

ADVISORY

Advisory on “ Rain water Harvesting, Tree Cover, Waste Water Recycling and Roof Top Gardening”.

1. Tree cover shall be provided every plot irrespective of use-group and plot size.
2. Part of the car parking space shall have to be provided for electric vehicle charging facilities for all plots irrespective of use-group and plot size.
3. Roof top RWH system shall form a part of the building and shall have to be included in the building plan, either for direct use of the rain water or for ground water recharging, or both, applicable in case of new building or any new housing complex or expansion of any existing building or housing complex.
4. Waste water recycling system shall be established in all buildings including group housing having minimum discharge of 25,000 litres and above per day for flushing of toilets/gardening/car washing etc.
5. Reflecting paint or roof top solar panel shall be applied over roof area to minimize the heat absorption for all plots irrespective of use-group and plot size.
6. For residential population maximum permissible limit of portable water shall be 120 Lt. per Capita per day
7. For floating population (Non-residential population) maximum permissible limit of portable water shall be 40 Lt. per Capita per day
8. **Roof Top Gardening:**
 - i) In order to promote eco-friendly measures, all plot owners are encouraged to include roof top garden with solar sheds in the building (shed to be provided as and where applicable). For plot area above 300sq mt., roof top garden shall be mandatory.

ii) Area to be covered by roof garden, as per uses and plot sizes are given below:

Building Type	Roof Area to be covered by Roof Top Garden	
Residential	Single dwelling units with Plot size up to 300 sqm	40% of roof area
	Single dwelling units with Plot Size above 300 sqm	40% of roof area

	Multiple dwelling units with Plot size above 300 sqm	25% of roof area
Educational	Plot size up to 1 acre	30% of roof area
	Plot size more than 1 acre	25% of roof area
Other Uses	Plot size up to 1 acre	30% of roof area
	Plot size more than 1 acre	25% of roof area
Storage & Industrial	Any Plot Size	Not required

iii) Design requirement for the roof top garden are:

- Sheds to be provided for the garden as and where applicable. Use of solar panels in the shed is preferable.
- Building Structure need to be designed appropriately to sustain the load of soil to be used for roof garden.
- Proper water proofing to be done so that there is no problem of seepage / leakage.
- In case Garden is proposed on roof level with adequate waterproofing, the same should be raised from the terrace level by a maximum of 600mm.
- In places the roof garden is happening, the parapet height allowable will be 1.25m from the soil fill of 600mm.
- A room of area maximum 5sqm will be allowed free of FSI at roof level for keeping garden equipment. ”


Chief Executive Officer
New Town Kolkata Development Authority

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Copy forwarded for information to:

- Joint Managing Director, WBHIDCO
- Executive Director, WBHIDCO
- Chief Engineer, WBHIDCO
- Chief Engineer, NKDA
- Chief Architect, NKDA
- Executive Architect, NKDA
- All GMs, WBHIDCO
- All Executive Engineer, NKDA


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