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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

Urban Development Department
“NAGARAYAN”,
DF-8, Sector-I, Salt Lake,
Kolkata - 700 064

NOTIFICATION

No. 4150-UD/O/M/HID/4I-3/2011 Dated, Kolkata, 18th December, 2014— In exercise of the powers conferred by section 159 read with section 65 of the New Town Kolkata Development Authority Act, 2007 (West Bengal Act XXX of 2007) (hereinafter referred to as the said Act), the Governor is hereby pleased to make, after previous publication as required under sub-section (1) of section 159 of the said Act, the following amendments in the New Town Kolkata (Building) rules, 2009 (hereinafter referred to as the said rules) :—

Amendments

In the said Rules:—

1) In Rule 21

After table IV the following provisions will be inserted—

Provided that some **incremental FAR** to buildings may be allowed over and above the FAR ordinarily allowable under existing rules in the following manner:

- a) **10% additional FAR** is to be allowed in cases of green buildings and certification of green buildings will be done by the designated authorities / agencies to be notified.
- b) **15% additional FAR** is to be granted in case of mass housing projects, hospitals, IT buildings, mega commercial projects etc., if there are adequate urban infrastructure and facilities available in the locality to cater to the enhanced civic demands.

- c) In order to encourage big residential complexes, old residential high-rise buildings, commercial malls, hospital & educational buildings etc. to provide additional parking facilities over and above the minimally prescribed parking spaces, the additionally provided parking space should not be counted as consumption of FAR.
- d) In areas within 500 meters on either side of the 'under construction Metro Corridor where construction work has actually begun' a maximum of **15% additional FAR** is to be allowed over the prescribed amount for properties abutting 15 meter to 24 meter wide roads and a maximum of **20% additional FAR** is to be allowed over the prescribed amount for properties abutting more than 24 meter wide roads.
- e) In no case the benefits as mentioned above in point nos. (a) to (d) shall be clubbed.

Provided further that:

- i) The grant of **additional FAR** must be in conformity with the LUDCP and must not contravene the norm for structural stability and or any norm of other regulatory authorities (e.g. Environment Department, Pollution Control Board, Fire & Emergency Services Authority, Airport Authority etc.).
- ii) The rate / fee / charge payable for the **additional FAR** should be decided in terms of "Lease Premium rates" of WBHIDCO Ltd.
- iii) **All incremental fees / charges** collected on account of grant of **additional FAR** will be payable to WBHIDCO Ltd. directly.

By order of the Governor,

DEBASHIS SEN,
*Principal Secretary to the Government of West Bengal
Urban Development Department.*