

The



Kolkata **Gazette**

सत्यमेव जयते

Extraordinary
Published by Authority

SRAVANA 4]

MONDAY, JULY 26, 2021

[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 & Municipal Affairs
Town & Country Planning Branch
‘Nagarayan’, DF-8, Sector-I, Bidhannagar
Kolkata-700064

NOTIFICATION

Memo No. 2009-T&CP/C-2/1R-01/2021

Dated, Kolkata, 26th July, 2021.

In exercise of the power conferred by section 138 of the West Bengal Town and Country (Planning and Development) Act, 1979 (West Ben. Act XIII of 1979), the Governor is pleased hereby to make, with immediate effect, the following amendments in the West Bengal Town and Country Planning (Development of Township Projects) Rules, 2008 (hereinafter referred to as the said rules):—

Amendments

In the said rules,—

(1) in rule 2, after clause (f), *insert* the following clause:—

‘(ff) “Master Plan or Development Plan” includes a land use zoning plan for visioning, controlling, directing and promoting sound and rational development and redevelopment of any area for a specific time period.’;

(2) in rule 4,—

(a) for the table, *substitute* the following table:—

Type of Township	Area for Basic Urban Infrastructure Amenities	Area for Basic Urban Infrastructure facilities	Additional Open Space
Residential	30% of Project Area	25% of Project Area	5% of Project Area
Institutional	30% of Project Area	25% of Project Area	5% of Project Area
Industrial	30% of Project Area	25% of Project Area	10% of Project Area
Other Special Category	30% of Project Area	25% of Project Area	5% of Project Area
Integrated	30% of Project Area	25% of Project Area	5% of Project Area.

(b) in the Note, for serial No. (iii), *substitute* the following serial No.:-

“(iii) There shall be mandatory provision for Economically Weaker Section (EWS) and Lower Income Group (LIG) as per the *Gazette* Notification *vide* No. 1148-T&CP/C-2/3A-2/2011, dated 20th July, 2011, made by the State Government in this regard. Such category of housing shall be allotted to eligible families by a Government agency through a transparent process which may include-

- (a) the size, specifications and price of such units shall be laid down by the State Government;
- (b) a panel of Chartered Engineers shall be drawn up to certify the quality standards of such units.”;

(3) in rule 7 –

(a) in sub-rule 1, for the words “in the Form appended to this rule”, *substitute* the words and number “in **FORM-I** appended to these rules”;

(b) for sub-rule (3), *substitute* the following sub-rule:-

“(3) (a) The Planning or Development Authority may also allow the applicant to submit a proposal for development of a township project with pertinent drawings and documents for provisional permission in **FORM-IA** even prior to application in prescribed format.

(b) After scrutiny of the said drawing and documents, the concerned Authority, if satisfied in principle with the proposal, may issue provisional permission valid for a period of one (1) year, provided the applicant pays at the rate of Rs 10000/- (Rupees ten thousand) per hectare of the Project Area as processing charge.

(c) The concerned authority may, on application made in this behalf before the expiry of the aforesaid period, extend the same for such time as it may think proper, but the total period shall in no case exceed three years, provided that the applicant pays the renewal fees of Provisional Permission for subsequent years at the rate of Rs. 12000/- (Rupees twelve thousand) per year per hectare of the Project Areas on pro-rata basis subject to minimum of Rs.6000/- (Rupees six thousand), as processing charge.

(d) If any permission lapses under sub-rule (a) or (b), such lapse shall not bar any subsequent application for fresh permission under this rule.

(e) In case of extension of time period, no change in Master Plan and other criteria of said township shall be granted.”;

(4) for rule 8, *insert* the following rule:-

“**8. Time-limit for completion of Township Project.**– The Applicant shall complete the development 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.

After completion of development of one-third of the project area, the applicant shall submit the Master plan describing the built up area to assess the status of development progress.”;

(5) after FORM-I, *insert* the following form:-

“FORM- IA

[See Rule 7(3)]

[Application for provisional permission for carrying out any “Township Project” under rule 7(3) of the West Bengal Town & Country Planning (Development of Township Projects) Rules, 2008.

From :

Name :

Address :

.....

To

The Planning Authority/Development Authority/District Magistrate*.

Sir,

I intend to develop a "Township" project under the jurisdiction of Municipal Corporation/Municipality/Gram Panchayat under Police Station, in accordance with the provisions of rule 7(3) of the West Bengal Town & Country Planning (Development of Township) Rules, 2008.

- i) Total area of township proposed : _____ in hectares.
- ii) Theme/Economic focus proposed : _____
- iii) No. of EWS residential units proposed : _____ and its percentage of the total: _____
- iv) Details of the applicant with (PAN/TAN/Registration etc.) as applicable : _____

Following documents and drawings in triplicate are submitted herewith for consideration of the proposal:

- i) Land schedule (Mouza name/JL No./Plot No./Area) with map : _____
- ii) Declaration of non-use of force in purchasing land.
- iii) Master Plan including basic maps.

I request for clearance from Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976 and clearance u/s 14Y of Land & Land Reforms Act and provisional permission may be accorded to carry out the Township Project.

Signature of the Town Planner

Signature of the Applicant.

Copy to :

- 1) The Additional Chief Secretary, Land & Land Reforms Department, Govt. of West Bengal.
- 2) The Principal Secretary, Urban Development Department, Govt. of West Bengal.

Signature of the Applicant.”,

By order of the Governor,

Sd/-

KHALIL AHMED

*Principal Secretary to the Government
of West Bengal.*