

Government of West Bengal
Urban Development & Municipal Affairs Department
(Municipal Affairs Branch)
'Nagarayan', 6th floor,
DF-8, Sector – I, Salt Lake, Kolkata - 700064

NOTIFICATION

No. 889/UDMA-15011(24)/6/2023-LS-MA SEC

Dated, Kolkata, the 4th December, 2023

In exercise of powers conferred by 2nd proviso to sub-rule (2) of rule 32 of the West Bengal Municipal (Building) Rules, 2007 (hereinafter referred to as the said rules), the Governor, for the purpose of determining minor unauthorised erection, or execution of any minor work without sanction and the rates for regularizing such minor unauthorised erection, or execution of any minor work without sanction, is pleased hereby to specify that any unauthorised erection or work may be determined by the Board of Councillors as 'minor' keeping regard to the conditions noted in para 1 and such minor unauthorised erection, or execution of any minor work without sanction may be regularised by the Board of Councillors on payment of such fee as described in para 2 below:

1. Scope of minor unauthorised erection, or execution of any minor work without sanction:

- (a) Internal deviation in form of deviation from sanctioned linear dimensions of parts of the building upto 5% without change of internal arrangement.
- (b) Change of sanctioned covered area of the building with variation upto 5% without addition of any new component and not affecting its risk category or category of engaged technical personnel.
- (c) Change in floor to floor height and height of appurtenant structure(s) from sanctioned dimension subject to deviation in overall building height upto 10% without increasing no. of floors and not affecting its risk category or category of engaged technical personnel provided that additional height of building, if any, shall be below 3.0 m and the permissible top elevation at the plot should not be exceeded if the building is located within the influence zone with respect to all civil airports under Airport Authority of India.

2. Fees structure of minor unauthorised erection, or execution of any minor work without sanction:

A. For internal deviation :

- i) 25% of I.G.R. value if the finished dimensions of the relevant components comply with the provisions of the said rules.
- ii) 50% of I.G.R. value if the finished dimensions of the relevant components do not comply with the provisions of the said rules.

The deviated area shall be considered for the purpose of calculation of the above fees.

B. For deviation of sanctioned covered area:

Sl. No.	Sanctioned Covered Area of Building (SqM)	Extra Charges	
		If maximum permissible ground coverage is not exceeded	If maximum permissible ground coverage is exceeded
1	Up to 80	10% of I.G.R. value	20% of I.G.R. value
2	Above 80 up to 130	15% of I.G.R. value	30% of I.G.R. value
3	Above 130 up to 200	20% of I.G.R. value	40% of I.G.R. value
4	Above 200 up to 300	25% of I.G.R. value	50% of I.G.R. value
5	Above 300 up to 800	30% of I.G.R. value	60% of I.G.R. value
6	Above 800 up to 1000	35% of I.G.R. value	70% of I.G.R. value
7	Above 1000	40% of I.G.R. value	80% of I.G.R. value

The deviated built up area shall be considered for the purpose of calculation of the above fees.

C. For deviation of sanctioned overall height:

Sl. No.	Sanctioned Height of Building (m)	Extra Charges	
		If maximum permissible height is not exceeded	If maximum permissible height is exceeded
1	Up to 10.0	10% of I.G.R. value	20% of I.G.R. value
2	Above 10.0 up to 15.5	20% of I.G.R. value	40% of I.G.R. value
3	Above 15.5 up to 25.5	30% of I.G.R. value	60% of I.G.R. value
4	Above 25.5	40% of I.G.R. value	80% of I.G.R. value

The built up area of the floor(s) and appurtenant structure(s) in roof, where deviation in height occurs shall be considered for the purpose of calculation of the above fees.

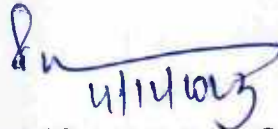
Note – The fees mentioned in sl. nos. (A) to (C) shall be clubbed if the minor deviation of respective natures occur simultaneously.

The Municipality/ Notified Area Authority/ Municipal Corporation governed by the West Bengal Municipal (Building) Rules, 2007, shall issue occupancy/ partial occupancy/block wise occupancy certificate subject to certification of its Engineer in the respect that the construction is done within the scope of minor deviation.

3. All charges or fees collected under 2nd proviso to sub-rule (2) of rule 32 of the said rules on account of regularization of minor unauthorised erection, or execution of any minor work without sanction, shall be payable to the State Exchequer in the following Head of Accounts:

- (i) "0217-Urban Development-60-Other Urban Development Schemes-191-Receipts from Municipalities etc.-002- collection on account of additional floor area ratio in respect of Green and other categories of building-16-Other Fees-00"
- (ii) "0217-Urban Development-60-Other Urban Development Schemes-191-Receipts from Municipalities etc.-002- collection on account of additional floor area ratio in respect of Green and other categories of building-20-Refund-00"

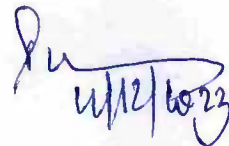
By Order of the Governor,



Special Secretary to the Govt of West Bengal

Copy forwarded for information and necessary action to the –

1. Pr. Accountant General (A&E), West Bengal, Treasury Building, Kol – 01.
2. Pr. Accountant General (Audit – I), West Bengal, Treasury Building, Kol – 01.
3. Accountant General (Audit – II), West Bengal, Treasury Building, Kol – 01.
4. Sr. Dy. Accountant General (A/cs, V.L.C & CISO), Treasury Building, Kol – 01.
5. District Magistrate, District, P.O., Dist.
6. Commissioner, Asansol/ Bidhannagar/ Durgapur/ Chandernagore/ Siliguri Municipal Corporation,
7. Director of Local Bodies, West Bengal.
8. Director, State Urban Development Agency.
9. Financial Advisor, Department of Urban Development and Municipal Affairs.
10. Additional Secretary (Budget), Department of Urban Development and Municipal Affairs.
11. Additional Secretary (EoDB Cell), Department of Urban Development and Municipal Affairs.
12. Chief Engineer (North Zone), Municipal Engineering Directorate, Government of West Bengal.
13. Chief Engineer (South Zone), Municipal Engineering Directorate, Government of West Bengal.
14. Superintending Engineer, Planning Circle, (South), MED, Government of West Bengal.
15. Chairman/Chairperson, Board of Administrators/Administrator _____ Municipality/ Notified Area Authority, P.O. _____, Dist. _____.
16. Executive Officer/ Chief Executive Officer, _____ Industrial Township Authority.
17. Private Secretary to Hon'ble Minister-in-Charge, UD & MA Department.
18. Sr. P S to the Principal Secretary, UD & MA Department.
19. P.A. to Mayor, Asansol/ Bidhannagar/ Durgapur/ Chandernagore/ Siliguri Municipal Corporation.
20. Section Officer, I T & e-Gov Cell, UD & MA Department.
- With the request for uploading the same in the departmental website.
21. Guard file of Statutory Wings, UD & MA Department.



Special Secretary