

# The Kolkata Gazette



सत्यमेव जयते

*Extraordinary*  
Published by Authority

PHALGUNA 51

THURSDAY, FEBRUARY 24, 2022

[SAKA 1943]

**PART I—Orders and Notifications by the Governor of West Bengal, the High Court, Government Treasury, etc.**

**GOVERNMENT OF WEST BENGAL  
DEPARTMENT OF URBAN DEVELOPMENT AND MUNICIPAL AFFAIRS  
(MUNICIPAL AFFAIRS BRANCH)  
NAGARAYAN, 6<sup>TH</sup> FLOOR.  
DF-8, SECTOR-I, SALT LAKE, KOLKATA-700 064**

## NOTIFICATION

No. 240/MA/O/C-4/3R-I/2019 dated, Kolkata, the 24<sup>th</sup> day of February, 2022 – In exercise of the power conferred by section 600, read with section 404 of the Kolkata Municipal Corporation Act, 1980 (West Ben. Act LIX of 1980) (hereinafter referred to as the said Act), the Governor is pleased hereby to make, after previous publication published under this Department's Notification No.1483/MA/O/C-4/3R-I/2019 dated, Kolkata, the 22<sup>nd</sup> November, 2021 as required by sub-section (1) of section 600 of the said Act, the following amendment in the Kolkata Municipal Corporation Building Rules, 2009, (hereinafter referred to as the said rules):–

## Amendments

In the said rules, after rule 69A, insert the following rule : -

### **“69B. Allowing additional Floor Area Ratio for Mercantile (retail) and Business Buildings—**

An additional FAR to the tune of maximum 0.25 may be allowed over and above the FAR permissible under rules 69 and 69A for Mercantile (retail) and Business buildings situated in the areas within development control Zone C of the Land Use and Development Control Plan published by Kolkata Metropolitan Development Authority:

Provided that this rule may not contravene any other rules or the norm for structural stability or any norm of other regulatory authorities (e.g. Environment Department, Pollution Control Board, Fire and Emergency Services Authority, etc.).

Example:

Step-1: For 25.00 meter wide abutting road permissible FAR under rule 69 for Mercantile (retail) and Business building= 2.75;

Step-2: Additional FAR under rule 69A(l)(a) for Green Building is 10% of 2.75 = 0.275;

Step-3: Additional FAR for Commercial Zone complying 69B = 0.25;

Step-4: Total permissible FAR complying rules 69, 69A and 69B = 2.75+0.275+0.25=3.275".

By order of the Governor,

S. DAS  
*Additional Secretary to the Government of West Bengal.*