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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
TOWN & COUNTRY PLANNING BRANCH
“NAGARAYAN”,
DF-8, SECTOR-I, BIDHANNAGAR, KOLKATA - 700 064

No. 945-T&CP/C-2/3A-06/2014,

Dated, Kolkata, the 2nd June, 2016.

NOTIFICATION

In exercise of the power conferred by section 138 of the West Bengal and Town 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 Project) Rules, 2008, published with this department notification No. 2255-T&CP/C-2/1C-3/2005, dated the 27th October, 2008, in the *Kolkata Gazette, Extraordinary*, Part I, dated the 31st October, 2008, as subsequently amended (hereinafter referred to as the said rules):—

Amendments

In the said rules,—

(1) in the rule 2,—

- (a) in clause (c), for the words “ in contiguous blocks with a proper title document, mutation certificate”, *substitute* the words “in contiguous blocks with proper title document”.
- (b) in clause (d), for the words “ urban forestry , rainwater harvesting and other relevant urban services” *substitute* the words “ urban forestry, rainwater harvesting; facilities for post office, fire fighting station, police station or outpost; and other relevant urban services”;
- (c) for clause (e), *substitute* the following clause:—

‘(e) “Basic urban infrastructure facilities” includes areas exclusively used for non-residential and job-oriented economic activities like medical, educational, commercial, industrial, recreational or special uses;

Explanation. – For the purpose of this clause,—

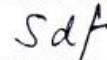
- i) "medical uses" shall include premises provided for in-patient treatment and out-patient health care unit, dispensary or pharmacy or medical stores and physician's chambers, pathological examination and other diagnostic centres, blood bank, shops of medical equipments & instruments and other alike;
- ii) "educational uses" shall include the premises for pre-preliminary level school to institutions for higher or specialised learning;
- iii) "commercial uses" shall include premises provided for convenient shops to cater the needs of the township dwellers, market of perishable goods and other establishments or institutions or centres in such uses or such services as compatibly carried out or rendered in the residential area or zone;
- iv) "recreational uses" shall include premises for outdoor and indoor games and sports, socio-cultural and religious activities,";

(2) for rule 5, *substitute* the following rule:—

"(5) Development Control Regulations:—

For planning of the Township Project , the total Floor Area Ratio (FAR) shall be calculated on the entire Project Area, irrespective of the use of the area reserved for basic urban infrastructure amenities and basic urban infrastructure facilities , with the concept of Global Floor Area Ratio. The Global Floor Area Ratio shall be determined on the basis of the width of the means of access abutting the proposed Township.";

By order of the Governor,



DEBASHIS SEN

Additional Chief Secretary to the Government of West Bengal.