

**land use and development control plan
for
the howrah municipal corporation area
being a portion of the
kolkata metropolitan area**

Approved by the Government of West Bengal under section 37(2) of The West Bengal Town & Country (Planning & Development) Act, 1979 vide letter No.74-UD/O/M/SB/S-31/95 dated 05-01-2000 and subsequently approved the changes by the Government Under Section 41 of the T&C (P&D) Act, 1979, vide letter no.238/3. Plang.wing/LUDCP/08 dated 02-12-2008.

December, 2008

PREPARED BY

**KOLKATA METROPOLITAN
DEVELOPMENT AUTHORITY**

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Chapter – 1

1.0 SHORT TITLE AND APPLICATION

- 1.1 This document including the schedules and diagrams may be called the Land Use and Development Control Plan for Howrah Municipal Corporation Area.
- 1.2 This shall apply to the whole of present Howrah Municipal Corporation Area, excluding the areas covered by the Kolkata Thika Tenancy (Acquisition and Regulation) Act, 1981 as extended to Howrah Municipal Corporation.
- 1.3 *In Addition to this, the area lying within 500 m on either side from center line of Kona Expressway falling within Howrah Municipal Corporation area has been designated as SPECIAL ZONE. For the special zone the relevant changes referred have been incorporated in this LUDCP in subsequent chapters.*

Chapter – 2

2.0 DEFINITION

1. 'the Act" means the West Bengal Town and Country (Planning and Development) Act, 1979 (West Bengal Act XIII of 1979); or as amended.
2. 'chajja' or "cornice" means a sloping or horizontal structural overhang usually provided over openings on external walls to provide protection from sun and rain;
3. 'chimney" means the construction by means of which a flue is formed for the purpose of carrying the products of combustion to the open air, and includes chimney stack and the flue pipe;
4. "courtyard" means a space at ground level or any other level permanently open to the sky, enclosed fully or partially by building within or adjacent to a building and includes a courtyard enclosed on all sides (inner courtyard) or a courtyard where one of the sides is not enclosed (outer courtyard);
5. 'cul-de-sac" means a public or private street or passage closed at one end;
6. 'floor area ratio (F.A.R.)" means the quotient obtained by dividing the total covered area on all floors, excluding the areas stipulated under chapter – 16 of this Land use and Development Control Plan, by the area of the plot : -

$$F.A.R. = \frac{\text{Total covered area on all floors}}{\text{Plot area}}$$

7. "ground coverage" means the quotient obtained by dividing the area of the plot covered by the building at the ground level by the total area of the plot, expressed as a percentage as follows :

$$\text{Ground Coverage} = \frac{\text{The area of the plot covered by building}}{\text{Total area of the plot}} \times 100$$

Explanation :

For the purpose of calculating the ground coverage, all projections and overhangs shall be included in the covered area excepting cornice, weather-shade or chaja of not more than 0.50 metre in width;

8. "khatal" means a place where cattle are kept or maintained for the purpose of trade or business in cattle including business in milk or otherwise;
9. "ledge" or "tand" means a shelf-like projection, supported in any manner except by means of vertical supports within a room itself but not having projection wider than 0.75 metre, to be used only as storage space;
10. "loft" means an intermediary floor between two floors or a residual space in a pitched roof above normal floor level which is constructed or adopted for storage purposes;
11. "means of access" means a public street or private street or passage open to the sky, and includes a passage which may not be open to sky in the case of partition of an existing building;
12. "open space" means an area, forming an integral part of the site, at the ground level open to the sky;
13. "passage" means a means of access which is not a private street or a public street and which provides access to not more than three plots and includes footway and drains attached to the passage and also includes all lands up to the property line of the plots abutting the passage;
14. "private street" means any street, road, lane, alley or passage which provides access to four or more plots and which is not a public street, and includes footway and drains attached to any street and also includes all land up to the property line of the plots abutting the private street but does not include a passage provided in effecting the partition of any masonry building amongst joint owners where such passage is less than 2.50 metres wide'

15. "public street" means any street, road, lane, gully, alley, passage, pathway, square, whether a thoroughfare or not over which the public have a right of way, and includes
 - (a) the roadway over any public bridge or causeway;
 - (b) the footway attached to any such street, public bridge or causeway, or
 - (c) the drains attached to any such street, public bridge or causeway and where there is no drain attached to any such street shall unless the contrary is shown, be deemed to include all land up to the outer wall of the premises abutting the street, or where a street alignment has been fixed and the area within such alignment has been required by the Municipality and the alignment has been demarcated or is capable of being demarcated up to such alignment;
16. "section" means a section of the Act;
17. "tenement" means an independent dwelling unit;
18. "use group" or "occupancy" means the purpose for which a building or a part of a building is used or intended to be used;
19. "*special zone*" : *it applies to area lying within 500 m on either side from center line of Kona Expressway falling within Howrah Municipal Corporation area.*

For the purpose of classification of a building according to occupancy, an occupancy shall be deemed to include subsidiary occupancies, which are contingent upon it. The occupancy classification shall include residential, educational, institutional, assembly, business, mercantile (retail), mercantile (wholesale), industrial, storage and hazardous. Principal occupancy shall be the occupancy of covering more than 50% of the floor area of the building. In case no single occupancy covers more than 50% of the floor area of a building, it shall be classified as a building of "mixed use or occupancy". The classification of buildings based on principal occupancy, shall be as follows :

- (a) "residential building" that is to say any building in which sleeping accommodation is provided for normal residential purpose as the principal use with or without cooking facility or dining facility or both.
Such building shall include one or two or multi-family dwellings, lodgings or rooming houses, hostels, dormitories, apartment houses and flats, and private garages;
- (b) "educational building" that is to say any building used for school, college, library or day-care purposes as principal use involving assembly for instruction, education or recreation incidental to education;
- (c) "institutional building" that is to say any building or part thereof ordinarily providing sleeping accommodation for occupants and used principally for the purposes of medical or other treatment or care of persons suffering from physical or mental illness, disease or infirmity, care of infants, convalescents or aged persons and for penal or correctional detention in which the liberty of the inmates is restricted, such building shall include hospitals, clinics, dispensaries, sanatoria, custodial institutions and penal institutions like jails, prisons, mental hospitals and reformatories;
- (d) "assembly building" that is to say any building or part thereof where groups of people congregate or gather for amusement or recreation or for social, religious, patriotic, civil, travel, sports, and similar other purposes as the principal use. Such building shall include theatres, motion picture houses, drive-in-theatres, city halls, town halls, auditoria, exhibition halls, museums, skating rinks, gymnasiums, restaurants, eating houses, bars, hotels, boarding houses, places of worship, dance halls, club rooms, gymkhana, passenger station and terminals of air, surface and other public transportation services, recreation piers and stadiums;

- (e) "business building" that is to say any building or part thereof used principally for transaction of business for keeping of accounts and records or for similar purposes. Such building shall include offices, banks, professional establishments, court houses if the principal function of such offices, banks, professional establishments or court houses is transportation of public business or keeping of books and records. Such building shall also include buildings or premises solely or principally used as an office or for office purpose;
- (f) "mercantile building (retail)" that is to say any building or part thereof used principally as shops, stores or markets for display or retail sale of merchandise or for office and storage of service facilities incidental thereto;
- (g) "mercantile building (wholesale)" that is to say any building or part thereof used principally as shop, store or market for display or sale of merchandise on wholesale basis, or for office storage or service facilities incidental thereto, and shall include establishments, wholly or partly engaged in wholesale trade, manufacturer's wholesale outlets including related storage facilities, warehouses and establishments engaged in truck transport (including truck transport booking agencies);
- (h) "industrial building" that is to say any building or structure or part thereof used principally for fabrication, assembly and or processing of goods and materials of different kinds. Such building shall include laboratories, power plants, smoke houses, refineries, gas plants, mills, dairies, factories and workshops;
- (i) "storage building" that is to say any building or part thereof used principally for the storage or sheltering of goods, wares or merchandise as in warehouses. Such building shall include cold storage, freight depots, transit sheds, store houses, public garages, hangars, silos and barns;

(j) "hazardous building" that is to say any industrial or storage building or part thereof used principally for the storage, handling, manufacture or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity or which may produce poisonous fumes or explosions during storage, handling, manufacture or processing or which involve highly corrosive, toxic or noxious alkalis, acids or other liquids or chemicals producing flames, fumes, explosions or mixtures of dust or which result in the division of matter into fine particles subject to spontaneous ignition;

20. "width of a street" means the whole extent of space, including the footpath, within the boundaries of the street as specified in the survey map or other records of Municipality, but shall not include the land under prescribed right of way or the regular line of the street.

21. Other words and expressions used in these Land use and Development Control Plan shall have the meanings respectively assigned to them under the Act.

Chapter – 3

3.0 POWER TO RELAX

3.1 Notwithstanding anything contained in this Land Use and Development Control Plan, the Kolkata Metropolitan Development Authority may, for reasons to be recorded in writing and with the previous approval of the State Government, relax any provision of this Land Use and Development Control Plan for dealing with a case in a just and equitable manner.

Chapter – 4

4.0 PRESENT PREDOMINANT LAND USE

Present Predominant Land Use of Howrah Municipal Corporation Area has been shown in different documents already published by Kolkata Metropolitan Development Authority under Section 29 of the Act.

Chapter – 5

5.0 RELATIONSHIP WITH NEIGHBOURING AREAS

The Howrah Municipal Corporation is now the 2nd largest urban centre of the Kolkata Metropolitan Area (KMA), the largest conurbation of human settlement in India stretching over the River Hooghly. The Kolkata Metropolitan Area is the principal urban centre of a vast hinterland extending over the whole of eastern and north eastern India. Howrah's specific role in KMA is as industrial & transportation centre. It has played that role for more than 100 years and will continue thus to serve in the foreseeable future. The Howrah Municipal Corporation area is connected with the remaining areas of Kolkata Metropolitan Area and the hinterland by a number of *national* highway, regional and arterial roads, including

- (a) Grand Trunk Road
- (b) Benaras Road
- (c) Howrah-Amta Road
- (d) Netaji Subhas Road
- (e) Andul Road
- (f) Dr. Satyen Bose Road
- (g) *Kona Expressway is a part of NH 117 starting from its junction with NH6 connecting Kona Expressway – Vidyasagar Setu, Kolkata, Diamond Harbour, Kulpi – Namkhana & terminating at Bakhali. The Howrah Municipal Corporation area is connected with the east bank of river Hooghly by direct road link through the present Rabindra Setu, and Vidyasagar Setu. The Howrah Municipal Corporation area is connected with the remaining areas of Kolkata Metropolitan Area and the hinterland by the suburban railway network. The following Suburban Railway lines operate from the Howrah Railway Station.*

- i) Howrah – Burdwan Main Line
- ii) Howrah – Burdwan Chord Line.
- iii) Howrah – Katwa Line.
- iv) Howrah – Kharagpur Line.
- v) Howrah – Tarakeshwar Line.
- vi) Howrah – Haldia Line.

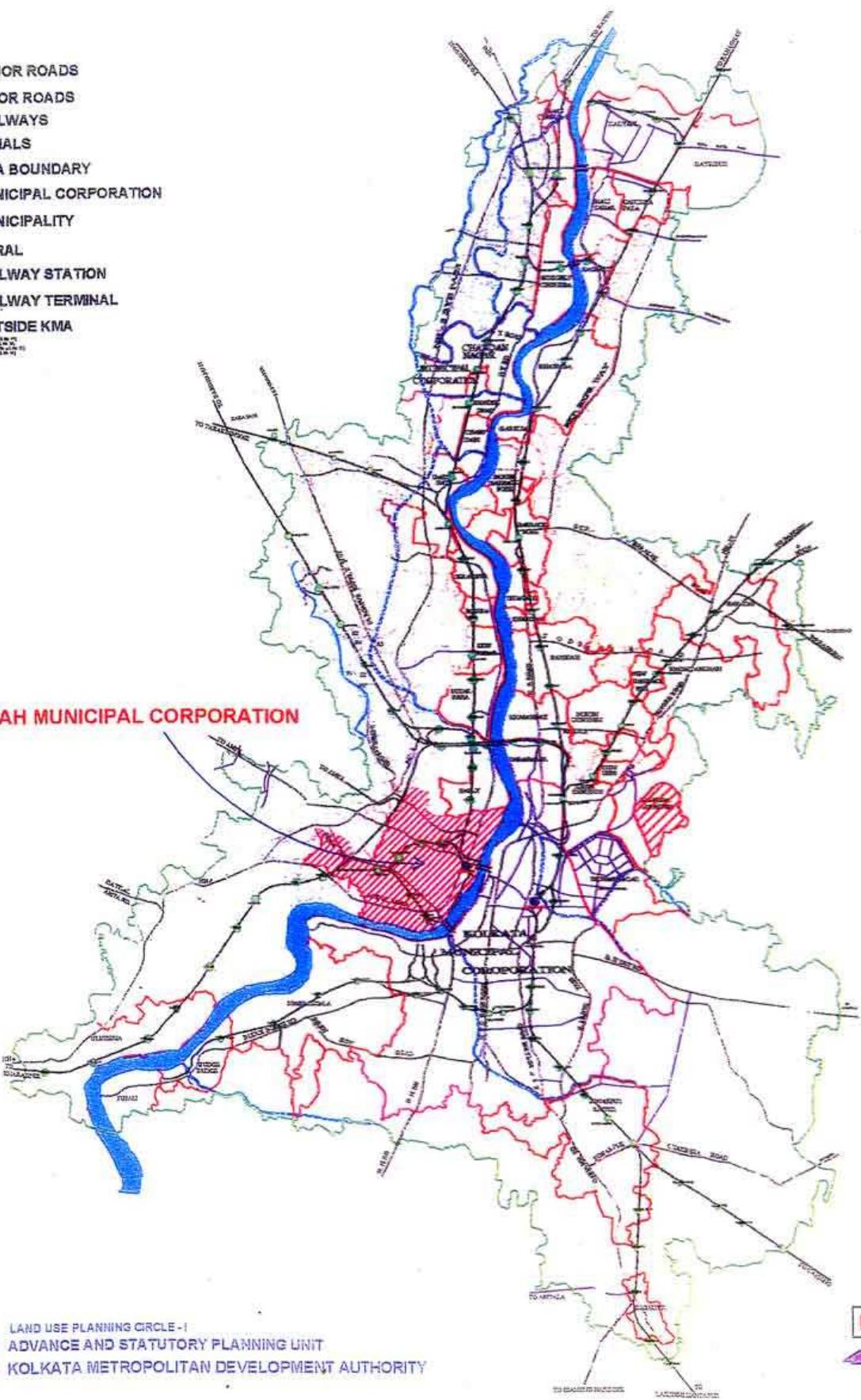
River Hooghly is the main link of the Howrah Municipal Corporation area with the rest of Kolkata Metropolitan Area and the hinterland.

The entire Howrah Municipal Corporation area in relation to Kolkata Metropolitan area (KMA) has been shown in Key Map.

KOLKATA METROPOLITAN AREA

LEGEND

- MAJOR ROADS
- MINOR ROADS
- RAILWAYS
- CANALS
- KMA BOUNDARY
- MUNICIPAL CORPORATION
- MUNICIPALITY
- RURAL
- RAILWAY STATION
- RAILWAY TERMINAL
- OUTSIDE KMA



LAND USE PLANNING CIRCLE - I
ADVANCE AND STATUTORY PLANNING UNIT
KOLKATA METROPOLITAN DEVELOPMENT AUTHORITY

Chapter – 6

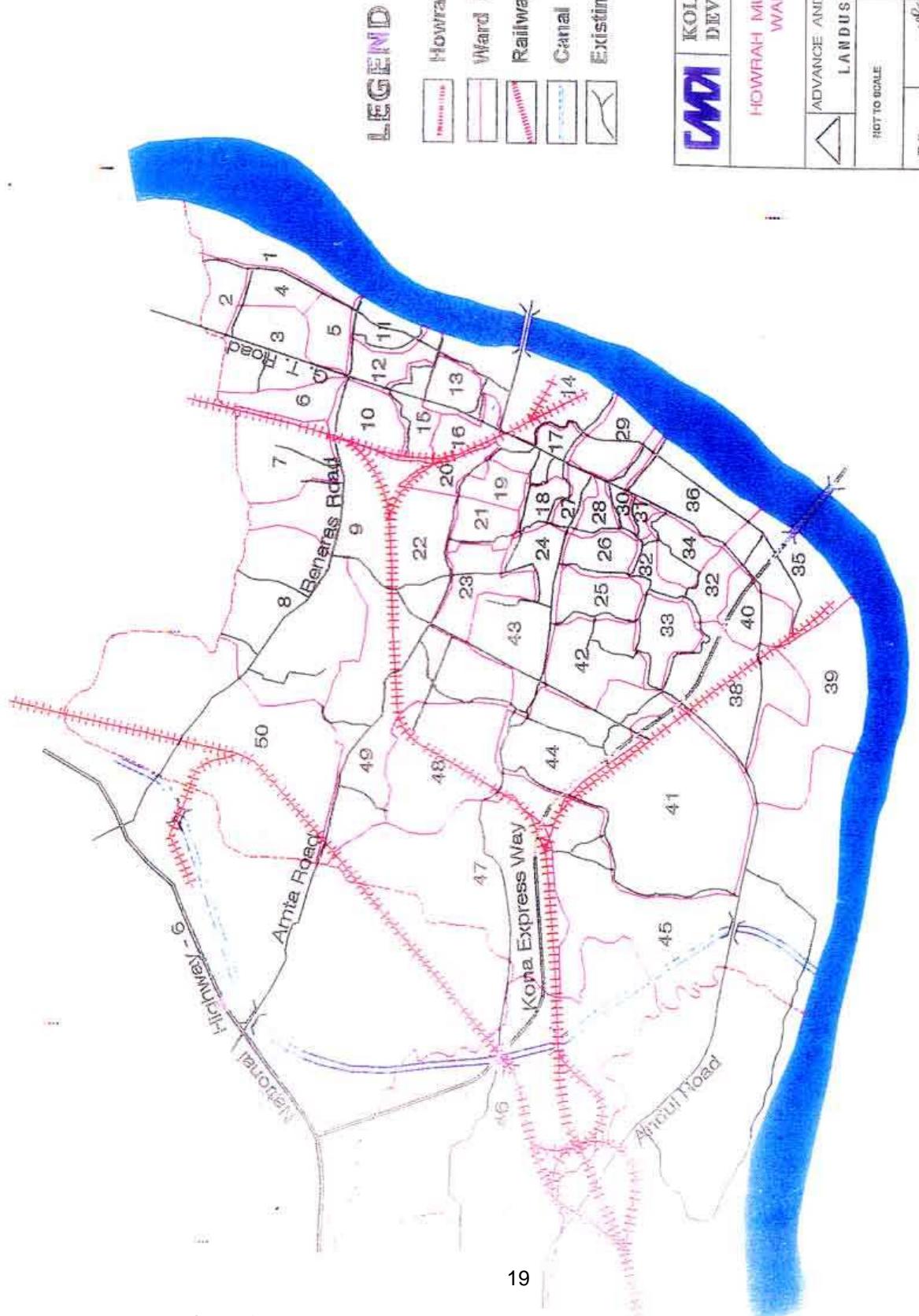
6.0 DEVELOPMENT POLICY

6.1 The policy for development and general use of land in the area will include the following :

- i) There shall be efforts for dispersal of activities from the present congested core to the outer areas of Kolkata Metropolitan Area;
- ii) The present pattern of mixed land use will be allowed to continue in general but certain nonconforming uses will be prohibited to improve the environment and living condition;
- iii) Buildings and areas that are important from historical, architectural, environmental or ecological point of view will be indicated for preservation and conservation;
- iv) The existing bustees may be allowed to continue and measures to improve the conditions of the bustees will be encouraged;
- v) The existing parks and public open spaces will be preserved and efforts will be made for creation of new parks and public open spaces;
- vi) Efforts will be made to preserve the wet-lands, tanks, ponds and waterbodies as far as possible;
- vii) Efforts will be made for development of the river front in Howrah with pedestrian plaza and other conforming facilities along the river bank;
- viii) In areas with intense commercial activities and where intense commercial activities are expected in future, efforts will be made to promote a development form with reduced ground coverage resulting in reduction of traffic congestion and overcrowding at street level but at the same time ensuring proper utilisation of the high value land in such areas.

- ix) In the Howrah Municipal Corporation area wholesale trading functions will be discouraged. There will be efforts to relocate such activities in areas outside the Howrah Municipal Corporation Area.
- x) The development of building and land for different purposes in different zones will be guided and controlled through appropriate regulations considering the available circulation and infrastructure facilities with a view to making the area functionally efficient and environmentally acceptable;
- xi) *In the adjoining areas along the National Highway No.6 and National Highway No.117 (Kona Expressway) where rapid development are expected in future, efforts will be made to guide the development with additional control measures.*

6.2 *The areas lying within 500 m on either side from center line of Kona Expressway is designated as "Special Zone" for which separate policy on development control regulations have been prepared.*



Chapter – 7

7.0 DEVELOPMENT CONTROL ZONES

The entire area covered under this Land Use and Development Control Plan is divided into nine Development Control zones for the purpose of formulating the general proposals for development and use of Land as well as for framing of the Development Control Regulation. The Development Control Zones are indicated in paragraph 7.1 to 7.9 below and are shown in diagram Number-2.

7.1 Development Control Zone 'C'

Development Control Zone 'C' comprises the areas that are used intensively for commercial activities mixed with residential and other uses. This zone also includes the areas which are likely to be used in future for intense commercial activities.

The Development Control Zone 'C' consists of the following areas.

- i) *The area bounded by a line drawn from the meeting point of West bank of river Hooghly with the line drawn at a distance of 500 m north of the Centre line of Kona Expressway, thence westwards, along the said 500m line till it reaches Nilratan Mukherjee Road, thence northwards along the western edge of Nilratan Mukherjee Road, Ramkrishnapur Lane, Gopal Banerjee Lane, Nidhiram Banerjee Lane, Kali Kundu Lane thence eastwards along the northern edge of Deshpran Sashmal Road thence northwards along the western edge of Dr. Bellilious Lane and Ashu Bose Lane till it reaches the Eastern Railway track thence eastwards crossing the railway track at the junction of Fakir Bagan lane and Eastern Railway line thence northwards along the eastern edge of railway line up to the point of its meeting with Benaras Road thence eastwards along the northern edge of Benaras Road, Shri Aurobinda Road till it reaches J.N. Mukherjee Road thence northwards along the western edge of J.N. Mukherjee Road, Joybibi Road till it reaches the northern limit of Howrah Municipal Corporation thence eastwards along*

the northern limits of Howrah Municipal Corporation till it reaches the western bank of river Hooghly, thence southwards along the west bank of Hooghly river until it reaches the meeting point of the 500m line with the west bank of Hooghly river.

- ii) All plots and premises abutting the portion of the roads indicated in schedule – I of this land use and Development Control Plan. Provided that, with the previous approval of the State Government, the roads indicated in the said schedule – I may, by notification in the official Gazette, be modified as may be felt necessary in the public interest during the process of implementation of this Land Use and Development Control Plan.

7.2 Development Control Zone 'CI'

The Development Control Zone 'CI' comprises the areas that are used principally for industrial purpose but are mixed with other uses. This zone also includes the areas which are likely to be used in future for intense commercial activities. The Development Control Zone 'CI' consists of three parcels of land areas, the boundaries of which are given below but excludes the plots and premises abutting the roads indicated in schedule-I.

i) Parcel-1

The area bounded by a line drawn from the junction of Joybibi Road with the northern limit of Howrah Municipal Corporation westward along the northern limit of Howrah Municipal Corporation till it reaches Grand Trunk Road thence southwards along Grand Trunk Road till it reaches Kali Majumder road thence westwards along Kali Majumder Road and northern limit of Howrah Municipal Corporation till it reaches the Eastern Railway line thence southward along the Eastern Railway track till it reaches Benaras Road thence eastward along Benaras Road, Shri Aurobinda Road till it reaches J.N. Mukherjee Road thence northward along the J.N. Mukherjee Road, Joybibi Road till it reaches the northern limit of Howrah Municipal Corporation.

ii) **Parcel-2**

The area bounded by a line drawn from the junction of South Eastern Railway Track and Ashu Bose Lane thence westwards along the southern edge of railway track till it reaches Makardah Road thence eastwards along the Makardah Road, Ashwini Kumar Mondal Road till it reaches Ashu Bose Lane thence northwards along Ashu Bose Lane till it reaches the junction of railway track.

iii) **Parcel-3**

The area bounded by a line drawn from the western bank of River Hooghly along the southern edge of Shalimar-Santragachhi Railway track till it reaches Andul Road thence southwards along Andul Road till it reaches College Ghat Road thence eastwards along College Road and thence northward along College Road till it reaches Swarnamayee Khal thence southwards along Swarnamayee Khal, till it reaches western bank of river Hooghly, thence northwards along the western bank of River Hooghly till it reaches the southern edge of Shalimar – Santragachhi Railway track and its junction with river Hooghly.

7.3 Development Control Zone 'RI'

Development Control Zone 'RI' comprises the areas that are used principally for residential or industrial purpose but are mixed with other uses. The Development Control Zone 'RI' consists of the following area.

The area bounded by a line drawn from the junction of the eastern Railway track and the northern limit of Howrah Municipal Corporation thence westwards following the northern limit of Howrah Municipal Corporation thence northwards along the northern limit of Howrah Municipal Corporation till it reaches Andul-Dankuni Chord, thence southward along the western limit of Howrah Municipal Corporation till it reaches Howrah Amta Road, thence eastwards along Howrah Amta Road till it reaches Howrah – Dasnagar railway track thence eastwards

and northwards along the railway tracks till it reaches the northern limit of Howrah Municipal Corporation

7.4 Development Control zone 'R'

The Development Control Zone 'R' comprises the areas that are principally used for residential purpose mixed with other uses. This zone includes the areas which are likely to be developed for residential purpose in future. The Development control Zone 'R' consists of those areas of Howrah Municipal Corporation which are not included in Development Control Zone 'C', 'CI', 'RI', 'RF', 'MW', 'G' and 'UA', 'SP' as described under paragraphs 7.1, 7.2, 7.3, 7.5, 7.6, 7.7 and 7.8 of this land use and Development Control Plan.

7.5 Development Control Zone 'RF'

The Development Control zone 'RF' comprises the following four parcels of land.

i) **Parcel-1**

A 15.0 mtr. wide strip of land along the west bank of river Hooghly between the northern boundary of Howrah Municipal Corporation on the north and Rabindra Setu on the south.

ii) **Parcel-2**

A 40.0 mtr. wide strip of land along the west bank of river Hooghly between Rabindra Setu on the north and Sh. mar railway yard on the south.

iii) **Parcel-3**

A 15.0 mtr. wide strip of land along the west bank of river Hooghly between the northern boundary of Shalimar Railway yard on the north to the western edge of Botanical garden Road on the west

IV) **Parcel-4**

A 15.0 mtr. wide strip of land along the west bank of river Hooghly between Botanical Garden Road on the east and the western boundary of Howrah Municipal Corporation on the west.

7.6 Development Control Zone 'MW'

The development control zone 'MW' comprises the areas that are used primarily for Transport Terminal and Mercantile (whole-sale) mixed with the other uses. The Development Control Zone 'MW' consists of the following areas :-

The area bounded by a line drawn from the junction of the alignment of Kona Expressway and Howrah Drainage canal, then moving north west along Kona Express Way till it reaches the northern limit of Howrah Municipal Corporation, then moving east along the Howrah Municipal Corporation boundary till it reaches the Howrah drainage canal, then Southwards along the said canal until it reaches the Kona Expressway.

7.7 Development Control zone 'G'

The area bounded by a line drawn from the junction of Botanical Garden Road and northern bank of river Hooghly, thence northwards along the western boundary of Botanical Garden Road, thence westward along the southern edge of Botanical Garden Lane and the drain along the eastern edge of the Botanical Garden thence northwards along the western edge of the drain adjacent to the eastern boundary of Botanical Garden till it reaches Andul Road, thence westward, along the southern edge of Andul Road thence southward along the eastern edge of Satyen Bose Road till it reaches the northern bank of the river Hooghly, thence eastward along the northern bank of river Hooghly till it reaches Botanical Garden Road but excludes the area falling within Development Control Zone 'RF'.

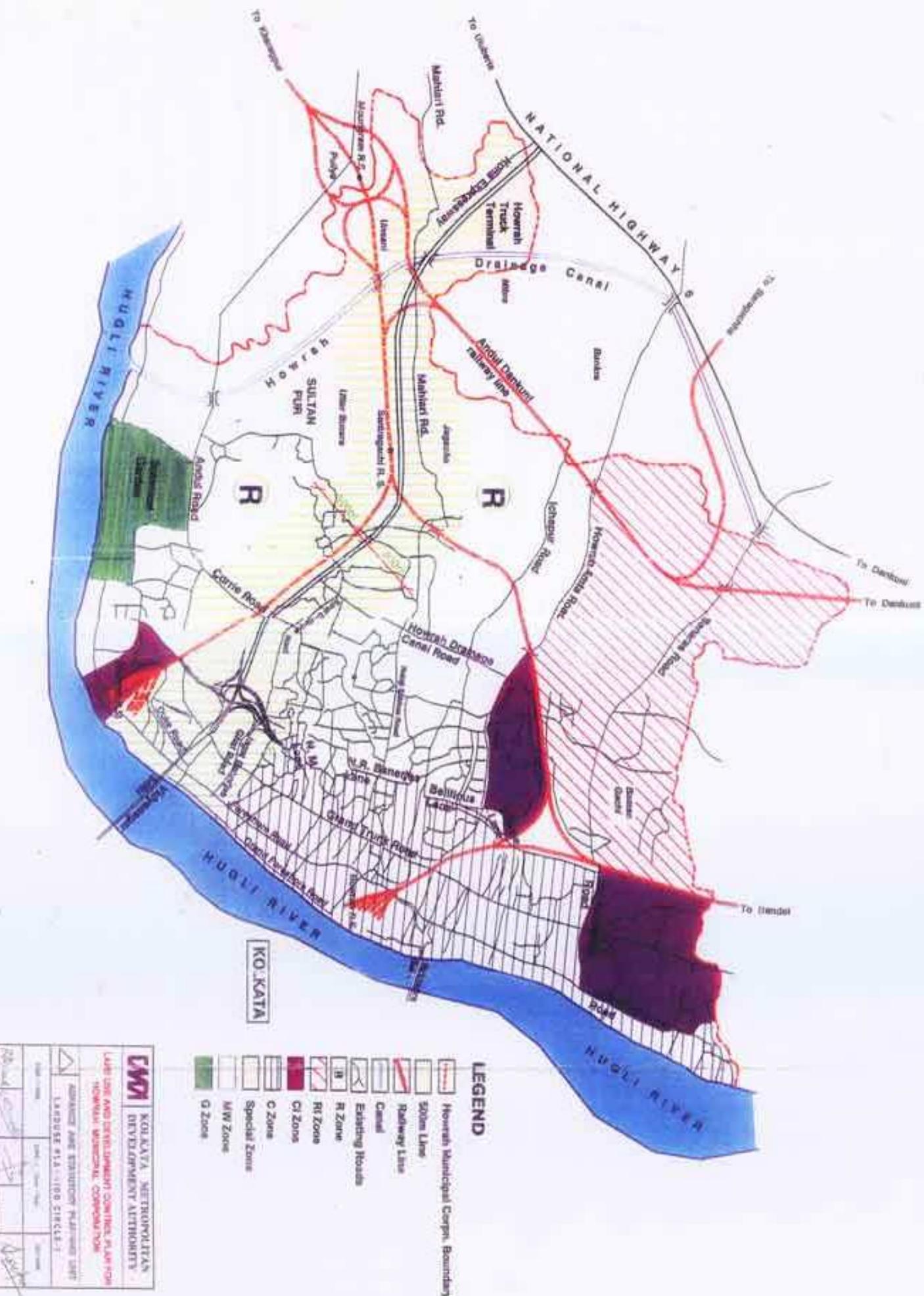
7.8 Development Control Zone 'UA'

Development Control Zone 'UA' comprises the following areas.

- i) The areas required for the functioning of the Kolkata Port
- ii) The areas covered by all Railway Yards within Howrah Municipal Corporation area including vacant land and ponds under the control of Indian Railways adjoining these Railway Yards.

7.9 Development Control zone 'Special' (SP)

The Development Control zone 'Special' consists of all the plots and premises lying within the 500 m line on either side from the centerline of the Kona Expressway except for the area covered under 'MW' zone'



Chapter – 8

8.0 PRESCRIPTION FOR USE OF LAND

8.1 Development Control Zone 'C' and Zone 'CI'

- i) In Development Control Zone – 'C' and 'CI' the following buildings are prohibited :
 - a) New industrial building or extension of existing industrial building except for those industries listed in Schedule II and Schedule III of this Land Use and Development Control Plan.
 - b) Hazardous building;
 - c) New mercantile (wholesale) building and extension of existing mercantile (wholesale) building;
- ii) In Development Control zone 'C' and zone 'CI' Khatals are prohibited.

8.2 Development Control zone 'RI'

- i) In Development Control Zone 'RI' the following building are prohibited
 - a) New industrial building except for those industries listed in Schedule II and Schedule III of this Land Use and Development Control Plan.
 - b) Extension of existing industrial building for industries listed in Schedule IV of this Land Use and Development Control Plan;
 - c) Hazardous building;
 - d) New mercantile (wholesale) building and extension of existing mercantile (wholesale) building;
- iii) In Development Control Zone 'RI' Khatals are prohibited

8.3 Development Control Zone 'R'

- i) In Development Control zone 'R' the following buildings are prohibited
 - a) New industrial building or extension of existing industrial building except for those industries listed in Schedule II of this Land Use and Development Control Plan;
 - b) Hazardous building;
 - c) New mercantile (wholesale) building and extension of existing mercantile (wholesale) building;
- ii) In Development Control zone 'R' Khatals are prohibited.

8.4 Development Control Zone 'UA'

Development Control Zone 'UA' is to be used only for operational purpose provided that the use stipulated in Schedule V of this Land Use and Development Control Plan for different parcels of land are allowed.

Provided that, the use stipulated in the said Schedule V may, with the previous approval of the State Government and by notification in the official gazette, be modified as may be felt necessary in the public interest, in course of the implementation of this Land Use and Development Control Plan.

For areas not covered by schedule V of this Land Use and Development control Plan, any change of use from the present operational purpose will require specific approval of this Authority.

8.5 Development Control Zone 'RF'

- i) In Development Control Zone 'RF' the following buildings are prohibited
 - a) New industrial building or extension of existing industrial building;

- b) Hazardous building;
- c) New mercantile (wholesale) building and extension of existing mercantile (wholesale) buildings;
- d) New residential, business educational, institutional, mercantile (retail), mixed use and storage building and extension of existing such building;
- e) New assembly building and extension of existing assembly buildings excepting clubs, restaurants, eating houses, passenger stations, transport terminals, crematoria and bathing ghats;

ii) In Development Control Zone 'RF' Khatals are prohibited.

8.6 Development Control zone 'G'

- i) In Development Control Zone 'G' the following buildings are prohibited
 - a) New Industrial building;
 - b) Extension of existing industrial building
 - c) New mercantile (wholesale) building and extension of existing mercantile (wholesale) building;
 - d) New business, mercantile (retail), mixed use, hazardous, institutional, storage building and extension of existing such building;
 - e) New assembly building and extension of existing assembly building excepting clubs, Restaurants, Eating House, passengers stations, Transport Terminals and bathing Ghats;
- iii) In Development Control Zone 'G', Khatals are prohibited

8.7 Development Control Zone 'MW' :

- i) In Development Control Zone 'MW' the following buildings are prohibited :
 - a) New industrial building or extension of existing industrial building except those industries listed in schedule II and schedule III of this Land Use and Development Control Plan.
- ii) In Development Control Zone 'MW' Khitals are prohibited.

8.8 The list of industries included in Schedule II, Schedule III or Schedule IV may, with the previous approval of the State Government and by notification in the official gazette, be modified as may be felt necessary in the public interest, during the process of implementation of this Land Use and Development Control Plan.

8.9 Development Control Zone : 'Special'

- iii) In Development Control Zone : 'Special', the following buildings are prohibited : -
 - a) Hazardous building as listed in Schedule-I.
 - b) Khitals (Cattle sheds), Burial ground & Brick fields.
 - c) Wholesale trading

Chapter – 9

9.0 PRESCRIPTION OF USE OF LAND FOR SOME SPECIFIC PLOTS AND PREMISES

9.1 In plots and premises listed in Schedule VI of this Land use and Development Control Plan which are presently being used as parks and public open spaces, no development is permitted excepting those stipulated in chapter 21 of this Land use and Development Control Plan.

9.2 In plots and premises listed in Schedule VII of this Land Use and Development Control Plan which are presently being used for the purpose of cremation, burial and last rite performed after death by different communities, no development is permitted excepting those stipulated for parks and public open spaces of different size groups as given in chapter 21 of this Land use and Development Control Plan.

9.3 For the plots and premises mentioned in Schedule VIII of this Land use and Development Control Plan change of the present occupancy or occupancies is prohibited.

9.4 The said Schedule VI, Schedule VII or Schedule VIII may, with the previous approval of the State Government and by notification in the official gazette, be modified as may be felt necessary in the public interest, during the process of implementation of this Land Use and Development Control Plan.

9.5 For the plots and premises being used for industries since identified as sick, closed or the like, no development is permitted except in the manner and to the extent stipulated in Chapter 21 of the Land Use Development Control Plan.

9.6 In plots and premises presently being used and listed in respective Municipal records as orchards, change of present occupancy is prohibited excepting those stipulated in Chapter 20 of this Land use and Development Control Plan.

Chapter – 10

10.0 PRESENTATION FOR MIXING OF OCCUPANCIES

Residential or Educational or Institutional or Business or Mercantile (Retail occupancy or occupancies, are not permitted in a building with Industrial occupancy or occupancies excepting industries listed in Schedule II and Schedule III of this Land Use and Development Control Plan which are permitted in the Development Control Zones in terms of the provisions of chapter 8 of this Land Use and Development Control Plan.

Hazardous or Mercantile (Wholesale) occupancy or occupancies are not permitted with Residential or Educational or Institutional or Business or Mercantile (Retail) occupancy or occupancies.

Chapter – 11

11.0 PRESERVATION AND CONSERVATION OF AREAS AND BUILDINGS

The areas and or buildings requiring preservation and conservation from historical, architectural, environmental or ecological points of view are indicated in Schedule IX of this Land Use and Development Control Plan.

Provided that, the areas and buildings indicated in the said Schedule IX may, with the previous approval of the State Government and by notification in the official gazette, be modified as may be felt necessary in the public interest, in course of the implementation of this Land Use and Development Control Plan.

Chapter – 12

12.0 REGULATIONS FOR MEANS OF ACCESS

1. a) Every plot shall abut a means of access which may be a public street or private street or passage.
- b) The relationship between the width of the means of access and the maximum permissible height of building shall be as laid down in chapter 14 of this Land Use and Development Control Plan.
2. The minimum width of means of access in respect of new building shall be as follows :
 - a) no new building shall be allowed on a plot unless the plot abuts a street which is not less than 10.00 metres in width at any part, or there is access to the plot from any such street by a passage which is at less than 10.00 metre in width at any part provided that :
 - i) in the case of a residential building with other occupancy or occupancies if any, on less than 10% of the total covered area of the building, the width of such street or passage shall not be less than 2.40 metres at any part;
 - ii) in the case of a residential building with educational occupancy on 10% or more of the total covered area of the building, the width of such street or passage shall not be less than 7.00 metres at any part;
 - iii) in the case of an educational building with residential occupancy, the width of such street or passage shall not be less than 7.00 metres at any part

- iv) in the case of an educational building with other occupancy or occupancies not being residential or less than 10% of the total covered area of the building, the width of such street or passage shall not be less than 7.00 metres at any part;
- b) notwithstanding anything contained in clause (a) residential building upto a maximum height of 7.00 metres may be allowed on a plot abutting a means of access not less than 1.20 metres, provided such development is considered not to have adverse effect on the environment. The maximum permissible floor area ratio in such cases shall be 1.00.

3. Any building, which, in full or part, is put to assembly occupancy for the purpose of theatre, motion picture house, city hall, dance hall, skating rink, auditorium, exhibition hall or for similar other purposes, shall not be allowed on a plot located within 50.00 metres of junction of two streets, the width of each of which is 15.00 metres or more;

4. For plots in a scheme for Economically Weaker Section and Low Income group Housing approved by Kolkata Metropolitan Development Authority, the minimum width of means of access shall be as indicated in chapter 19 of this Land Use and Development Control Plan.

Chapter – 13

13.0 REGULATIONS FOR GROUND COVERAGE FOR BUILDINGS

13.1 (1) The maximum permissible ground coverage for building when a plot contains a single building will depend on the plot size and use of the building as given in the table below :

Maximum Permissible Ground Coverage
(plot containing a single building)

| Use group of the building | Maximum permissible ground coverage for Development Control Zones | |
|--|--|--|
| | Development Control Zone 'C' 'CI' and Special Zone | Development Control Zones other than Zone 'C' 'CI' and special zone |
| A. Residential and educational building : | | |
| a) On plot size upto 200.00 sq.metres | 55% | 65% |
| b) On plot size of 500.00 sq.metres or more | 45% | 50% |
| c) Other use group including mixed use building | 40% | 40% |

(2) For a plot of size between 200.00 sq.metres and 500.00 sq.metres the maximum permissible ground coverage shall be calculated by direct interpolation of the values specified in the table at sub rule 91).

(3) When a plot contains more than one building, the maximum permissible ground coverage for the building shall be as stipulated in chapter 18 of this Land Use and Development Control Plan.

(4) For plots within a scheme for Economically Weaker Section and Low Income group Housing approved by the Kolkata Metropolitan Development Authority the maximum permissible ground coverage shall be as laid down in chapter 19 of this Land Use and Development Control Plan

Chapter – 14

14.0 REGULATIONS FOR HEIGHT OF BUILDINGS

1. Height of building shall be the vertical distance measured from the average level of the centre line of the adjoining street or passage on which the plot abuts to the highest point of the building, whether with flat roof or sloped roof.
2.
 - a. The following appurtenant structures shall not be included in the height of the building :
 - i. Stair cover not exceeding 2.40 metres in height;
 - ii. Lift machine rooms as per the latest edition of the National Building code;
 - iii. Roof tanks and their supports, the height of support not exceeding 1.00 metre;
 - iv. Chimneys;
 - v. Parapet walls not exceeding 1.50 metres in height;
 - vi. Ventilating, airconditioning and other service equipments.
 - b. The aggregate area of the structures mentioned in clause (a) shall not exceed one-third of the area of the roof upon which these are erected.
3. The maximum permissible height of buildings on a plot shall be as given in the table below :

TABLE

| Width of means of access in metres | Maximum permissible height in metres |
|---|---|
| a) 2.4 to 3.50 | 8.00 |
| b) Above 3.50 to 7.00 | 11.00 |
| c) Above 7.00 to 10.00 | 14.50 |
| d) Above 10.00 to 15.00 | 18.00 |
| e) Above 15.00 to 20.00 | 24.00 |
| f) Above 20.00 to 24.00 | 36.00 |
| g) Above 24.00 | 1.5 x (width of means of access + required width of front open space) |

4. For plots in a scheme for Economically Weaker Section and Low Income Group Housing approved by the Kolkata Metropolitan Development Authority, the maximum permissible height of building shall be as laid down in chapter 19 of this Land Use and Development Control Plan.
5. For any building, to be erected or re-erected or added to which may affect the functioning of any microwave system for tele-communication purposes, the height of such building shall be governed by such rules or directions as may be made or issued in this behalf by the Central Government or any other concerned authority.

Chapter – 15

15.0 REGULATIONS FOR OPEN SPACES FOR BUILDINGS

1. General

- a. every room intended for human habitation shall abut an interior or exterior open space or an open verandah, open to such interior or exterior open space. Open spaces shall be areas forming integral parts of the plot at ground level and shall be open to the sky without any projection or overhang excepting cornices, chajjas or weather-shades of not more than 0.50 metre in width.
- b. every building shall have exterior open spaces comprising front open space, rear open space and side open spaces. The minimum width prescribed for front open space, rear open space and side open spaces shall be provided along the entire front, rear and side faces of the building respectively. For this purpose, the front of the building shall be that face of the building which faces the means of access of the building and the rear of a building shall be deemed to be that face of the building which is fartheset from the widest of all such streets and or passages;
- c. no building shall at any time be erected on any open space prescribed in these regulations for a building and form part of the site thereof, nor shall such open space be taken into account in determining the area of any open space required under these regulations for any other building :
- d. if the front open space is 3.00 metres or more, a "Gate Goomti" for security purpose may be allowed in the said open space. The covered area of such "Goomti" shall not in any case exceed 3.00 sq.metres and the height of such "Goomti" shall not exceed 3.00 metres. The covered area of the "Gate Goomti" shall not be included in the calculation of Floor Area Ratio (FAR) and

Ground Coverage For buildings exceeding the height of 14.50 metres, such "Gate Goomti" shall not obstruct the vehicular movement from the means of access to the side and rear open spaces:

- e. for erection or re-erection or addition to or alteration of any building exceeding 14.50 metres in height, the joint open space between such building and another building shall not be less than 7.00 metres. However, this rule shall not be applicable in case of a "Gate Goomti" construction;
- f. for the purpose of maintaining distance from overhead electric lines : no building or verandah, balcony or projection in any building, shall be permitted to be erected or re-erected, added to or altered in any case where the distance between such construction and any overhead electric lines, the accordance with the provision of the Indian electricity Act, 1910 (9 of 1910) and the rules framed there under, is less than as specified herein after.

| | | Vertical Clearance | Horizontal clearance |
|------|---|---|---|
| i) | Low and medium voltage lines including service lines | 2.5 m | 1.2 m |
| ii) | High voltage lines upto and including 11,000 volts | 2.7 m | 1.2 m |
| iii) | High Voltage lines above 11,000 volts & upto and including 33,000 volts | 3.7 m | 2.0 m |
| iv) | For extra high voltage lines beyond 33,000 volts | 3.7 m plus 0.3 m for every additional 33,000 volts or parts thereof | 2.0 m plus 0.3 m for every additional 33,000 volts or parts thereof |

Note : 'm' indicates metre.

2 The minimum front open space shall be as follows

A. For building not exceeding 14.50 metres in height

- a. every residential or educational building shall have a minimum front open space at ground level of 1.20 metres at its narrowest part;
- b. in the case of residential or educational building with other occupancy or occupancies covering more than 20% of the floor area at ground floor in the building, the minimum front open space at the ground level shall be 2.00 metres at its narrowest part, provided that for such building on plots with area 300.00 sq. metres or less, the minimum width of the front open space shall be 1.20 metres if the part of the building used for other occupancy or occupancies is not more than 30.00 sq. metres at the ground floor;
- c. Every industrial or storage or hazardous or mercantile (wholesale) building shall have a minimum front open space at ground level of 5.00 metres at its narrowest part;
- d. In the case of industrial or storage or mercantile (retail) building on plot area of less than 300.00 sq.metres the minimum front open space shall be 1.20 metres at its narrowest part;
- e. Every institutional or mercantile (retail) or business building shall have a minimum front open space at ground level of 3.00 metres at its narrowest part;
- f. Every assembly building shall have a minimum front open space at ground level of 4.00 metres at its narrowest part;
- g. For mixed use buildings, the minimum front open space shall be the one applicable for that particular occupancy which gives the highest value of the minimum front open space;
- h. for plots in a scheme for Economically Weaker Section and Low Income Group Housing approved by Kolkata Metropolitan

Development Authority, the minimum front open space shall be as laid down in chapter 19 of this Land Use and Development Control Plan

B. for building exceeding 14.50 metres in height

a) for every building there shall be a front open space of not less than 20% of the height of the building or 6.00 metres at its narrowest part whichever is less provided that such open space shall not be less than the open space specified in sub rule (2) of this Land Use and Development Control Plan for that category to which the building belongs.

3. The minimum rear open space shall be as follows :

a. every building shall have a minimum rear open space at ground level of a width at its narrowest part of not less than that indicated below :

| Height of building (metres) | Minimum rear open space at its narrowest part (metres) |
|-------------------------------------|--|
| Upto 8.00 | 2.00 |
| Above 8.00 but not more than 11.00 | 3.00 |
| Above 11.00 but not more than 14.50 | 4.00 |
| Above 14.50 but not more than 18.00 | 5.00 |
| Above 18.00 but not more than 24.00 | 7.00 |
| Above 24.00 but not more than 50.00 | 10.00 |
| Above 50.00 | 12.00 |

b. notwithstanding anything contained in clause (a) the minimum width of rear open space at it's narrowest part for industrial or storage or hazardous or mercantile (wholesale) building shall be 3.50 metres;

c. for plots in a scheme for Economically Weaker Section and Low Income Group Housing approved by Kolkata Metropolitan Development Authority, the minimum rear open space shall be as laid down in chapter 19 of this Land Use and Development Control Plan.

4 The minimum side open space shall be as follows

a every building shall have minimum side open spaces at ground level of width at its narrowest part of not less than that indicated herein after

| Height of building (metres) | Minimum side open space at ground level at its narrowest part (metres) | |
|--|---|----------------|
| | Side-1 | Side-2 |
| Upto 11.00 | 1.20 | 1.20 |
| Above 11.00 but not more than 14.50 | 1.20 | 2.50 |
| Above 14.50 but not more than 18.00 | 3.50 | 3.50 |
| Above 18.00 | 20% of the height of the building subject to a minimum of 5.50 | Same as side 1 |

b notwithstanding anything contained in clause (a) the minimum distance across the side open space from every new building to an existing building with a door or window opening shall be 1.80 metres for buildings not exceeding 14.50 metres in height;

c. notwithstanding anything contained in clause (a) the minimum width of side open spaces for an industrial or storage or hazardous or mercantile (wholesale) buildings shall be 3.50 metres;

d. in the case of a building more than 14.00 metres in depth on a plot, a passage along the entire depth of the building shall be provided and the minimum width of such passage shall be 4.0 metres;

e. for plots in a scheme for Economically Weaker Section and Low Income Group Housing approved by the Kolkata Metropolitan Development Authority, the minimum side open space shall be as indicated in Chapter 19 of this Land use and Development Control Plan.

5 The interior open space shall be as follows

a for inner courtyard.

in case the whole of one side or part of atleast two sides of every room excepting bath, water-closets and store-room, is not abutting either the front, rear or side open spaces, it shall abut an inner courtyard whose minimum width shall be 30% of the height of the building or 3.00 metres whichever is more.

b. for ventilation shaft;

that is to say for ventilating water closet or bath room such water closet, or bathroom or kithcen or any room not intended for human habitation, if not opening on to front, rear, side or interior open space shall open up to a ventilation shaft, the size of which shall not be less than the values given below :

| Height of building (metres) | Area of ventilation shaft (sq. metres) | Minimum width |
|-------------------------------------|--|----------------------|
| | | of shaft (metres) |
| Upto 11.00 | 1.50 | 1.00 |
| Above 11.00 but not more than 14.50 | 3.00 | 1.20 |
| Above 14.50 but not more than 18.00 | 6.00 | 2.40 |
| Above 18.00 | 8.00 | 2.40 |

For building of height above 30.00 metres a mechanical ventilation system shall be installed besides the provision of ventilation shaft.

Note : no chajja shall be allowed in the ventilation shaft unless the width of the shaft is 2.40 metres or more.

c. for outer courtyard;

the minimum width shall be 20% of the height of the building or 2.50 metres whichever is more.

Chapter – 16

16.0 REGULATIONS FOR FLOOR AREA RATIO (F.A.R.)

16.1 Generally

- i. When a plot contains one building the maximum permissible Floor Area Ratio shall be as given in the table.
- ii. The total covered area for calculation of F.A.R. shall consist of the areas of all the floors of all the buildings together with the circulation spaces including stair and lift areas, spaces for sanitary facilities and other ancillary areas within the building including the area of basement or cellar, the area of the mezzanine floors, the area of covered parking spaces, the area of walls, pillars and other structural members, the area of all the projections excepting projections for cornice, weather-shade and chajja of not more than 0.50 metre in width but shall not include the following :
 - a. Stair cover not exceeding 2.4 metres in height;
 - b. Lift machine rooms as per latest edition of the National Building Code;
 - c. Roof tanks and their supports, the height of support not exceeding 1.00 metre;
 - d. Chimneys, ventilating, air conditioning and service equipment attached to the building;

Provided that aggregate area of these structures mentioned at (a) to (d) above shall not exceed one third the area of the roof upon which these are erected.

- e. Area of loft, Ledge or tand;

- f. The area of covered car parking space as may have been provided for the required number of car parking spaces in accordance with chapter 17 of this Land use and Development Control Plan. For this calculation the area required for one car parking space is to be taken as 20 00 sq.metres inclusive of circulating spaces.

16.2 When a plot measuring 5,000 sq.metres or more contains more than one building the maximum permissible F.A.R. shall be as given in chapter 18 of this Land Use and Development Control Plan.

16.3 The maximum permissible F.A.R. for a plot shall be on the basis of the width of the public or private street or passage that provides the means of access to the plot.

16.4 In case of re-erection of any existing building, the maximum permissible F.A.R. may be increased by 30% over the values permitted in this Land Use and Development Control Plan, subject to a ceiling of the present value of the F.A.R. of the existing building.

16.5 For plots in a scheme for Economically Weaker Section and Low Income Group Housing approved by Kolkata Metropolitan Development Authority, the maximum permissible F.A.R. shall be as indicated in Chapter 19 of this Land Use and Development Control Plan.

16.6 An additional FAR@ 20% will be permitted for all categories of buildings on plots measuring more than one acre (4046.86 sq.m.) in special zone

16.7 An addition FAR@ 10% will be permitted for all categories of buildings on plots measuring more than half acre and upto one acre in special zone

MAXIMUM PERMISSIBLE FLOOR AREA RATIO

| Width of means of access (in meters) | Residential Buildings | | | Educational Buildings | | | Industrial Hazardous & Storage Buildings | | Other Buildings Including Mixed Use Buildings | |
|--------------------------------------|-------------------------------------|---|--------------------------------|-------------------------------------|---|--------------------------------|---|-------------------------------------|---|--------------------------------|
| | Development Control Zone 'C' & 'CI' | Development Control Zone 'Special Zone' | Other Development Control Zone | Development Control Zone 'C' & 'CI' | Development Control Zone 'Special Zone' | Other Development Control Zone | In the Development Control Zone where such buildings are not prohibited | Development Control Zone 'C' & 'CI' | Development Control Zone 'Special Zone' | Other Development Control Zone |
| i) 2.4 to less than 3.5 | 1 | 1 | 1.25 | Nil | Nil | Nil | Nil | Nil | Nil | Nil |
| ii) Above 3.5 to 7.0 | 1.5 | 1.5 | 1.75 | Nil | Nil | Nil | Nil | Nil | Nil | Nil |
| iii) Above 7.0 to 10.0 | 1.75 | 1.75 | 2 | 1.75 | 1.75 | 2 | Nil | Nil | Nil | Nil |
| iv) Above 10.0 to 15.0 | 2 | 2 | 2.25 | 2 | 2 | 2.25 | 2 | 1.75 | 1.75 | 2 |
| v) Above 15.0 to 20.0 | 2.25 | 2.25 | 2.5 | 2.25 | 2.25 | 2.5 | 2 | 2 | 2 | 2.25 |
| vi) Above 20.0 to 24.0 | 2.5 | 2.5 | 2.75 | 2.5 | 2.5 | 2.75 | 2 | 2.25 | 2.25 | 2.5 |
| vii) Above 24.0 | 2.75 | 2.75 | 3 | 2.75 | 2.75 | 3 | 2 | 2.5 | 2.5 | 2.75 |

Chapter – 17

17.0 REGULATIONS FOR PROVISION OF PARKING WITHIN A PLOT

1 Generally

- a) the minimum size of car parking space shall be 2.5 meters x 5.00 meters and that for a truck or bus parking space shall be 3.75 meters x 10.00 metres. These spaces do not include the area of circulation, internal roads, aisles and driveways. The minimum width of an internal circulation road shall be 3.50 metres for cars and 5.00 metres for trucks;
- b) in calculating the number of parking spaces as per the norms laid down in sub regulations (2), (3), (4), (5), (6), (7), or (8), the covered area shall be same as the total covered area of the building, but shall exclude the area of covered parking spaces, if any;
- c) the parking lay-out plan shall be so prepared that the parking space for each vehicle becomes directly accessible from the driveway or circulation driveway or aisles. This clause shall not be applicable for residential building upto 14.50 metres in height;
- d) the open spaces within the plot may be allowed to be utilized for car parking spaces open to the sky provided that the minimum front, rear and side open spaces prescribed in chapter 15 of this Land Use and Development Control Plan shall be kept free from parking;
- e) for areas with different occupancies in a building the number of parking spaces shall be worked out on the basis of each of the occupancies separately and such number will be added to find out the total number of parking spaces required for the building.

- f) in case of a plot containing more than one building, parking requirement shall be calculated for each building separately on the basis of use of each building;
- g) in calculating the areas of different tenements or different occupancies in a same building or different units of the same occupancy in a building, the areas of common spaces of any floor, which is included in the calculation of the Floor Area Ratio, shall be distributed proportionately amongst the different units or tenements;
- h) for plots in a scheme for Economically Weaker Section and Low Income Group Housing approved by the Kolkata Metropolitan Development Authority, the parking requirement shall be as indicated in chapter 19 of this Land Use and Development Control Plan.
- i) for plots with means of access of less than 3.50 metres in width, car parking space may not be provided.

2. For residential occupancy, car parking shall be subject to the following provisions :

- a. Building with single tenement :
 - i) no car parking space shall be necessary for total covered area of less than 100.00 sq.metres;
 - ii) one car parking space shall be necessary for a total covered area of 100.00 sq.metres but less than 200.00 sq.metres;
 - iii) one car parking space for every 200.00 sq.metres of covered area shall be necessary for a total covered area of 200.00 sq.metres or more

- b Building with more than one tenement
- A Tenement each upto 50.00 sq.metres of covered area
 - i no car parking space shall be necessary upto five such tenements;
 - ii. one car parking space shall be necessary for six such tenements;
 - iii. one additional car parking space shall be necessary for every additional six such tenements;
- B Tenement each with more than 50.00 sq.metres but upto 75.00 sq.metres of covered area:
 - i. no car parking space shall be necessary upto three such tenements;
 - ii. one car parking space shall be necessary for four such tenements;
 - iii. one additional car parking space shall be necessary for every additional four such tenements;
- C Tenement each with more than 75.00 sq.metres but upto 100.00 sq.metres of covered area:

One car parking space shall be necessary for every two such tenements;
- D Tenement each with more than 100.00 sq.metres of covered area:

One car parking space shall be necessary for each tenement having covered area less than 200.00 sq.metres. One additional car parking space shall be necessary for every additional 100.00 sq.metres of covered area of the tenement.

E For a building with tenements of different sizes the car parking requirement shall be calculated on the basis of the requirement of each size group subject to the condition that at least one car parking space shall be necessary for more than 300.00 sq.metres of total covered area of the building, irrespective of the number or sizes of tenement;

c The above minimum standard shall be applicable for all Development Control Zones excepting the Development Control Zone 'C' for which the requirement of number of car parking spaces shall be 1.5 times the requirement prescribed in clause (a) and (b).

3. For business occupancy, car parking shall be subject to the following provisions :

a For covered area upto 1500.00 sq.metres :
One car parking space for every 75.00 Sq metres of covered area or part thereof shall be necessary;

b For covered area above 1500.00 sq.metres but upto 5000.00 sq.metres :
Twenty car parking spaces plus one additional car parking space for every 100.00 sq.metres of covered area or part thereof, beyond 1500.00 sq.metres shall be necessary;

c For covered area above 5000.00 sq.metres :
Fifty five car parking spaces plus one car parking space for every 200.00 sq.metres of covered area or part thereof beyond the 5000.00 sq.metres shall be necessary.

4. For mercantile (retail) occupancy, car parking shall be subject to the following provisions :

a No car parking space shall be necessary upto a total covered area of 50.00 sq.metres.

- b For covered area above 50.00 sq metres

One car parking space plus one additional car parking space for every additional 100.00 sq.metres of covered area shall be necessary.

5. For assembly occupancy, car parking shall be subject to the following provisions :

- a Restaurant, eating house, bars, clubs and gymkhana

No car parking space shall be necessary upto a total covered area of 200.00 sq.metres. For covered area more than 200 sq.metres, one car parking space for every additional 200.00 sq.metres or part thereof shall be necessary.

- b Hotel and boarding house

i One car parking space for every five guest rooms or part thereof shall be necessary for three star, four star and five star hotels;

ii. One car parking space for every twenty guest rooms or part thereof shall be necessary for other hotels and boarding houses;

iii. For areas to be used as restaurant, dining hall, shopping area, seminar hall, banquet hall and similar purposes, one additional car parking space for every 200.00 sq.metres of covered area or part thereof shall be necessary;

- c Theatre, Motion Picture House, City Hall, Dance Hall, Skating Rink, Town Hall, Auditorium or seminar other Halls or such other places

i Having fixed seating arrangement

One car parking space for every thirty seats shall be necessary

- ii Having no fixed seating arrangement

One car parking space for every 100.00 sq.metres of covered area shall be necessary.

6. For institutional occupancy, car parking shall be subject to the following provisions :

- a. Hospital and other health care institution run by Government, Statutory Bodies, Local Authorities :

I in institution where beds are provided, one car parking space for every twenty beds shall be necessary

II in institutions where beds are not provided, one car parking space shall be necessary for every 100.00 sq.metres of covered area.

- b. Hospital and other health care institution not run by Government, Statutory Bodies, Local Authorities.

One car parking space for every 75.00 sq.metres of covered area or part thereof shall be necessary;

Note : In no case, the required no. of car parking space shall exceed 200.

7. For educational occupancy, car parking shall be subject to the following provisions :

- a. no car parking space shall be necessary upto a covered area of 100.00 sq.metres used for administrative purpose :

- b. for covered area more than 100.00 sq.metres but less than 400.00 sq.metres used for administrative purpose one car parking space shall be necessary.

- c. for covered area of 400.00 sq.metres and above used for administrative purpose, one car parking space for every 400.00 sq.metres shall be necessary;
- d. for total covered area more than 1000.00 sq.metres one bus parking space for every 1000.00 sq.metres shall be necessary. Such parking space shall be in addition to the car parking space required for the building;

8. For industrial or storage or hazardous occupancy, car parking shall be subject to the following provisions :

- a. no car or truck parking space shall be necessary upto a total covered area of 200.00 sq.metres;
- b. for covered area above 200.00 sq.metres, one car parking space for every 200.00 sq.metres and one truck parking space for every 1000.00 sq.metres subject to a minimum of one truck parking space, shall be necessary;
- c. In no case the required number of car parking space shall exceed 50 and the required number of truck parking space shall exceed 50.

Chapter – 18

18.0 REGULATIONS FOR CONTROL OF DEVELOPMENT OF PLOT CONTAINING MORE THAN ONE BUILDING

1. a. Every building on a plot containing more than one building shall be connected by an internal road connecting the means of access of the plot. The F.A.R. shall be calculated on the basis of the width of the means of access on which the plots abut.
 - b. The minimum width of such internal roads shall not be less than 3.50 metres, where internal road of 3.50 metres of width is not possible to be provided due to an existing building constructed prior to the enforcement of this Land use and Development Control Plan, a building of not more than 7.00 metres in height may be allowed, provided that the width of the internal road shall not be less than 1.20 metres.
 - c. The maximum permissible height of any building on a plot shall be determined by the width of the means of access on which the plot abuts according to the table given in sub regulation (3) chapter 14 of this Land Use and Development Control Plan.
 - d. The minimum width and the maximum length of all such internal roads shall be as prescribed in the table in sub regulation (2) of chapter 2 of this Land Use and Development Control Plan.
 - e. In case the buildings within a plot are not of the same occupancy, an individual building of any particular occupancy shall comply with the regulation governing such occupancy except the provisions regarding Ground Coverage and Floor Area ratio which shall be in accordance with sub regulations (2) and (4) of this regulation
2. Ground Coverage shall be as laid down below
 - a. for plots measuring less than 5000 sq metres in area the maximum permissible ground coverage shall be the values

prescribed in chapter 13 of this Land Use and Development Control Plan if the buildings are of same occupancy. If the buildings are not of same occupancy then the ground coverage shall be 40%.

- b. for plots measuring 5000 sq.metres or more in area, the maximum permissible ground coverage shall be 40% for building with same occupancy and 35% for buildings with different occupancies including mixed use occupancy

3. Open spaces for buildings shall be as laid down below every building shall have minimum external open space as prescribed in chapter 15, provided that on these open spaces internal roads may be constructed.

4. Floor Area Ratio (F.A.R) shall be as laid down below

- a. for plots measuring less than 5000 sq.metres in area the maximum permissible F.A.R for buildings of same occupancy shall be the value for that particular occupancy shall be the value for that particular occupancy prescribed in chapter 16 and for buildings with different occupancies shall be the value for that particular occupancy which gives the lowest value prescribed in chapter 16.
- b. for plots measuring 5000 sq.metres or more, the maximum permissible F.A.R. for buildings with same occupancy shall be reduced by 10% from the value for that particular occupancy prescribed in chapter 16 and for buildings with different occupancies including mixed use occupancy shall be reduced by 10% from the lowest value for these occupancies as prescribed in chapter 16

5. **Parking :**

The provision shall be the same as stipulated in Chapter 17 of this Land Use and Development Control Plan

Chapter – 19

19.0 REGULATION FOR CONTROL OF DEVELOPMENT OF RESIDENTIAL BUILDING FOR ECONOMICALLY WEAKER SECTION AND LOW INCOME GROUP HOUSING SCHEME APPROVED BY KOLKATA METROPOLITAN DEVELOPMENT AUTHORITY.

For plots a scheme for Economically Weaker Section and Low Income group Housing approved by Kolkata Metropolitan Development Authority the following regulations shall be applicable, provided that the size of the plot is not more than 65.00 sq.metres in area.

1. a) no building shall be allowed on a plot if the width of the means of access to the plot is less than 1.20 metres.
- b) no building exceeding 8.00 metres in height shall be allowed on a plot if the width of means of access to the plot is less than 3.5 metres.
2. the maximum permissible ground coverage shall be 75% of the area of the plot;
3. the maximum permissible height of the building shall be 10.00 metres;
4. the maximum front open space shall be 0.80 metre;
5. the minimum rear open space shall be 1.00 metre;
6. the maximum permissible Floor Area ratio shall be 1.75;
7. there shall be no need to provided side open spaces in the case of any such building, provided that the maximum aggregate length of such buildings in a row shall be 50.00 metres and after every 50.00 metres of length of such buildings in a row, there shall be on open space of not

less than 2.50 metres in width for the entire depth of the building, and that such open space shall not be necessary if there is a street or passage of such location the minimum width of which is not less than 2.50 metres;

8. there shall be no need to provide any car parking space within the plot;
9. the size of rooms shall be as follows :

a) **Habitable Room**

The area of a habitable room shall not be less than 6.00 sq.metres with a minimum width of 2.40 metres. The habitable room for this purpose would be any room to be used for human habitation other than a kitchen, both/water-closet, store/multi-purpose room;

b) **Kitchen :**

The area of kitchen shall not be less than 3.00 sq. metres with a minimum width of 1.50 metres;

c) **Water closet and bath room**

The area of an independent water closet shall not be less than 0.80 sq.metre with a minumum width of 0.85 metre. The area of an independent bath room shall not be less than 0.80 sq. metre with a minimum width of 0.85 metre. If water closet is combined with bath room its floor area shall not be less than 1.50 sq metres with a minimum width of 0.9 metre

10. **Minimum height of rooms :**

the height of all habitable and multi-purpose rooms shall not be less than 2.60 metres from the surface of the floor to the lowest point of the ceiling (bottom of the slab and/or beam). In the case of sloping roof, the

average height of roof for habitable rooms shall not be less than 2.60 metres and the minimum height at caves shall be 2.10 metres. The height of kitchen, bath/water closet and corridor/passage shall not be less than 2.10 metres measured from the surface of the floor to the lowest point of the ceiling (bottom of the slab and/or beam).

11. Excepting the provisions of clause (1) to (10) all other provisions of these regulations shall be applicable.

Chapter – 20

20.0 PROVISION REGARDING EXISTING BUILDINGS

1. The provisions of the following regulations shall apply only in the case of an existing building not complying with the regulations of the Land Use and Development Control Plan. Existing building, for this purpose, shall mean any building which was erected before the date of coming into force of these regulations in accordance with a building plan sanctioned by an authority competent to sanction such building plan under Bengal Municipal Act 1932 (bengal Act XV of 1932) or Kolkata Municipal Corporation Act 1923 extended to Howrah Municipal or Howrah Municipal Building Rules of 1991 framed under HMC Act, 1981 or any other law for the time being in force.
3. In case of existing building :
 - a. excepting storage or hazardous buildings, where the open spaces required have not been left, an addition in the number of stories, if otherwise permissible may be allowed with a set back provided such building continues with the same occupancy. Provided that no front set back may be necessary upto a height of eight metres for adding only one floor over an existing single storeyed residential building.
 - b. the extent of the setback from the property boundary shall be such as to make the addition to the building in conformity with the provisions of chapters 13 and 15;
 - c. If any car parking space is required to be provided under chapter 17 and no such car parking space can be provided in such existing building, the covered area allowable under the provisions of these regulations shall be reduced by the area

required for such car parking space. For this calculation the area required for one car parking space is to be taken as 20.00 sq.metres. Existing car parking spaces as per Sanction Building Plan shall be taken into account as car parking space even if the same does not conform to the specified size of 2.50 mts x 5.00 mts.

- d. the height of the building shall conform to the regulations as indicated in the chapter 14 and in no case after addition the height shall exceed 14.50 metres;
- e. the addition to an existing building with educational occupancy shall not exceed the total covered area of the existing building subject to the provisions of F.A.R. as stipulated in chapter 16 of this Land Use and Development Control Plan
- f. the addition to an existing building with other occupancies including mixed use building but excepting storage and hazardous building shall not exceed 100.00 sq.metres in covered area subject to the provisions of F.A.R. as stipulated in chapter 16 of this Land Use and Development Control Plan.

*Chapter – 21***21.0 REGULATION FOR CONTROL OF DEVELOPMENT OF PARKS, PUBLIC OPEN SPACES, PONDS, WET LANDS, CANALS AND RIVERFRONT**

1. For the purpose of these regulations, public open space shall mean any open space which is open to the use or enjoyment of the public, whether it is actually used or enjoyed by the public or not and whether the entry is regulated by any charge or not.

a. Generally :

Parks and public open spaces shall be classified for the purpose of these regulations into three groups as below

- i. the parks and public open spaces with area upto 1500.00 sq.metres shall be termed as "small parks and public open space".
- ii. the parks and public open spaces with area more than 1500.00 sq.metres but upto 7000.00 sq.metres shall be termed as "medium parks and public open spaces".
- iii. the parks and public open spaces with area more than 7000.00 sq.metres shall be termed as "large parks and public open spaces".

b. The structure above ground level shall be subject to the following provisions :

no structure other than the following shall be permitted in parks and public open spaces

- i. statue of public interest
- ii. structure related to play equipments and fixtures

iii. structure related to public amenities, provided that the height of such building shall not exceed 4.00 mtrs and that total area covered by such buildings shall not exceed 10% of the total area of the park and public open spaces in the case of small parks and public open spaces, 5% in the case of medium parks and public open spaces and 3% in the case of large parks and public open spaces. For the purpose of calculation of total area of parks and public open spaces as aforesaid the area of water body, if any, shall be excluded.

c. The under ground structure shall be subject to the following provisions :

- i. no underground structure shall be allowed in small and medium parks and public open spaces
- ii. in large parks and public open spaces, underground structure for amenities or parking facilities may be allowed provided such structure shall not affect the environment or create traffic problem.

2. **No canal, pond, waterbody or wet land shall be filled up :**

Provided that after taking in view the drainage, ecology and environment, pisciculture, fire fighting or any other material consideration the Kolkata Metropolitan Development Authority may, for reasons to be recorded in writing and with the previous approval of the State Government allow any canal, pond, waterbody, or wet land to be filled.

3. **In the case of a building in the Development control Zone "RF"**

a. the maximum permissible height of a building in such zone shall be 5.00 metres. In the case of a building on stilts, the maximum

permissible height of the building shall be 6.50 metres including the stilts, the minimum height of which shall be 3.00 metres. In such building, the stilted portion shall not be allowed to be walled up or covered along the sides;

- b. no building shall be more than 20.00 metres long alongside the river. There shall be a clear linear gap of 50.00 metres between two buildings alongside the river.
- c. The maximum permissible covered area of such buildings shall be 200.00 sq.metres.

4. The regulations for Development Control Zone 'G' shall be as follows

- i. The maximum permissible covered area by all buildings shall not exceed 0.5 per cent of the area excluding the water bodies;
- ii. The maximum permissible F.A.R. shall be 0.005
- iii. The maximum permissible Height of building shall be 14.00 metres;
- iv. The following occupancy or occupancy are prohibited :
 - a. Industry
 - b. Hazardous
 - c. Mercantile (Wholesale)
 - d. Storage
- v. Excepting the regulations mentioned in (i) to (iv) above, all other regulations of this Land Use and Development Central Plan shall be applicable

Chapter – 22

22.0 REGULATIONS FOR SUB – DIVISION OF PLOTS

1. Generally

- a. A plot to be sub-divided shall be termed as "mother plot".
- b. sub-division shall not be allowed if the "mother plot" abuts a means of access having a width of less than 3.50 metres;
- c. every individual plot obtained by sub-division of the "mother plot" shall abut a means of access having a width of not less than 3.50 metres;
- d. the junctions of means of access within the "mother plot" shall be provided withs played corners measuring not less than 2.50 metres on each side;
- e. these regulations are not applicable in a sccheme for Economically Weaker Section and Low Income Grouop Housing approved by the Kolkata Metropolitan Development Authority
- f. sub-division may be allowed on condition that the following facilities shall be provided by the owner of the "mother plot" at his own cost, as may be indicated by the Local Authority :
 - i. drainage facilities ensuring drainage of each individual plot and of the means of access and passage leading to existing public drains or drainage channels.
 - ii. streets and passages along with street lighting
 - iii. sanitary facilities including garbage disposal facilites
 - iv. water supply facilities

2. Width and length of means of access.

The maximum length permissible for the means of access shall be as given in the table below :

| | Width of means of access | Maximum length of the means of access | |
|----|---|--|--|
| | | For means of access closed at one end | For means of access open to street at both ends |
| 1. | 3.50 metres and above but not more than 7.00 metres | 25.00 metres | 75.00 metres |
| 2. | Above 7.00 metres but not more than 10.00 metres | 50.00 metres | 150.00 metres |
| 3. | Above 10.00 metres | No restriction | No restriction |

3. Public open space

For "mother plot" measuring more than 5,000 sq.metres in area, sub-division may be allowed, provided eight percent of the total area of "mother plot" is developed as public open space. The width of each such open space shall not be less than 10.00 metres and each such open space shall about a street having a width of not less than 7.00 metres. The minimum area of each such open space in one parcel shall be 400.00 sq.metres. This open space shall be in addition to the land required for providing the means of access to the individual plots obtained by sub-division of "mother plot"

4. Land for facilities

For "mother plots" measuring more than 25,000.00 sq.metres in area, sub-division may be allowed, provided seven percent of the total area of the mother plot is reserved for use for facilitates like school, health centre, market, police outpost, milk booth, post office, power sub-station, transport terminal, water treatment plant, sewage treatment plant and the like. Such land shall about a street having a width of not less than 10.00 metres. This shall be in addition to the land necessary for means of access and for open spaces mentioned in sub-regulation(3).

5. *In case of plot sub-division in the Special Zone for any size of the mother plot the minimum internal road width should have a right of way of 10.00 metres.*

Chapter – 23

23.0 REGULATIONS FOR DEVELOPMENT OF BUILDING SITE

No plot shall be used as a site for erection of re-erection of any building :

- a. if the level of the plot is lower than the level of the crown in the nearest public street, and
- b. unless the land is capable of being well-drained by means of drainage facilities leading to existing public drains or drainage channels.

Chapter – 24

24.0 Regulations for control of Development in "Special Zone"

The Development Control regulations for the 'Special Zone' are as follows

- a) The Kona Expressway (declared as National Highway – 117 vide Notification No. NH-14019/1/2004 – PM – New Delhi the 27th February (2004) would have been proposed to be a right of way of 46.2m with provisions for six lane main carriageway and service roads on either side. All new developments along the expressway will have to be at a distance of 23.1m from the center line of the said road.
- b) The portions of the following roads falling within the 'Special Zone' are proposed to have a right of way of 20.0 m for four lane divided facility.
 - i) G.T. Road, ii) Currie Road, iii) Sarat Chatterjee Road, iv) Howrah Drainage Canal Road, v) Mahiary Jagachha Road.

Hence all new buildings on the plot abutting the above mentioned five roads shall be permitted keeping a set back of 10.0m from the centre line of the roads in addition to mandatory front open space required as the case may be.

- c) Roads within the special zone having existing right of way upto 5.0m, but not below 3.5m. to be widened to get 7.5m right of way and all new buildings on the plot abutting those roads shall be permitted keeping a set back of 3.75m from the centre line of the roads in addition to mandatory front open space required as the case may be.
- d) Roads within the special zone having existing right of way above 5.0m are proposed to be widened to get 10.0m. right of way and all new buildings on the plots abutting those roads shall be permitted a set back of 5.0m. from the centre line of roads in addition to the mandatory open space required as the case may be

- e) The plot abutting any common passages, private roads, lane and bye-lane presently not maintained by H M C are exempted from the scope of road widening. However if any such common passages, private roads, lane and bye-lane are taken for maintenance by H.M.C. provisions under clause 24(c) and 24(d) above shall be applicable as the case may be.
- f) The Development Control Regulations for this 'Special Zone' would be similar to those of the 'C' zone of this LUDCP in terms of F.A.R, Ground coverage, and parking requirements.
- g) F.A.R. and height of buildings would be governed by the proposed width of means of access to the plot.
- h) In case of existing buildings in respect of above indicated categories of roads under clause 24(b), 24(c) and 24(d), extension will be allowed only after providing set back as required in case of new buildings.

**LIST OF ROADS WHOSE ABUTTING PLOTS AND PREMISES SHALL BE
UNDER DEVELOPMENT CONTROL ZONE - 'C'**

| Name of Road | Portions |
|--------------------------------|--|
| 1. Andul Road | Currie Road to the Western boundary of Howrah Municipal Corporation. |
| 2. Amta Road | Entire length. |
| 3. Benaras Road | From Eastern Rly track to the Western boundary of Howrah Municipal Corporation |
| 4. College Road | From College Ghat Road to Botanical Garden Road. |
| 5. Dr. Sarat Chatterjee Road | From Currie Road to Howrah Drainage Canal Road. |
| 6. Deshpran Shasmal Road | Entire length. |
| 7. Howrah Drainage Canal Road | Entire length. |
| 8. Howrah Khatir Bazar Road | Entire length. |
| 9. Kona Express way | Entire length, excluding the portion falling under "MW" Zone. |
| 10. Makardah Road | Entire length. |
| 11. Mahendra Bhattacharya Road | Entire length. |
| 12. Mohiari Road | Entire length. |
| 13. Narasingha Dutta Road | Entire length. |
| 14. Netaji Subhas Road | From Kali Kundu Lane to the Western limit of Netaji Subhas Road. |
| 15. Natabar Pal Lane | Entire length |
| 16. Ramcharan Sett Road | Entire length |
| 17. Ramrajatala Road | Entire length |
| 18. Saten Bose Road | Entire length |

'A' CATEGORY INDUSTRIES**Food and Allied Products**

1. Icecream, Kulpi and similar products.
2. Pickles, Chutney, Jam, Jelly, Squash, Sauce, Vinegar and similar products.
3. Bakery products (using electric oven)
4. Confectionery and Condiments.
5. Grinding and processing of Wheat, Rice, Spices and similar edibles (using upto 10 h.p. motor).
6. Fruit and Vegetable processing and preservation.
7. Aerated water.
8. Vadi, Papad and similar products.
9. Food products of all types including Fast Food, Snacks, Sweetmeat and similar products.

Textile and Hosiery

1. Embroidery and Hand Knitting
2. Knitted Garments
3. Block and Screen Printing
4. Batik Printing
5. Tailoring and Readymade Garments of all type
6. Hosiery products
7. Tag, Thread, Tape and similar products
8. Bedding and Mosquito net.

Chemical and Allied Products

1. Agarbati, Candle Stick and similar products
2. Wet-cell Battery

Mechanical Engineering and Allied

1. Cycle, Cycle rickshaw, Hand and Animal drawn carriages assembly and repair
2. Two wheeler and other Automobile repair and servicing
3. Repair and servicing of Domestic Appliances.
4. Black and Tinny Smithy.

Leather Products

1. Shoe repairing - Cobbler
2. Fancy leather and other novelty items using leather

Rubber Products

1. Tyre Retreading and repairing.

Paper Products

1. Paper conversion products.

Electrical and Electronic Items

1. Repair, assembly and servicing of all types of electrical and electronic apparatus, appliances, equipments, components used for domestic purposes.
2. Computer Software Services.

Miscellaneous

1. Nameplate, Banner and Sign-boards
2. Handicrafts
3. Photo binding and Book binding
4. Ornaments and Jewellery
5. Photography studio and laboratory
6. Xeroxing, Ammonia printing and Cyclostyling
7. Musical instrument assembly and repair.
8. Laundry, Dry-cleaning and Dyeing.
9. Pan masala and Bidi
10. Furniture of all types except synthetic moulding
11. Barber shop and Beauty parlour

12. Carpentry
13. Toys and Dolls
14. Pottery and Clay modeling
15. Assembly and repair of spectacle and optical glass
16. Printing press
17. Assembly and repair of Watches and Clocks of all types
18. Assembly and repair of Umbrella
19. Repair of Type-writer
20. Sports goods
21. Rubber stamp and Seal of all kinds
22. Repair and Assembly of domestic type sewing, knitting and similar machines.
23. Cutlery and Kitchen utensils
24. Repair and Servicing of Gas appliances such as cooking ranges and similar items.
25. Repair and assembly of locks of all kinds

SCHEDULE – III
(See para 8 1 and 8 2)

'B' CATEGORY INDUSTRIES

Food and Allied Products

1. All edible oil except solvent extraction
2. Dal and Rice Mill
3. Bakery products
4. Ice Making
5. Dairy products
6. Cattle and Poultry feed

Textile and Hosiery

1. Wick of all types
2. Braided elastic tape
3. Cotton belting
4. Belt lacing
5. Sanitary napkin
6. Surgical and Gauge bandage
7. Handloom and Powerloom

Chemical and Allied Products

1. Distilled water
2. Perfumes and Cosmetics of all types
3. Sealing wax
4. Camphor tablets
5. Ayurvedic hair oil (mixing process only)
6. Tooth powder mixing process only
7. Dry-cell battery
8. Phenyl
9. Washing powder and Soap
10. Writing Ink.

Mechanical Engineering and Allied

- 1 Light fabrication and sheet metal ball press job
- 2 Machining units (including spares, component manufacturing only using upto 10 h.p. motor)
- 3 Heat treatment job
- 4 Steel trunk
- 5 Assembly units (using upto 5 h.p. motor)
- 6 Pressure stove and wick stove
- 7 Metal and Material Testing laboratory
- 8 F.R.P. products
- 9 Spectacle frame

Leather Products

- 1 Leather shoes, gloves, bags, chappals, purse and similar products

Rubber Products

- 1 Rubber moulded and extruded products excluding reclamation of rubber and production of tyres, rubber solution containing mineral naphtha.

Plastic Products

- 1 Extruded, Injection moulded, Blow moulded and Thermo-Welded Plastic products. (Using 230 V. power).
- 2 Thermo-Welded Plastic Products.

Paper Products

- 1 Carbon paper, other coated papers and laminated paper products

Electrical and Electronic Items

- 1 Repair and Servicing units of Industrial items
- 2 Choke and fittings
- 3 P.V.C. wire (domestic type)
- 4 All types of electric bulbs
- 5 Electric stove and Heater (upto 3 K.W.)
- 6 Moulded plug with Chord

7 Fan

Miscellaneous

- 1 Mosaic tiles
2. Ceramic, glass ware and similar products
3. R.C.C. Jalli, ventilator, grill, grating, rainwater pipe and similar items.
4. Stationery items like ball points pen, fountain pen, pen nibs, pen holders, pencils, pencil sharpeners, paper pin and similar products.
5. Wire brush, painting brush and hair brush
6. Brushes of natural bristles
7. Electroplating and Galvanizing
8. Adhesive paste
9. Coir making and Carpet weaving
10. Artificial plants
11. Scientific and Stationery instruments and equipments.
12. Cufflinks, Tie pins, Buttons, Buckles, Hair pin, Hair clip, Hair band of all types and similar products.
13. Metal Castings.

OBNOXIOUS / HAZARDOUS INDUSTRIES

Manufacturing Items

A. CELLULOSIC PRODUCTS

1. Carbon black and carbon black of all kinds
2. Crude oil refining, processing and cracking, petroleum jelly, petroleum ether, Naphtha cracking including gas cracking for any purpose
3. Fuel oils, illuminating oils, and other oils such as shale oil, lubricants.
4. Petroleum-coke, graphite production
5. Paints, enamels, colours, varnish, (other than litho varnish) varnish removers, turpentine and turpentine substitutes.
6. Rayon fibre, waste products, mayophone paper etc., cellulose nitrate, celluloid articles, scarp and solution
7. Industrial alcohol
8. Matches
9. Newsprint
10. Printing ink

B. CEMENT AND REFRactories

11. Enamelling vitreous
12. Glass furnaces (more than 3 tonne capacity)
13. Mechanical stone crushing
14. Portland cement
15. Refractories

C. EXPLOSIVE AND AMMUNITION

16. Explosive or their ingredients such as fire-works, gunpowder, gun cotton etc.
17. Industrial gelatine, nitroglycerine and fulminate

D. FERTILIZERS

18. Nitrogenous and phosphatic fertilizer except mixing of fertilizers for compounding (large scale)

E. METALLURGICAL INDUSTRIES

- 19 Sintering, smelting
- 20 Blast furnace
- 21 Roasting of ore-sulphide oxides of mixtures

F. ORGANIC CHEMICAL INDUSTRIES

- 22 Acetylates, phridines, iodoform, chloroform, B-naphthol etc.
- 23 Compressed permanent liquefied and dissolved industrial gases
- 24 Dye and dye-stuff intermediates
- 25 Insecticides, pesticides and fungicides
- 26 Organic solvents, chlorinated minerals, methanol, aldehyde and methylated spirit
- 27 Phenols and related industries based on coal-tar distillation
- 28 Polyethylene, P V.C resin, nylon
- 29 Synthetic detergents
- 30 Synthetic rubber

G. PAPER AND PAPER PRODUCTS

- 31 Manufacturing of paper pulp, paper board and straw boards (large scale).

H. POISONS

- 32 Ammonium-sulphocyanide, arsenic and its compounds., Barium carbonate, barium cyanide, barium ethyle sulphate, barium acetate, cinnabar, copper sulphocyanide, ferrocyanide, hydro-cyanide, hydrocyanic acid, potassium cyanide, prussiate of potash, pyrogallic acid, silver cyanide.

I. RADIO-ACTIVE ELEMENTS

- 33 Processing of all radio-active materials

J. RUBBER INDUSTRIES

- 34 Reclamation of rubber and production of tyres, rubber solutions containing mineral naphtha, rubber waste

K. TEXTILES

- 35 Clean rags, oily and greasy rags
- 36 Fax yarn and other fibres
- 37 Oil sheets and water proof clothings
- 38 Textile finishing, bleaching and dyeing
- 39 Wool spinning

L. WOOD AND WOOD PRODUCTS

- 40 Distillation of wood, seasoning and curing

M. FOOD PRODUCTS

- 41 Abattoirs
- 42 Alcohol distillery, brewery and manufacturing of potable spirits
- 43 Sugar refining
- 44 Vegetable oil

N. INORGANIC CHEMICAL INDUSTRIES

- 45 Acids – sulphuric acid, nitric acid, hydrochloric acid, phosphoric battery acid, benzoic, carbolic acid, choro sulphuric acid etc
- 46 Alkalies, caustic soda, caustic potash, soda-ash etc.
- 47 Carbon-disulphide, ultramarine blue, chlorine, hydrogen etc
- 48 Mineral salts (which involve use of acids).

O. LEATHER AND OTHER ANIMAL PRODUCTS

- 49 Leather tanning
- 50 Glue and gelatine from bones and flesh
- 51 Bone-grist, bone-metal, bone powder or storage of bones in the open.
- 52 Glandular extraction
- 53 Animal oil and fish oil

P. HEAVY ENGINEERING

- 54 Heavy metal forging (using steam and power hammer)

Q. MISCELLANEOUS

- 55 Calcium carbide, phosphorus, aluminium dust, paste and powder copper, zinc etc

SCHEDULE - V

(see para 8-4)

DEVELOPMENT CONTROL ZONE - 'UA'

| | | |
|---|--|--|
| 1 | The land belonging to the Calcutta Port Trust on 31 st December, 1998 lying within Word No.1,11,12 and 13 of Howrah Municipal Corporation, excluding the land falling within Development control Zone 'RF' | Residential Buildings |
| 2 | The land belonging to the Calcutta Port Trust on 31 st December, 1988 lying within Ward No.14 of Howrah Municipal Corporation and commonly known as Chandmari ghat and on the north of Rabindra Setu, but excluding the land falling within Development Control zone 'RF' | Residential Buildings |
| 3 | The land belonging to the Calcutta Port Trust on 31 st December, 1988 lying between Nityadhan Mukherjee Road and Jagat Banerjee Ghat Road within ward No.29, 36 and 35 of Howrah Municipal Corporation excluding the land falling within Development Control Zone 'RF' | Residential Building, Institutional Building, educational Building, Business building, Mercantile (retail) Building, Assembly Building |
| 4 | The land belonging to the Calcutta Port trust on the 31 st December, 1988 lying between Jagat Banerjee Ghat Road and Shalimar Road within Ward No.35 and 39 of Howrah Municipal Corporation excluding the land falling within Development Control Zone 'RF'. | Residential Building, Business Building, Mercantile (Retail) Building, and only those Assembly Buildings which are related to passenger stations and terminals and other public transportation services. |
| 5 | The land belonging to the Calcutta Port Trust on the 31 st December, 1988 lying within Ward No.39 of Howrah Municipal Corporation excluding the land falling within Development Control Zone 'RF' and at Sl. No.4 above | Institutional Building related to timber and boat making, Business Building, Institutional Building and Assembly Building related to public transportation services |

SCHEDULE- VI

(See para 9.11)

LIST OF PARKS AND PUBLIC OPEN SPACES

| Sl. No. | Address of Locality | Area in sq.M. | Ward No. |
|------------|---|------------------|-------------|
| 1. | Salkia park at G.T. Road (North) and Naskar Para Road | 23624.53 | 3 |
| 2. | Jatadhari Park, 125-126, Shambhu Halder Lane | 6900.37 | 5 |
| 3. | Sradhananda Park, 320, G.T. Road | 5530.01 | 6 |
| 4. | H.I.T. Park, (Crossing of G.T. Road and Bhairab Dutta Lane) 361, G.T. Road (N) | 1901.21 | 10 |
| 5. | Ramprotap Chamaria Park | 10925.00 | 10 |
| 6. | Park at Sitanath Bose Lane | 2804.18 | 10 |
| 7. | Sanmelani Park at Khetra Mitra Lane | 4670.07 | 12 |
| 8. | Park at Ramlal Mukherjee Lane | 5089.03 | 15 |
| 9. | Park at Baikuntha Chatterjee Lane and Chintamoni Dey Road | 1744.88 | 17.18 |
| 10. | Belilious Park, 129 Belilious Road | 124460.96 | 20 |
| 11. | Park at N. Pal Road in front of South Eastern Railway Line (north side) | 2927.51 | 22 |
| 12. | Park at Kasundia Road (Swami Vivekananda Road) | 1267.66 | 25 |
| 13. | Park at Aksay Kumar Chakroborty Lane | 16703.81 | 25 |
| 14. | Park at Kalipukur Lane | 2676.58 | 25 |
| 15. | Dalmia park (Govt. Park under D.M.) | 22012.37 | 29 |
| 16. | Park at Charu Chandra Sinha Lane | 1214.40 | 30 |
| 17. | Dudwalla Park (acquired by H.I.T.) at G.T. Road near Dinabandhu College, Shibpur, Howrah. | 2198.04 | 35 |
| 18. | Sastitala Park, 5, Sadhan Krishna Majumdar Lane | 646.37 | 35 |
| 19. | Howrah Corporation Park (near Jogmaya Cinema) North-East | 4951.67 | 24 |
| 20. | Park at 34, 35, Brojonath Lahiri Lane | 1675.00 | 44 |
| 21. | 20, G.T. Road (S) | 937.00 | 17 |
| 22. | 80/1, Joynarayan Santra Lane | 803.00 | 17 |
| 23. | 21, G.T. Road (S) | 803.00 | 17 |
| 24. | 51, Kali Banerjee Lane | 2676.00 | 18 |

| Sl. No. | Address of Locality | Area in sq.M. | Ward No. |
|---------|--------------------------------------|---------------|----------|
| 25 | 55, Kali Banerjee Lane | 535.00 | 18 |
| 26 | 24, Kali Banerjee Lane | 335.00 | 18 |
| 27 | 11, Sadar Boxi Lane | 401.00 | 18 |
| 28 | 70/1/1, sadar Baxi Lane | 335.00 | 18 |
| 29 | 26, Jaynarayan Santra Lane | 335.0 | 18 |
| 30. | 241, Panchanantola Road | 803.00 | 18 |
| 31. | 242, Panchanantola Road | 401.00 | 18 |
| 32. | 105, sadar Baxi Lane | 468.00 | 17 |
| 33. | 36/1, Arabinda Road | 468.00 | 5 |
| 34. | 4/1, Kali Prosad Banerjee Lane | 335.00 | 21 |
| 35. | 10, Hriday Krishna Banerjee Lane | 535.00 | 21 |
| 36. | 23, Muktaram Dey Lane | 353.00 | 21 |
| 37. | 25, Kaliprosad Banerjee Lane | 1338.00 | 21 |
| 38. | 7, Joydev Kundu Lane | 535.00 | 23 |
| 39. | 57, N.S. Dutta Road | 468.00 | 24 |
| 40. | 19, Kedar Mukerjee Lane | 535.00 | 23 |
| 41. | 10, Lakshmi Narayan Chakroborty Lane | 401.00 | 21 |
| 42. | 126, Makardah Road | 669.00 | 23 |
| 43. | Opposite to 10, Dinu Lane | 669.00 | 23 |
| 44. | 258/4, Belilious Road | 535.00 | 22 |
| 45. | 31, Kuchil Sarkar Lane | 401.00 | 22 |
| 46. | 5, Rajaram Das Lane | 335.00 | 22 |
| 47. | 36/1, Chatterjee Para Lane | 535.00 | 22 |
| 48. | 8, Sarat Dutta Lane | 401.00 | 22 |
| 49. | 13, Sarat Dutta Lane | 535.00 | 22 |
| 50. | 17, Sarat Dutta Lane | 468.00 | 22 |

LIST OF CEMETRY, BURIAL GROUND AND BURNING GHAT

| Sl. No. | Location | Name | Area | Ward No. |
|----------------------|--|--------------------------------|------------------------------------|----------|
| 1. | 102, Dharmatola Road | Dharmatola Md Burial Ground | 7010 Sqm (5B-4K-5Ch) | 3 |
| 2. | 100, Beneras Road | Md. Burial Ground | 2906 Sqm (2B-3K-4Ch-10 sqft) | 9 |
| 3. | 17, Sitanath Bose Lane | Md. Burial Ground | 2814 Sqm (2B-1K-14Ch) | 10 |
| 4. | 361, G.T. Road | Nandi Bagan Md Burial Ground | 1907 Sqm (1B-8K-6Ch-22 Sqft) | 15 |
| 5. | 103, I.R. Belilious Road | Jolapara Md Burial Ground | 2276 Sqm (1B-13K-14Ch-5 Sqft) | 19 |
| 6. | 89, Jolapara Lane | Jolapara Md Burial Ground | 2274 Sqm (1B-13K-13Ch-25 Sqft) | 19 |
| 7. | 41, M.S. Palchowdhury Lane | Bantra Md Burial Ground | 26507 Sqm (19B-14K-7Ch-43 Sqft) | 22 |
| 8. | 45, Kazidanga Lane | Hindu Children Burial Ground | 2198 Sqm (1B-12K-11Ch-27 Sqft) | 35 |
| 9. | 163, Andul Road | Md. Burial Ground | 13318 Sqm (9B-18K-3Ch-11 Sqft) | 39 |
| 10. | 71, Dakshin Buxarah 1 st Bye Lane | Plagur Burial Ground | 7589 Sqm (5B-12K-15Ch-2 Sqft) | 41 |
| 11. | Baptist Burial Ground Rd. | Baptist Burial Ground | 2983 Sqm (2B-4K-6Ch-21 Sqft) | 10 |
| BURNING GHATS | | | | |
| 1. | Banstala Burning Ghat | 11, Dr. Gangadhar Mukherjee Rd | 2424 Sqm (1B-16K-3Ch-30 Sqft) | 30 |
| 2. | Sibpur Burning Ghat | 95, Foreshore Road (Upper) | 1233 Sqm (18K-6Ch-35 Sqft) | 35 |
| 3. | Salkia Marapora Ghat | 8, Brindaban Dutta Lane | 669.2 Sqm (10K-0Ch-02 Sqft) | 11 |

SCHEDULE - VIII

(See para 9-3)

PRESENT OCCUPANCY OR OCCUPANCIES

| Sl. No. | Premises No. | Present Occupation |
|------------|---|-----------------------|
| 1. | Baje Sibpur Buttokristo Paul's Institution, 16, Baje Sibpur Road, Sibpur P.O. : Howrah - 2 | Educational |
| 2. | Baltikari Muktaram Dey High School P.O. : Baltikari, (Jagacha, Howrah) | |
| 3. | Baluti High School P.O. : Baluhati, (Domjur, Howrah) | |
| 4. | Bamangachi Sree Aurobinda High School 6, 'A' Road, Bamangachi, Salkia, P.O. : Howrah-6, (Liluah, Howrah) | |
| 5 | Bankra Islamia High School P.O. Bankra, (Domjur, Howrah) | |
| 6 | Bantra Madhusudan Pal Chowdhury High School 160/161, Belilious Road P.O. : Howrah-1, (Bantra, Howrah) | |
| 7. | Bantra Public Library Sikshaniketan Boys High School, 125, Makardah Road, Kadamtal, P.O. : Howrah-1, (Bantra, Howrah) | |
| 8. | Bargachia Union Priyanath Pathsala P.O. Bargachia, (Jagatballavpur, Howrah) | |
| 9. | Baxarah High School 42, Baxarah Road, P.O. Baxarah (Sibpur, Howrah) | |
| 10. | Begri High School P.O. Begri, (Domjur, Howrah) | |
| 11. | Belgachia, Mahatma Aswini Dutta Vidyapith 100, 'K' Road, Netajinagar, P.O. Howrah-8, (Liluah, Howrah) | |
| 12. | Belgachia Surendranath Ghosh Memorial High School. 41, 'K' Road, P.O. Dasnagar (Bally, Howrah) | |
| 13. | Bhattacharjee Kulakamini Vidyamandir P.O. Bhattacharjee, (Liluah, Howrah) | |

SCHEDULE - VIII/2.

| Sl. No. | Premises No. | Present Occupation |
|------------|--|-----------------------|
| 14 | Dasnagar Netaji Vidyayatan, P-263, Benaras Road, Belgachia P.O. Howrah-8, (Liluah, Howrah) | Educational |
| 15 | Dharsa Mihir Lal Khan Institution P.O. G.I.P. Colony, (Jagacha, Howrah) | |
| 16 | Ghusuri Sree Hanuman Jute Mill Hindi High School 103/104, Naskarpura Road, P.O. Ghuskuri, (Malipanchghara, Howrah) | |
| 17 | Howrah Akshay Sikshayatan, 1, Joynarayan Santra Lane, P.O. Howrah-1 (Howrah) | |
| 18 | Howrah Desbandhu Vidyalaya, 184, Netaji Subhas Road, P.O. Howrah-1 (Bantra, Howrah) | |
| 19 | Howrah Hindi High School 37/2, Ramlal Mukherjee Lane P.O. Howrah-6, (Golabari, Howrah) | |
| 20 | Howrah-Hat High School 64, G.T. Road P.O. Howrah-1, (Howrah) | |
| 21 | Howrah Isac Raphael Bellilious Institution 234, Bellilious Road, P.O. Howrah-1, (Howrah) | |
| 22 | Howrah Janta Adarsha Vidyalaya 27, Kings Road, P.O. Howrah-6 (Golabari, Howrah) | |
| 23 | Howrah Jogendra Smriti Sikshamandir 36, Kaliprasad Banerjee Road, P.O. Howrah-1 (Bantra, Howrah) | |
| 24 | Howrah Muslim High School 45, Bellilious Road, P.O. Howrah-1, (Howrah) | |
| 25 | Howrah Rabindra Deshbandhu Vidyalaya 8, Priyanath Ghosh Lane, P.O. Howrah-4, (Sibpur, Howrah) | |
| 26 | Howrah Rabindra Vidyalaya 53, Baruipara Lane, P.O. Howrah-4 (Sibpur, Howrah) | |

| SI. No. | Premises No. | Present Occupation |
|---------|--|--------------------|
| 27 | Howrah Ramkrishnapur High School 25, Umacharan Bhattacharyya Lane. P.O. Howrah-1, (Howrah) | Educational |
| 28 | Howrah Sib-O-Amiya High School 4, Eshan Chandra Bose Lane P.O. Howrah-2, (Sibpur, Howrah) | " |
| 29. | Howrah Siksha Niketan 51/A/1, Ramkrishnapur Lane P.O. Howrah-1, (Howrah) | " |
| 30. | Howrah Siksha Sadan High School 2, Trailakya Nath Banerjee Lane P.O. Howrah-1, (Howrah) | " |
| 31. | Howrah Shri Mahadeva Vidyalaya 50/3/1, G.T. Road (North) P.O. Howrah-1, (Golabari, Howrah) | " |
| 32 | Howrah Sree Ramkrishna Sikshalaya, 106, Narsingha Dutta Road P.O. Howrah-1, (Bantra, Howrah) | " |
| 33. | Howrah Town School 56/2A, Panchanantala Road P.O. Howrah-1, (Howrah) | " |
| 34. | Howrah Vikram Vidyalaya (Branch) 15, Raj Mohan Bose Lane P.O. Howrah-1, (Howrah) | " |
| 35. | Howrah Vivekananda Institution 75 & 77, Swami Vivekananda Road P.O. Howrah-4, (Sibpur, Howrah) | " |
| 36. | Howrah Zilla School 9, Church Road, P.O. Howrah-1, (Howrah) | " |
| 37. | Ichapur High School P.O. Santragachi (Jagacha, Howrah) | " |
| 38. | Jagacha High School P.O. G.I.P. Colony (Jagacha, Howrah) | " |
| 39. | Kashmorah High School, P.O. Khjasmorah, via-Andul Mour (Domjur, Howrah) | " |

SCHEDULE - VIII-4

| Sl. No. | Premises No. | Present Occupation |
|------------|--|-----------------------|
| 40 | Kolarah High School P O. Kolarah, via-Begri. (Domjur, Howrah) | Educational |
| 41 | Madhya Howrah Sikshalaya, 8, Panchanantala Road, P.O. Howrah-1 (Howrah) | |
| 42 | Maju Ram Narayan Basu High School P.O. Maju, (Jaçatballavpur, Howrah) | " |
| 43. | Makardah Bama Sundari Institution P.O. Makardah, (Domjur, Howrah) | |
| 44. | Mohiary Kundu Chowdhury Institution P.O. Andul Mouri, (Domjur, Howrah) | |
| 45. | Pantihal Damodar Institution, P.O. Pantihal (Jagatballavpur, Howrah) | |
| 46. | Salkia Anglo Sanskrit High School 17, Salkia School Road, Salkia P.O. Howrah-6, (Golabari, Howrah) | |
| 47. | Salkia Hindu School, 9, Hrishikesh Ghosh Lane, Salkia, P.O. Howrah-6, (Golabari, Howrah) | |
| 48. | Salkia Monohar High School 160, Sri Ram Dhang Road, Salkia P.O. Howrah-6, (Malipanchghora, Howrah) | |
| 49. | Salkia Sree Mishra Vidyalaya, 67, Sree Abinda Road, Salkia P.O. Howrah-6 (Golabari, Howrah) | |
| 50. | Salkia Sree Satyanarayan Madhab Mishra Vidyalaya, 173, Jogendra Nath Mukherjee Road, P.O. Howrah-6, (Malipanchghara, Howrah) | |
| 51. | Salkia Vidyapith, 5, Naba Kumar Kar Lane, Salkia P.O. Howrah-6, (Malipanchghara, Howrah) | |
| 52 | Salkia Vikram Vidyalaya 37/1, Bhairab Dutta Lane, P.O. Howrah-6. (Golabari, Howrah) | |
| 53 | Santragachi Kedarnath Institution 181, Shastri Nagendra Nath Ganguly Road P.O. Howrah-4, (Sibpur, Howrah) | |

SCHEDULE - VIII/5

| Sl. No. | Premises No. | Present Occupation |
|------------|--|-----------------------|
| 54 | Sarashi High School P.O. Bankra (Jagacha, Howrah) | Educational |
| 55. | Shalimar Hindu High School. 335, G.T. Road P.O. Shalimar (Sibpur, Howrah) | |
| 56. | Shanpur Netaji Subhas High School, P.O. Dasnagar (Jogacha, Howrah) | |
| 57. | Sibpur Ambika Hindi High School 37-38, Umacharan Bose Lane, Sibpur P.O. Howrah-2, (Sibpur, Howrah) | |
| 58. | Sibpur B.E. College Model High School, P.O. Howrah-3, (Sibpur, Howrah) | |
| 59. | Sibpur Bengal Jute Mill High School. 493, G.T. Road, Sibpur P.O. Howrah-2, (Sibpur, Howrah) | |
| 60 | Sibpur Chatterjee Hat Boy's High School 522/1/4, Circular Road, Shibpur P.O. Howrah-2, (Sibpur, Howrah) | |
| 61. | Sibpur Dinabandhu Institution (Main) 412, G.T. Road (South) Shibpur P.O. Howrah-2, (Sibpur, Howrah) | |
| 62. | Sibpur Dinabandhu Institution (Branch) 33, Bhutnath Halder Lane, Shibpur P.O. Howrah-2, (Sibpur, Howrah) | |
| 63. | Sibpur Jasodamoyee Vidyalaya. 19/1, P.K. Roy Chowdhury 2 nd Bye Lane P.O. Howrah-3, (Sibpur, Howrah) | |
| 64. | Sibpur Sikshalaya, 46A/11, Sibpur Road P.O. Howrah-2, (Sibpur, Howrah) | |
| 65. | Sibpur Srimati Swami Prajnanananda Saraswati Vidyalaya. 78/8, College Road, Shibpur P.O. Howrah-3, (Shibpur, Howrah) | |
| 66 | Sibpur Sri Ramkrishna Vidyalaya, 92, Kshetra Banerjee Lane, Shibpur, P.O. Howrah-2, (Sibpur, Howrah) | |

SCHEDULE - VIII/6

| SI. No. | Premises No. | Present Occupation |
|------------|--|-----------------------|
| 67 | South Bantra Ramkrishna Institution 182, Bellilious Road, Bantra P.O. Howrah-1, (Bantra, Howrah) | Educational |
| 68 | Unsani High School P.O. Unsani, (Jagacha, Howrah) | |
| 69. | Andul Mouri Gramya Hitakari Girls School, P.O. Andul Mouri, (Domjur, Howrah) | |
| 70. | Banharispur Girls High School, P.O. Banharispur (Panchla, Howrah) | |
| 71. | Bantra Bidhubhusan Pal Chowdhury Girls High School 63/A/1, Natabar Pal Road P.O. Howrah-1, (Bantra, Howrah) | |
| 72. | Bantra Public Library Sikshaniketan Girls High School 40/4/4/1, Lakshminarayan Chakraborty Lane. P.O. Howrah-1, (Bantra, Howrah) | |
| 73. | Bantra Rajlakshmi Balika Vidyalaya 15/16, Sarat Dutta Lane, P.O. Howrah-1, (Bantra, Howrah) | |
| 74. | Bantra Tarasundari Balika Vidyabhaban, 31/3, Narasingha Dutta Road, P.O. Howrah-1, (Bantra, Howrah) | |
| 75. | Brahmanpara Chintamoni Balika Vidyalaya, P.O. Munshirhat (Jagatballavpur, Howrah) | |
| 76. | Buxarah Surendranath Girls High School. P.O. Buxarah, Jagacha, Howrah) | |
| 77 | Dasnagar Chapala Devi Balika Vidyalaya. P.O. Dasnagar, (Jagacha, Howrah) | |
| 78. | Howrah Arya Balika Vidyalaya, 13/16B, Bisseswar Banerjee Lane. P.O. Howrah-1, (Bantra, Howrah) | |
| 79. | Howrah Sangha Adarsha Balika Vidyalaya 25, Nilmani Mallick Lane. P O Howrah-1 (Howrah) | |

SCHEDULE - VIII/7

| Sl. No. | Premises No. | Present Occupation |
|------------|---|-----------------------|
| 80 | Howrah Saradomoni Balika Vidyalaya 19, Debendra Ganguly Road, P O. Howrah-3, (Sibpur, Howrah) | Educational |
| 81 | Howrah Jogesh Chandra Girls School, 20, G.T. Road (South) P.O. Howrah-1, (Howrah) | " |
| 82. | Howrah Deshbandhu Balika Vidyalaya. 233/2, N.S. Road P.O. Howrah-1, (Shibpur, Howrah) | " |
| 83. | Howrah Ramkrishna Adarsha Balika Vidyalaya 9, Rajani Kanta Roy Chowdhury Lane, P.O. Howrah-3, (Shibpur, Howrah) | " |
| 84. | Howrah Rabindra Vidyapith for Girls, 8, Priyanath Ghosh Lane, P.O. Howrah-4, (Sibpur, Howrah) | " |
| 85 | Howrah Sree Durga Balika Vidyalaya. 5-7, Panchanan Chatterjee Lane, P.O. Howrah-1, (Bantra, Howrah) | " |
| 86. | Jurersa Vivekananda Balika Vidyalaya. P.O. Kuldanga, (Panchla, Howrah) | " |
| 87. | Jagacha Girls High School P.O. G.I.P. Colony (Jagacha, Howrah) | " |
| 88. | Kasundia Mahakali Balika Vidyalaya, 46, Umesh Banerjee Lane, P.O. Howrah-1, (Sibpur, Howrah) | " |
| 89. | Khantora Radharani Laha Memorial Girls High School P.O. Khantora, (Domjur, Howrah) | " |
| 90. | Maheswarpur Sarada Devi Balika Vidyapith, P.O. Balichaturi, (Shyampur, Howrah) | " |
| 91. | Maju R.N. Basu Girls High School, P.O. Maju, (Jagatballavpur, Howrah) | " |
| 92. | Makardah Girls High School, P.O. Makardah, (Domjur, Howrah) | " |
| 93. | Mohiary Ranibala Kundu Chowdhury Balika Vidyalaya P.O. Andul, Mouri, (Domjur, Howrah) | " |

SCHEDULE - VIII/B

| Sl. No. | Premises No. | Present Occupation |
|------------|--|-----------------------|
| 94 | Nehru Balika Vidyalaya P O Domjur, (Domjur, Howrah) | Educational |
| 95. | Paniara Balika Vidyalaya, P.O. Paniara (Panchala, Howrah) | |
| 96. | Pantihal Balika Vidyalaya, P.O. Pantihal (Jagatballavpur, Howrah) | |
| 97. | Ramkrishnapur Arya Balika Vidyalaya, 23, Rajballav Saha Lane, P.O. Howrah-1, (Howrah) | |
| 98. | Ramkrishnapur Balika Vidyalaya, 190, Ramkrishnapur Lane P.O. Howrah-2, (Sibpur, Howrah) | |
| 99. | Salkia Balika Vidyalaya O Silpashram. 37, Kshetra Mitra Lane P.O. Howrah-6, (Golabari, Howrah) | |
| 100. | Salkia Hindu High School for Girls, 18, Hrishikesh Ghosh Lane P.O. Salkia, (Golabari, Howrah) | |
| 101. | Salkia Kedarnath Babulal Rajgharia Girls High School 9/1, Kaibartapara Lane, P.O. Howrah-6, (Malipanchghara, Howrah) | |
| 102. | Salkia Vidyapith for Girls 'High School' 5, Nabakumar Kar Lane, Salkia, P.O. Howrah-6, (Malipanchghara, Howrah) | |
| 103. | Salkia Sri Vikram Balika Vidyalaya, 15, Rajmohan Bose Lane P.O. Howrah-1, (Howrah) | |
| 104. | Salkia Sri Hanuman Balika Vidyalaya, 3, Sri Arabinda Road, P.O. Howrah-6, (Malipanchghara, Howrah) | |
| 105. | Salkia Ushangini Balika Vidyalaya 17, Salkia School Road, P.O. Howrah-6, (Golabari, Howrah) | |
| 106. | Santragachi Bhanumati Girls School 14/3, Ramchandran Sett Road P.O. Howrah-4, (Sibpur, Howrah) | |

SCHEDULE - VIII/9

| Sl. No. | Premises No. | Present Occupation |
|------------|---|-----------------------|
| 107 | Sibpur Bhabani Balika Vidyalaya 10. Amritalal Mukherjee Lane, P O Howrah-2, (Sibpur, Howrah) | Educational |
| 108 | Sibpur Chatterjee Hat Girls High School 71 & 72, Abinash Banerjee Lane P.O. Howrah-4, (Sibpur, Howrah) | " |
| 109. | Sibpur Chittaranjan Adarsha Vidyamandir for Girls 61, Danesh Shaikh Lane, P.O. Howrah-3, (Sibpur, Howrah) | " |
| 110 | Sibpur Hindu Girls High School 45, Sibpur Road, P.O. Howrah-2, (Sibpur, Howrah) | " |
| 111. | Sibpur Jamunabala Balika Vidyalaya, 19/2. Circular Lane 2 nd Bye Lane P.O. Howrah-2 (Sibpur, Howrah) | " |
| 112. | Sibpur Prasanna Kumari Balika Sikshalaya 5/3. Nilkamal Kundu Lane. P.O. Howrah-2, (Sibpur, Howrah) | " |
| 113. | Sibpur Sarasibala Girls High School 475. Circular Road P.O. Howrah-3 (Sibpur, Howrah) | " |
| 114. | Sibpur Jogamaya Balika Vidyalaya, 56/2/5, Ram Mohan Mukherjee Lane P.O. Howrah-2, (Sibpur, Howrah) | " |
| 115. | St. Agnes Convent School Kings Road, Howrah | " |
| 116. | St. Aloysius School, 8. Church Road, Howrah | " |
| 117. | St. Thomas School, 7, Church Road, Howrah | " |
| 118. | Bengal Engineering College, Botanical Gardens, College Road. Sibpur, Howrah-3 | " |
| 119 | Bijoykrishna Girls College. 5/3. Mahatma Gandhi Road, Howrah | " |

SCHEDULE-10

| Sl. No. | Premises No. | Present Occupation |
|------------|---|-----------------------|
| 120 | Maheen Bhattacharya Homeopathic Medical College & Hospital, Howrah | Educational |
| 121 | Puras-Kanpur Haridas Nandi Mahavidyalaya, Kanpur, Via Munsirhat, Howrah | |
| 122 | Howrah General Hospital | Institutional |
| 123 | Tulshiram Lakshmi Debi Jaiswal Hospital | |

SCHEDULE-IX
(See para 11-0)

**LIST OF AREAS AND/OR BUILDINGS REQUIRING PRESERVATION &
CONSERVATION FOR HISTORICAL, ARCHITECTURAL ENVIRONMENTAL OR
ECOLOGICAL POINT OF VIEW**

| | | |
|-----|----------------------------------|-------------|
| 1 | Howrah Railway Station Building | |
| 2 | Howrah Town Hall | |
| 3 | Howrah Telegraph Office Building | |
| 4 | Colvin Court Building | |
| 5 | Clock Tower | B E College |
| 6 | Madhusudan Bhavan | B E College |
| 7 | Workshop Building | B E College |
| 8 | Downing Hall | B E College |
| 9 | Heaton Hall | B E College |
| 10. | Pudmapukur Jala | |
| 11. | Santragachi Jala | |