person with requisite qualification, recognised by the of Town Planners, India with Bachelor Degree in Civil Engineering oc Architecture or Planning or equivalent. Accessibility {l) site of proposed township project shall have an access with a road less than thirty (30) metres land width (Right Of Way), if not abutting an existing road of at least Sub-Artctial category of Road as recommended in Urban Development Plans Formulation and Implementation (UDPFI} guidelines, land required to develop this access road shall not be included in the project urea. (2} NO internal toad within the Project Area shall be Of Land width less than ten (IO) metres. Allocation ot Land Area *Ille area to be provided for basie urban infrastructure amenities, basic urban infrastructure facilities and additional open space within the township project shall be bess than the following limit'.- 3 Type Towship Residential institutional /ndustrial Other Special Cd\$egory Integrated Note 'i' Area for Basic Urban Infrastructure Amenities 35% of Area 35 % ofProJeer Area of Project Area 35% of Project Area 35% of Project Arca Area for Basic Urban Infrastructure Facilities 10% of Project Areo af Project Area of Project Arca of Project Area 10% of Project Area Additional Open Space nil nil 10% of Pmject

Area nil 5% of Project Area (i) Category oftownshiplike ServicesorHealth or Spons or alike township principal use shall bc covering at least two-third of the Net Project Area but not exceeding three-fourth of the Net Project Area and at least one-fourth of the Net Project Area shall be for residential purpose. (ii) Integrated Township at lea-stone-third of the Net ProjectArea shall purposeandatleasthalf of the Net Project Area shan bc used for other spccial purposes like Institutional, Industrial, Commercial Complexes and alike (iii) nere shall be provision for economic weaker section and low income group Category housing in the township as per the stipulation made by the State Government in this regard, (iv) Principal uses shall also include necessary allied activities exclusively associated with the basic purpose like hostel accommcxlation, staffquarters; specific cntdcot and indoor play areas like foo(ball ground, gymncsiurns etc. and recreational facilities like audiboriums and open air theatres foc exclusive use of the institute or industry. (v) Adequate provisicm for residential accommdation for etvicee-poputa,tion should be considered

5. Development Control Regulations Development Control Regulations for a Township project shall to the Land Use and Development Control Plan (LUDCP) Of the concerned area. The area where no Floor Area Ratio (FAR) in Land Use and Development Control Plan CLUDCP) has been prescribed, the FAR shall neu exceed 2.50- The ground coverage shall not exceed of the project area, lthe area where no LUDCP exists. the Development Control Regulations for Township Project of West Bengal Shall be followed- 6. Number of Dwelling Units:- Every Township Shan have at least two hundred (2CX)) dwelling units per hectare of the Net Project Area, Application for Permission for Development of 'Township' Project:- 2) Subject to the provision of this rule. the applicant shall apply for permission for development of township project to the concerned Planning and Development Authority in the Form appended to this rule, The following particulars and dwamcnts shall submitted along with the application a) b) C) Detailed Project RepoWMaster Plan of the Township Project; Schedule of Plots within the Project Area; Drawings in Quadruplicate i) An index map on a scale not smaller than 1: IOCKJ()•; ii) Site plan Of the Project Arca With C*tiptlteral dimension showing the surrounding area and the existing access or accesgS to the project Area on a scale not smaller than 4 3} iii) v) vii) viit) x) LAYOut plan of the Project Area on a scale not smaller than 1:1000 showing the Iotation Of area to be provided for basic urban infrastructure amenities, basic urban infrastructure facilities and additional open space including the uthcdule of arcas of the proposed uscs, clarly deliocatine the different use-zones as far as possible by means of colour, letters and explanatory no&s or in some Other cmvenient manner illustrated in the plan; Off site infrastructure; Development phasing with project completion schedule; Public Transport Linkage Plan; Details of proposed land showing the contours; Rehabil itation &-Rcscttlement Plan, if required: A detailed plwn Of proposed development work showing the plan, section are elevation on a scale not smaller than 1:100; IEnvironmental Impact Assessment rept; dj g) NO objection certificate from relevant agencies and appropriate authorities Or authorised persons like West Bengal Fire Services. West Bengal Pollution Control Board, Structural Engineer. Geo.l&hncial Engineer etc; An extract of record of rights proBTty registercard Or any Other relevant document showing ownership of land proposed to be specified; *tie Authority may also call from the applicant in writing any further information that may be required for the purpose ofconsidering the application; ne Site Plan and Layout plan shall be prepared by a Town Planner and the detailed plan of all proposed development works shall be prepared by a registered Architect or Civil Engineer- 'ne Planning or Development Authority may also allow the applicant to submit a proposal for development of a township project with pertinent drawings and dcxuments for provisional Ftmission even prior to applicaticm in prescribed format, After scrutiny of the said drawing and chxurnentst the concerned Authority, if satisfied in principle with the proposab may issue an interim permission valid for a period not exceeding one (1) year' provided the applicant pays at the rate of Rs S(YJO.OO (Rupees five thousand) per hectare of the Project Area as processing charge

8. Time-limit for completion Ot Towrwlip Project:• Applicant shall complete the (kvelopment - work in at least one-third Of the project area to make it operational within a span of five (5) years from the date of receipt of formal permission from the concerned Authority. By order of the Governor, P. K. PRADHAN, Principal Secretary to the Government of Bengal. "PublisIAi by C01Mrol[er of Printing and Stationery, West Bengal and printed at Sarasvaty Press L*di West KolkZIS 700 056 5 Application Form (See 7) (Application for permission for carrying Out any VTow•nship Country (Planning and Development) Act. 1979) From v; Name " under section 46 of the West Bengal Town and Address To

Planning Authority/Development Authority. Sir. I intend to develop "Township" project covering hectare of land under the jurisdiction of Municipal Corporation/ Municipality/ Gram Panchayat covering Moura or Mouzas with JL No(s) accessible from or abutting the existing road named under Police Station, in accordance with the provisions or section 46 Of the West Bengal Town and Country (Planning and Development) Act. 1979 and rule '7 of the West Bengal Town & Country Planning (Development of Township) Rules, Following Documents and Drawings in quadruplicate are submitted herewith for consideration of the proposal'; request that the proposed development may be approved and that permission may be accorded to carry out the Township. Signature Of the Town Planner Signature of the Applicant

