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

GOVERNMENT OF WEST BENGAL
Department of Urban Development & Municipal Affairs
Nagarayan,
DF - 8, Sector I, Salt Lake, Kolkata - 700064

No. 1106/MA/O/C-4/1M-31/2015(Pt-V)

Dated, Kolkata, the 16th Nov, 22

ORDER

The Governor is pleased hereby to make the following amendments, in this Department's order no. 161/MA/O/C-4/1M-31/2015 (Pt-III) dated Kolkata, the 19th February, 2020, issued for the purpose of classification of buildings on the basis of any or all the risk factors.

Amendments

In the said Order, the table classifying the "Risk Classification" shall be substituted by the following tables:--

Table-I (Applicable for Urban Local Bodies other than Hill areas)

| SL. NO. | Type of Building | Height | Foundation Type | Zone | Other Parameter | Risk | Technical Personnel to be engaged |
|---------|---|-----------------------|---|----------|-----------------|---|-----------------------------------|
| 1 | i) Residential building for own use with builtup area upto 400 sq.mt. | Upto 10 mtr | Shallow not involving underground structure | II & III | | LOW | LBS II |
| | | | | IV & V | | LOW | LBS II |
| | Upto 6.5 mtr | IV & V | | | MEDIUM | LBS II alongwith written certification from Structural Engineer II and Geo Technical Engineer II at the time of Sanction of building plan | |
| | ii) Storage/Institutional / Educational/Commercial / Mercantile with builtup area upto 250 sq.mt. | Above 6.5 upto 10 mtr | | | | | |

| SL. NO. | Type of Building | Height | Foundation Type | Zone | Other Parameter | Risk | Technical Personnel to be engaged |
|---------|------------------|------------------------|---|----------|--|--------|---|
| | | Upto 10 mtr | | All | i) In Areas prone to soil erosion or areas with black cotton soil or (ii) plot directly abutting to Railway line/ Metro Railway line or (iii) Building adjacent to water body of area more than 500sq.mt/canal or falling in Coastal Region | MEDIUM | LBS II alongwith written certification from Structural Engineer II and Geo Technical Engineer II at the time of Sanction of building plan |
| | | Above 10 upto 15.5 mtr | | II & III | | MEDIUM | LBS II alongwith written certification from Structural Engineer II and Geo Technical Engineer II at the time of Sanction of building plan |
| | | Above 10 upto 15.5 mtr | | IV & V | | HIGH | LBS-I /Architect+ Structural Engineer II + Geo Technical Engineer II |
| | | Above 10 upto 15.5 mtr | | All | i) In Areas prone to soil erosion or areas with black cotton soil or (ii) plot directly abutting to Railway line/ Metro Railway line or (iii) Building adjacent to water body of area more than 500sq.mt/ canal or falling in Coastal Region | HIGH | LBS-I/Architect + Structural Engineer II + Geo Technical Engineer II |
| | | Upto 15.5 mtr | Deep / foundation involving underground structure | All | | HIGH | LBS-I/Architect + Structural Engineer II + Geo Technical Engineer II |

| SL. NO. | Type of Building | Height | Foundation Type | Zone | Other Parameter | Risk | Technical Personnel to be engaged |
|---------|---|------------------------|---|----------|---|--|--|
| 2 | i) Residential building for own use with built up area above 400 sq.mt. upto 750 sq.mt. ii) Storage/Institutional / Educational/Commercial / Mercantile with builtup area above 250 sq.mt. upto 2000 sq.mt. iii) Industrial /IT/ITES Building with builtup area upto 250 sq.mt. | Upto 10 mtr | Shallow not involving underground structure | II & III | | MEDIUM | LBS II alongwith written certification from Structural Engineer II and Geo Technical Engineer II at the time of Sanction of building plan |
| | | Upto 6.5 mtr | | IV & V | | MEDIUM | LBS II along with written certification from Structural Engineer II and Geo Technical Engineer II at the time of Sanction of building plan |
| | | Above 6.5 upto 10 mtr | | IV & V | | HIGH | LBS-I/Architect + Structural Engineer II + Geo Technical Engineer II |
| | | Upto 10 mtr | | ALL | i) In Areas prone to soil erosion or areas with black cotton soil or (ii) plot directly abutting to Railway line/ Metro Railway line or (iii) Building adjacent to water body of area more than 500sq.mt/canal or falling in Coastal Region | HIGH | LBS-I/Architect + Structural Engineer II + Geo Technical Engineer II |
| | | Above 10 upto 15.5 mtr | ALL | | HIGH | LBS I/Architect + Structural Engineer II + Geo Technical Engineer II | |
| | | Upto 15.5 mtr | Deep / foundation involving underground structure | ALL | | HIGH | LBS-I/Architect + Structural Engineer II + Geo Technical Engineer II |

| SL. NO. | Type of Building | Height | Foundation Type | Zone | Other Parameter | Risk | Technical Personnel to be engaged |
|---------|--|--------------------|-----------------|------|-----------------|------|--|
| 3 | Any building that is beyond the purview of sl. no. 1 & 2 | Upto 15.5 mtr | Any type | ALL | | HIGH | Architect + Structural Engineer II + Geo Technical Engineer II |
| 4 | All | Above 15.5 to 21.5 | Any type | All | | HIGH | Architect + Structural Engineer II + Geo Technical Engineer II |
| | | Above 21.5 to 25.5 | Any type | All | | HIGH | Architect + Structural Engineer I + Geo Technical Engineer I |
| | | Above 25.5 | Any type | All | | HIGH | Architect + Structural Engineer I + Geo Technical Engineer I + Structural Reviewer |

Table-II (Applicable for Urban Local Bodies in Hill areas)

| SL. NO. | Type of Building | HEIGHT | OTHER PARAMETER | RISK | Technical Personnel to be engaged |
|---------|---|--------------|--|--------|---|
| 1 | i) Residential building for own use with built up area upto 400 sq.mt. ii) Storage/Institutional /Educational/ Commercial /Mercantile with builtup area upto 250 sq.mt. | Upto 6.5 mtr | | LOW | LBS-II |
| | | Upto 6.5 mtr | i) In Areas prone to soil erosion (ii) site with inclination of 30 degree and above (iii) plot directly abutting to Railway line (iv) Building adjacent to water body of area more than 500 sq.mt. | MEDIUM | LBS-II alongwith written certification from Structural Engineer II and Geo Technical Engineer II at the time of Sanction of building plan |
| 2 | i) Residential building for own use with built up area above 400 sq.mt. upto 750 sq.mt. ii) Storage/Institutional /Educational/ Commercial /Mercantile with builtup area above 250 sq.mt. upto 2000 sq.mt. | Upto 6.5 mtr | | MEDIUM | LBS-II alongwith written certification from Structural Engineer II and Geo Technical Engineer II at the time of Sanction of building plan |
| | | Upto 6.5 mtr | i) In Areas prone to soil erosion (ii) site with inclination of 30 degree and above (iii) plot directly abutting to Railway line (iv) Building adjacent to water body of area more than 500 sq.mt. | HIGH | LBS-II/Architect + Structural Engineer II + Geo Technical Engineer II |

| SL. NO. | Type of Building | HEIGHT | OTHER PARAMETER | RISK | Technical Personnel to be engaged |
|---------|--|-----------------------|-----------------|------|--|
| 3 | Any building that is beyond the purview of sl. no. 1 & 2 | Upto 6 mtr | | HIGH | LBS-II/Architect + Structural Engineer II + Geo Technical Engineer II |
| 4 | Any Building | Above 6.5 to 13.5 mtr | | HIGH | LBS-I / Architect + Structural Engineer II + Geo Technical Engineer II + Structural Reviewer |

N.B : Architect in association with Structural Engineer may be engaged as consultant instead of LBS.

Built-up area of a building means the covered areas of all the floor(s) / basement level including the exempted and service areas such as stair cover, lift machine room, roof tanks with support, covered car parking etc., but does not include voids like duct, lift well etc.

Necessary amendments in the West Bengal Municipal (Building) Rules, 2007 for this purpose will be made accordingly in due course of time.

This order shall take effect from **01.12.2022**.

By order of the Governor,

S. K. DUTTA

Special Secretary to the Government of West Bengal