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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 & Municipal Affairs Department
(Town & Country Planning Branch)
Nagarayan, DF-8, Sector-I, Salt Lake, Kolkata-700064

NOTIFICATION

(u/s 135 of the West Bengal Town and Country (Planning & Development) Act 1979)

No. 1527 UDMA-22013(99)/6/2022-DAC SEC-Dept. of UDMA

Dated, Kolkata, 22nd July, 2022

Operational Guidelines for issuing Development Permission under Section 46 of the West Bengal Town and Country (Planning & Development) Act, 1979 in Development Authorities/ Planning Authorities.

I. Background

Every Development Authority/Planning Authority under the broad umbrella of **the West Bengal Town and Country (Planning & Development) Act, 1979 and its relevant Rules** issues Development Permission to any person or body intending to carry out any development within its jurisdiction. However it has been noticed that different Development Authorities follow different workflows and procedures for the issuance of Development Permissions which sometimes can be a lengthy and cumbersome ordeal. Therefore to have a uniform procedure the existing procedures of issuance of Development Permission have been simplified and made uniform for all the Development and Planning Authorities. Efforts have been made to shorten the processing period for issuing development permission. The Operational Guideline has been devised keeping in mind a uniform and fluid workflow to diminish the timelines and minimize procedural delays and its integration with the online portal of “*e-Anumati*”.

II. Sections of The West Bengal Town & Country (Planning & Development) Act, 1979

Chapter VI Section 31 sub-section (1) “*A Planning Authority or Development Authority shall, within two years of the declaration of a Planning Area, prepare a plan (hereinafter called the [Land Use and Development Control Plan] for the Planning Area and forward a copy thereof to the State Government;.....*”

Section 31 sub-section (2) “*The [Land Use and Development Control Plan] in any area shall be a written statement,—*

- (a) *formulating the policy and the general proposals including maps of the Planning Authority or the Development Authority in respect or the development and general use of land in that area including measures for the improvement of the physical environment;*
- (b) *Stating relationship between these proposals and general proposals for the development and general use of land in neighboring areas which may be expected to affect the area; and”*

Section 31 sub-section (4) “*The [Land Use and Development Control Plan] may also—*

- (a) (i) *indicate broadly the manner in which the Planning Authority or the Development Authority proposes that land in such area should be used;.....*
- (b) *allocate areas or zones of land for use—*
 - (i) *for residential, commercial, industrial, agricultural, natural scenic beauty, forest, wild life, natural resources, fishery and landscaping;*
 - (ii) *For public and semi-public open spaces, parks and playgrounds;*
 - (iii) *For such other purposes as the Planning Authority or the Development Authority may think fit;.....*
- (d) *include regulations (hereinafter called Zoning and sub-division regulations) to control within each zone the location, height, number of storeys and size of buildings and other structures, the size of yards, courts and oilier open spaces and the use of buildings, structures and land and subdivision of land and the street alignments, set back distances, embankments, constructional activities destroying natural scenic beauty and provide for amenities in hill areas and coastal areas and such other issues as may be considered appropriate by the Authority;.....”*

Chapter IX

Section 102.(1) *In accordance with the provisions of this Act and the rules made thereunder and with the previous sanction of the State Government, every Planning Authority or Development Authority shall, by notification, levy a charge (hereinafter called the development charge) on the carrying out of any development or change of use of land, for which permission is required under Chapter VII, in the whole or any part of the planning area at rates not exceeding those notified under section 103:....*

Section 103. *The State Government shall by notification fix up the rates of development charge for the following:*

- (a) *for the institution of use—*
 - (i) *for residence,*
 - (ii) *for industry,*
 - (iii) *for commerce,*
- (b) *for change of use—*
 - (i) *from agriculture to residence,*
 - (ii) *from agriculture to industry,*
 - (iii) *from agriculture to commerce,*
 - (iv) *from residence to industry,*
 - (v) *from residence to commerce,*

(vi) from industry to residence,

(vii) from industry to commerce, and

(c) for carrying out any other Development under this Act.

The Planning Authority and Development Authority (Levy of Development Charges) Rules, 1980

Rule 3. Assessment of development charges—Development charge shall be assessed and levied separately on the institution of use, change of use and carrying out development by erection or re-erection of any building or works.

Rule 4. Determination of the rates of development charges—The Authority shall, by notification published in the Official Gazette, levy a development charge on the carrying out of any development or change of use of land, for which permission is required under Chapter VII of the Act, in the whole or any part of the planning area at rates not exceeding those specification of section 103 of the Act :

Provided that the rates may be different for different parts of the planning area and the Authority in assessing the development charges shall take into account the land value or the building value generally, as the case may be, in the local area before arriving at the rate of development charge for such area.

Rule 5. Mode of application for permission—Any person who intends to carry out any development or change of use of land shall apply to the Authority for permission in Form 1 for the assessment of development charge payable in respect thereof before 30 days of the commencement of the proposed development or change of use of any land or building.

Rule 6. Determination of development charges—The Authority shall, on such application being made or if no such application is made, after serving a notice in writing on the person liable to such payment, determine whether or not and if so, what development charge is leviable in respect of the development or institution of use or change of use of land or building and issue a provisional notice of demand for the payment of development charge to the owner or occupier in Form 2.

Rule 7. Final assessment of development charges—The Authority after taking into consideration the objection, if any, filed by such person in respect of the provisional notice served, shall finally assess the amount of development charge payable by such person and issue a notice in writing of such assessment in Form 3.

Rule 8. Payment of development charges—A person on receipt of the final assessment order under rule 7 shall be liable to pay to the Authority the development charge assessed within 30 days from the date of communication of the assessment order.

III. From the above statutes it is clear that there are broadly two parts for the issuance of development permissions:

- (a) **Land Use Compatibility** – which primarily deals with the *Institution of Use* or *Change of Use* of land in conformity with the approved and notified LUDCP of the Development Authority/Planning Authority
- (b) **Carrying out any other Development under this Act**—which primarily deal with the regulations of buildings as per provisions of the approved and notified LUDCP of the Development Authority/Planning Authority and or Building Regulation of the Local Self Governments.

Note1: ...It has to be borne in mind that both the above two permissions together constitute the Development Permission which is required to be taken by an applicant as per section 46 of the West Bengal Town & Country (Planning & Development) Act, 1979. However an applicant can take the permission of “Land Use Compatibility” first and “Carrying out any other Development under this Act” later on, but under no circumstances can an applicant take the permission of “Carrying out any other Development under this Act” without getting the permission of “Land Use Compatibility”. Also the provision of Section 48 of the West Bengal Town and Country (Planning & Development) Act, 1979 will be applicable in this case.

Note2: The proposed Land Use of the Applicant has to be compatible with the Land Use as given in the approved and notified LUDCP of the Development Authority/Planning Authority for issuance of LUCC, otherwise no LUCC will be given and the Question of Levy of development charges will not arise. The Development Charges are to be levied on the basis of the following Points :

- a) If the Land is vacant in the adopted and notified LUMR and the proposed use in anything other than vacant, then Institution of Use will be charged.*
- b) If the Land Use in the LUMR is anything other than vacant and the proposed land use as sought by the applicant is something other than the land use specified in the LUMR, then Change of Use will be applicable.*
- c) However in no case both Institution of Use and Change of Use will be charged simultaneously.*
- d) If the Land Use as shown in the LUMR and the proposed Land Use as sought by the applicant are the same then there won't be any Levy of Development Charge*
- e) Points a)-e) is applicable for calculation of the Levy of development charges for issuance of LUCC.*
- f) For Calculation of Development charges for carrying out any other Development (for carrying out development by erection or re-erection of any building or works) assessment is to be done on volumetric content of Building.(in Mt cube)*

IV. Broad overview of the Application process

1. For Land Use compatibility :

Step 1: Applicant needs to apply for Development Permission for LUCC along with necessary documents.

Step 2: Then documents submitted are verified and land use compatibility and other aspects like site verification, land & legal issues are checked by the authority at different levels.

Step 3: If required, authority may ask for more information from the applicant.

Step 4: Finally, either the application is sanctioned or rejected. If sanctioned, applicant would be asked to deposit Development Charges and subsequently on payment of the requisite Development Charges, Development Permission Certificate for land use compatibility would be issued with or without condition.

2. For Carrying out any other Development by erection or re-erection of any building or works under this Act

Step 1: Applicant needs to apply for Development Permission along with necessary documents, Maps, Plans etc. along with reference of the approved LUCC.

Step 2: The documents/Maps/Plans submitted are verified as per the provisions of the Regulations of Local Self Governments and/or Development Control Regulations (DCRs) of the LUDCP and other aspects like site verification, land & legal issues are checked by authority at different levels.

Step 3: If required, authority may ask for more information from the applicant

Step 4: Finally, either the application is sanctioned (with or without conditions) or rejected. If sanctioned, applicant would be asked to deposit Development Charges and subsequently on payment of the requisite Development Charges, Development Permission Certificate for carrying out any Development by erection or re-erection of any building or works would be issued.

V. Essential Documents

Every applicant seeking development permission under any Development Authority/Planning Authority is required to keep the following information ready with him/her for the registration process :

1. Valid Mobile number
2. Valid Email ID

1. For Land Use compatibility

Besides the above, the applicant is also required to upload/submit soft copies of all the following documents :

1. Updated ROR of the Plot (Mandatory)
2. Copy of Deed (with Sketch Map) of the land owner (Mandatory)
3. Updated Khajna Rashid of BL&LRO
4. Mutation Certificate Municipality/Municipal Corporation (Mandatory in ULB limits)
5. Other Deeds (as per requirement)
6. RS/LR plot index map marked in red and Site plan of proposed area with dimensions, showing existing structures, if any drawn by Architect / empanelled LBS/ (Mandatory)

2. For Carrying out any other Development under this Act

1. Reference of the previously issued LUCC Certificate & copy of the LUCC. (Mandatory)
2. Conversion Certificate of the plot of land from BL&LRO. (if applicable)
3. Details of proposed development showing plans, sections and elevations (as per regulations and at an appropriate scale) drawn by empanelled LBS/Architect/Structural Engineer/Geo-Tech Engineer (as per requirement)- (Mandatory).

When the applicant has all the above mentioned documents/ information ready he/ she can submit the application along with aforementioned documents in the respective Development / Planning Authority through the respective URL of the Development Authority/ Planning Authority and initiate the application process.

VI. Work Flow :**1. For Land Use compatibility Certificate (LUCC)****Event-1:**

Applicant is required to apply for Development Permission as per prescribed format of **Form-1** (Application for Assessment of Development Charges attached herewith as **Annexure-C**) to the Head of the Office.

Event-2:

Subsequently, the Head of the Office will assign the application to the Head of the Planning Section/ Wing/ Branch (or to the assigned official), who will assign the same to the subordinate planners or officers/Staff.

Event-3:

- (a) After receipt of the application, the subordinate Planner or the officer/staff (whom the work has been assigned to by the Head of the Planning Section/Wing/Branch) will scrutinize the documents (in terms of land use compatibility with the respective Land use and Development Control Plan (*hereafter known as LUDCP*) of the Development Authority / Planning Authority, Land ownership details, litigation if any, etc.) and send for site verification.
- (b) If necessary, the documents may be sent for further verification to the Head of the Land Section, who would check if the land documents are correct in all respects.
- (c) If required, legal opinion for certain cases may be sought from Head of the Law Section of the Development Authority / Planning Authority.

In case, Land and / or legal department is not there, the officer/staff (whom the work has been assigned to) will do all the necessary checking and verification.

Event-4 :

- (a) After verification, the assigned Planner or Officer or staff will put up a site visit report with photos & observations along with Calculation of Development Charges and check the fulfillment of the criteria of the compatibility of the proposed Land Use with the respective LUDCP and submit Scrutiny Report to the Head of the Planning Section/Wing/Branch.
- (b) After verification of land documents, the Head of the Land Section will prepare a land clearance report and submit to Head of the Planning Section/Wing/Branch.
- (c) After verification of the documents, the legal cell will prepare a clearance certificate and submit to Head of the Planning Section/Wing/Branch.

Event-5 :

- (a) If satisfied with the Scrutiny Report, legal clearance report and land clearance report and after the checking of the Development Charges, the Head of the Planning Section/ Wing/ Branch will recommend (with or without conditions) for Development Permission and forward to the Head of the Office for approval.
- (b) If not satisfied, the Head of the Planning Section/Wing/Branch may either
 - i. *Suggest for clarification / rectification from the applicant with details of the required clarification/rectification/documents,*
 - ii. *Recommend for rejection of the Development Permission with proper reasons*
 - iii. *Return to the Planning Section / Legal Cell / Land Cell for further clarification*

Event-6 :

As per recommendation of the Head of the Planning Wing the Head of the Office shall either :

- a. Approve the form (**Form-2** - refer **Annexure-D**) or
- b. Intimate the applicant asking to submit such documents/maps/papers as will be required to process the Application further or
- c. Intimate Rejection of the application to the Applicant stating the reason for such rejection

Event-7 :

In the Event of the applicant is asked to submit documents/give clarifications, the applicant will upload the required documents/give written explanation etc. and submit it to the Head of the Office. The Head of the Office will forward the same to the Head of the Planning section which will be securitized accordingly and sent back in the same way as in **Event 5**.

Event-8 :

- (a) On generation and intimation of **Form-2** (refer **Annexure-D**) to the applicant, it will be “live” for 15 days and the applicant within 15 days can either accept or raise objection on **Form-2**. If accepted by the applicant, **Form-3** (refer **Annexure-E**) will be generated with some special conditions, if any, from the end of the Head of the office and to be intimated to the applicant for payment of the Development charges within 30 days.
- (b) On receipt of Form-2, the applicant may lodge objection, if any, within 15 days to the Head of the Office.

Event-9 :

On receipt of the objection, the Head of the Office may refer to the Head of the Planning Section / Branch for the following action:

- (a) A hearing may be done for settlement.
- (b) Head of the Planning Section / Branch may forward to the Head of the Office with recommendation for issuing Form-3 to the applicant.

- (c) Form-3 will be generated and intimated to the applicant from the end of the Head of Office with direction to pay within 30 days.

Event-10 :

On receipt of **Form 3**, the applicant will deposit Development Charge and inform the Authority.

Event-11 :

On confirmation of the payment of Development charges, Land Use Compatibility Certificate (hereafter known as **LUCC**) in **Form-4** (attached herewith as *Annexure-F*) generated from the end of the Head of the Office and will be intimated to the applicant and the Head of the Planning Section/ Wing/ Branch.

A graphical representation of the same has been attached as **Annexure A**.

2. For Carrying out any other Development under this Act

The work Flow is primarily the same as above. For Development Control Regulation the Applicant needs to provide a Copy of the LUCC and reference to the application for which LUCC was sought for.

Event-1 :

Applicant is required to apply for Development Permission **for Carrying out any other Development for erection and re-erection of building**, as per prescribed format of **Form-1** (Application for Assessment of Development Charges attached herewith as *Annexure-C*) to the Head of the Office.

Event-2 :

Subsequently, the Head of the Office will assign the application to the Head of the Planning Section/ Wing/ Branch (or to the assigned official), who will assign the same to the subordinate planners or Officers/Staff.

Event-3 :

- (a) After receipt of the application, the subordinate Planner or the officer/staff (whom the work has been assigned to by the Head of the Planning Section) will scrutinize the documents (in terms of Building Rules and Regulations and/or the Development Control Regulations (*hereafter known as DCR*) with the respective Land use and Development Control Plan (*hereafter known as LUDCP*) of the Development Authority/ Planning Authority, land ownership details, litigation if any, etc.) and send for site verification and check the previously issued LUCC.
- (b) If necessary, the documents may be sent for further verification to the Head of the Land Section, who would check if the land documents are correct in all respects.
- (c) If required, legal opinion for certain cases may be sought from Head of the Law Section of the Development Authority/ Planning Authority.

In case, Land and / or legal department is not there, the officer/staff (whom the work has been assigned to) will do all the necessary checking and verification.

Event-4 :

- (a) After verification, the assigned Planner or Officer or staff will put up a site visit report with photos, a very detailed checking of the Building Bye-Laws (Development Control Regulations) as provided in the LUDCP with the submitted drawings & observations along with calculation of Development Charges and check the previously approved LUCC and submit a Scrutiny Report to the Head of the Planning Section/Wing/Branch.
- (b) After verification of land documents, the Head of the Land Section will prepare a land clearance report and submit to the Head of the Planning Section.
- (c) After verification of the documents, the Legal department will prepare a clearance certificate and submit to Head of the Planning Section/Wing/Branch.

Event-5 :

- (a) If satisfied with the scrutiny report, Legal Clearance Report, Land Clearance Report and the checking of the Development Charges the Head of the Planning Section/ Wing/ Branch will recommend for Development Permission and forward to the Head of the Office for approval.
- (b) If not satisfied, the Head of the Planning Section may either
 - i. *Suggest for clarification / rectification from the applicant with details of the required clarification/ rectification/documents*
 - ii. *Recommend for rejection of the Development Permission with proper reasons*
 - iii. *Return to the Planning Section / Legal Cell / Land Cell for further clarification*

Event-6 :

As per recommendation of the Head of the Planning Wing the Head of the Office will.

- (a) Approve the form (**Form-2-refer Annexure-D**) or
- (b) Intimate the applicant asking to submit such documents/maps/papers as will be required to process the Application further or
- (c) Intimate Rejection of the application to the Applicant stating the reason for such rejection

Event-7 :

In the Event of the applicant is asked to submit documents/give clarifications the applicant will upload the required documents/give written explanation etc. and submit it to the Head of the Office. The Head of the Office will forward the same to the Head of the Planning section which will be securitized accordingly and sent back in the same way as in **Event 5**.

Event-8 :

- (a) On generation and intimation of **Form-2** to the applicant, it will be “live” for 15 days and the applicant within 15 days can either accept or raise objection on Form-2. If accepted by the applicant, Form-3 will be generated with some special conditions, if any, from the end of the Head of Office and to be intimated to the applicant for payment of the Development charges within 30 days.
- (b) On receipt of **Form-2**, the applicant may lodge objection, if any, within 15 days to the Head of the Office.

Event-9 :

On receipt of the objection, the Head of the Office may refer to the Head of the Planning Section / Branch for the following action :

- (a) A hearing may be done for settlement.
- (b) Head of the Planning Section/Wing/Branch may forward to the Head of the Office with recommendation for issuing Form-3 to the applicant.
- (c) **Form-3 (refer Annexure-E)** will be generated and intimated to the applicant from the end of the Head of Office with direction to pay within 30 days.

Event-10 : On receipt of **Form 3**, the applicant will deposit Development Charge and inform the Authority.

Event-11 : On confirmation of the payment of Development charges, Final Certificate of payment of Development Charge in **Form 5 (refer Annexure-G)** is to be generated from the end of the Head of the Office and will be intimated to the applicant and the Head of the Planning Section/ Wing/ Branch

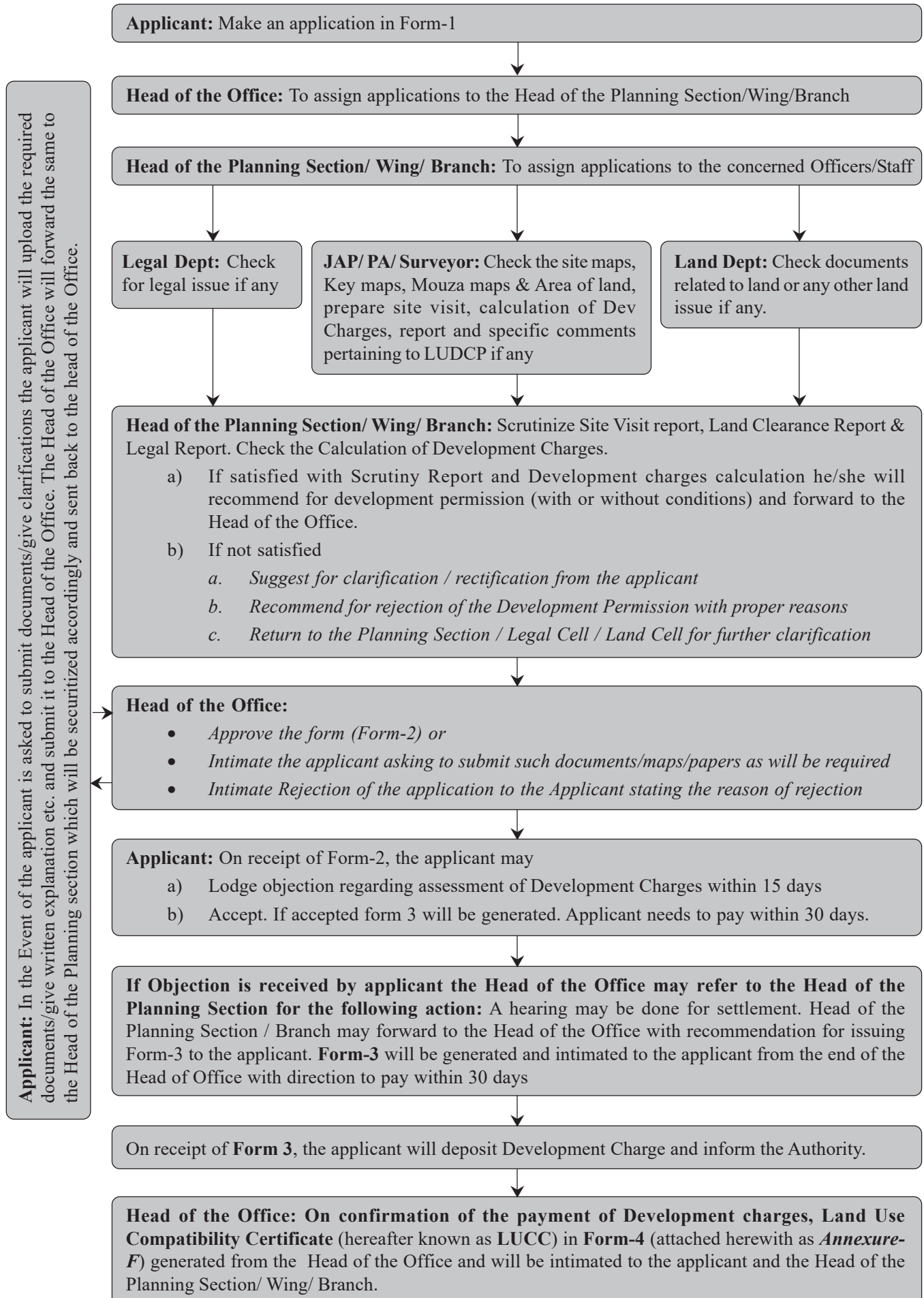
A graphical representation of the same has been attached as **Annexure B**.

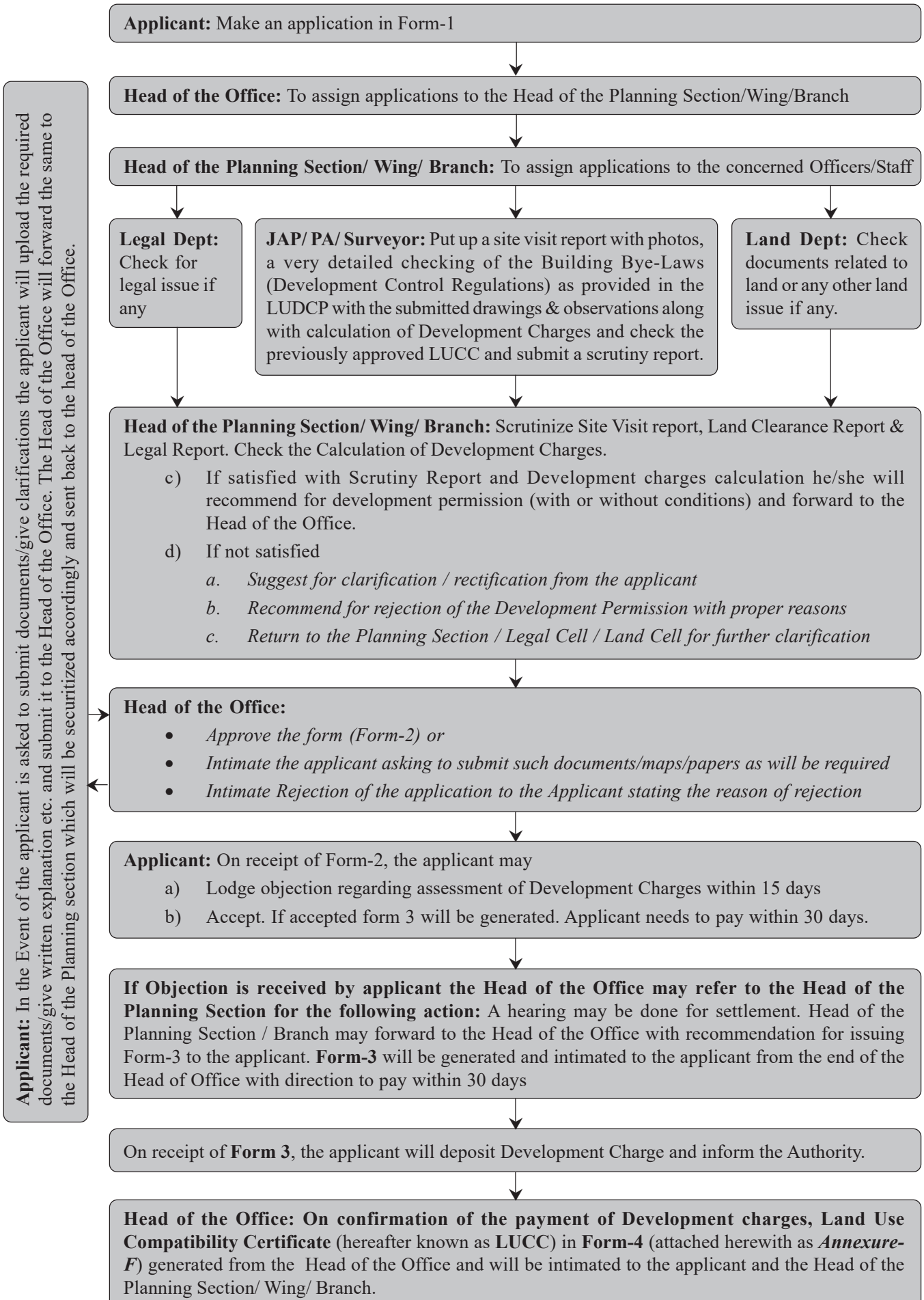
By Order of the Governor,

Sd/-

ANIRUDDHA RAHA

Special Secretary to the Government of West Bengal

Annexure A

Annexure B

Annexure C**FORM 1***(See rule 5)***Application for Assessment of Development Charges**

To

The Planning Authority/Development Authority,

Sir,

I intend to develop/institute/change the use of land/building as per details furnished in the statement below for which permission is required under this Act. I hereby request that you will be pleased to declare the liability of land and/or building for the levy of development charge and to determine the development charges payable and communicate the same to me.

Yours faithfully,

1. (a) Name of the owner/occupier :
 (b) Full address :
 (c) Name of applicant :
 (d) Date of application for permission :
2. Description of land or building for which development has to be assessed
3. Land
 - (i) Total area of land in square metre :
 - (ii) Present use : Residential/Industrial/Commercial/Agricultural.
 - (iii) Use proposed : Residential/Industrial/Commercial/Agricultural.

Building

 - (i) Plinth area of building and cubic metre of the content of such building of works :
 - (ii) Present use : Residential/Industrial/Commercial.
 - (iii) Use proposed : Residential/Industrial/Commercial.
4. Any other particulars supporting the application :

Date :

Place :

Signature of the Applicant

Source: The Planning Authority and Development Authority (Levy of Development Charges) Rules, 1980

Annexure D**FORM 2***(See rule 6)***Provisional Notice of Assessment of Development Charges**

To

Please take notice that the development charge for the development/institution of use/ change of use to use in the land and/or building within an extent of square metre of land/ cubic metre of building has been provisionally assessed at Rs. (here enter the particulars of assessment) you may lodge before the Planning Authority within 15 days from the date of receipt of this notice a statement in writing of your objections, if any, to the assessment. The objections, if any, received will be enquired into on at when you may appear in person or through an authorised agent and present any oral or documentary evidence in support of your objection.

Date :

Place :

.....

Source: The Planning Authority and Development Authority (Levy of Development Charges) Rules, 1980

Annexure E**FORM 3***(See rule 7)***Notice of Demand of Development Charge**

To

.....

Please take notice that the land/building with an extent of metres/ cubic metres has been assessed/for the payment of a development charge of Rs. You are required to pay the above sum within 30 days from the date of service of this notice to the Planning Authority/Development Authority. Please take notice that if the payment is not made within the time specified above interest at the rate of 6% per annum on the amount outstanding shall also be payable.

By order of the Governor,

Date :

Place :

Sd/- A. CHOUDHURY
Secy. to the Govt. of West Bengal.

Source: The Planning Authority and Development Authority (Levy of Development Charges) Rules, 1980

Annexure F

Form-4
(see rule 9)

.....DEVELOPMENT/PLANNING AUTHORITY

Memo No.:

..... Date :

To

.....
.....

**Sub : Land Use Compatibility Certificate u/s. 46 of the West Bengal Town & Country
(Planning & Development) Act, 1979**

In reference to his/her application dated..... on the subject quoted Above, the proposed institution of use/change of Use of land from to development for Land area of square meters (Site Plan enclosed) at C.S./R.S./L.R. Plot No. (L.R.) (R.S.), in Sheet No. (L.R.) (R.S.), Holding No within Ward No Mouza J.L. No. under Police Station, he/she is hereby informed that the development/ institution change of use of land as proposed is compatible / incompatible to the proposed Land Use of the as per Land Use Development and control Plan (LUDCP) prepared and published by the Development / Planning Authority under section 38(3) of the West Bengal Town & Country (Planning & Development) Act, 1979, whereas, predominant land use of the proposed parcel under reference is Zone No. as per Land Use Map & Register (LUMR) adopted by Development / Planning Authority under section 29(3) of the WB T&C (P&D) Act, 1979. The development charge as leviable under the said act for the proposed development / institution / change of use of land has paid vide money receipt No. dated/ no such development charge is leviable.

With reference to the application mentioned above, the Development/ Planning Authority does not have any objection for the development of the schedule of land for purpose, subject to the following conditions, as stated below :

1. Permission for conversion must be obtained by the applicant from the competent authority U/s. 4C of the West Bengal Land Reforms act, 1955 ;
2. The permission of development is without prejudice and other law, if any, to any of the permission of Urban Land (Ceiling and Regulation) Act, 1976 (section 33 of 1976) & section 4C of The West Bengal Land Reforms Act, 1955.
3. The Development permission shall stand automatically revoked if it violates any of the provision of the prevailing laws of the country.
4. Any development on the aforementioned plot/plots of land should have to abide by the development Control Regulations as applicable.
5.
6.

Yours faithfully,

.....
.....
Development Planning Authority

Annexure G**Form-5**
(see rule 9)

.....DEVELOPMENT/PLANNING AUTHORITY

Memo No.:

..... Date :

To

.....
.....**Sub : Certificate of payment of Development Charge u/s 45 of the West Bengal Town & Country (Planning & Development) Act, 1979.**

In reference to his/her application dated on the subject quoted above, the proposed institution of use/change of use of land from to development for land area of square meters at C.S./R.S./L.R. Plot No. (L.R.) (R.S.) In Sheet No. (L.R.) (R.S.) Holding No. Within Ward No. Mouza J.L. No. under Police station. It is certified that the development charge as leviable as per the provision under section 102 of the West Bengal Town & country (Planning & Development) Act, 1979 read with rule 8 of the Planning Authority and Development Authority (Levy of Development Charges) Rules, 1980 for erection and re-erection of building with an extent of cubic meters has been paid / vide Money Receipt No. dated This certificate is being issued consequent to the Grant of Land Use Compatibility Certificate vide No. dated, in which change of use of the above mentioned land / institution of use from to has been allowed by this authority.

Yours faithfully,

.....
.....
.....

Development/Planning Authority(ST3)

[ST1] [ST1] To be inserted in this position

[ST2] To be inserted in this position

[ST3] To be inserted at the end

By order of the Governor,

Sd/-

KHALILAHMED, IAS

*Principal Secretary to the Government of West Bengal**Source : The Planning Authority and Development Authority (Levy of Development Charges) Rules, 1980.*