

GOVERNMENT OF WEST BENGAL
Department of Urban Development & Municipal Affairs
"Nagarayan",
DF-8, Sector-I, Salt Lake, Kolkata : 700 064
E-mail ID : jsskd.udma@gmail.com

ORDER

No. 172/UDMA-15011(24)/11/2021-LS-MA SEC

Date: 11/02/2022

In partial modification of this Department's earlier Order vide No. 1210/UDMA-15011(24)/11/2021-LS-MA SEC dated Kolkata, the 7th September, 2021, the Governor is pleased hereby to direct that for the building classified as low risk or medium risk in terms of Order No. 161/MA/O/C-4/1M-31/2015 (Pt-III) dated 19.02.2020 of this Department, inspection by the Board of Councillors or by its authorised representative in this behalf under the provisions of Rule 30 or Rule 34 of the West Bengal Municipal (Building) Rules, 2007 (hereinafter referred to as the said Rule), shall be deemed to have been made on presumption of correctness, on the basis of self-certification in Annexure-IA or IB, as the case may be, made by the applicant of the building plan /owner of the building in case of low risk building or on the basis of certification of inspection in Annexure-2A or 2B, as the case may be, submitted by the empanelled Technical Personnel as specified in terms of Rule 15 of the said Rule in case of the medium risk building in the manner as specified in the table below :

TABLE - I

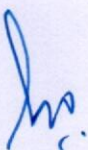
| Sl. No. | Building Height | Area/Use/Topography/Category of Building | Risk Classification of Building | Certification by owner/applicant of Building Plan/Empanelled technical personnel to be engaged for inspection |
|---------|--|--|---------------------------------|---|
| 01. | Up to 10 meters (not involving deep foundation or underground structure) | i)If the Plot area up to 200 sqm for residential building of own use; or (ii)Covered/Built up area up to 250 sqm for storage/Warehouse/Godown/Institution building (excluding inflammable or any reactive materials). | Low Risk | Self-certification by the owner of the building/applicant of building plan |
| 02. | Up to 10 meters (not involving deep foundation or underground structure) | Any building in Sl.No. 1 falling (i) under Zone IV of Earthquake Hazard Map as per vulnerable Atlas of India, or (ii)in areas prone to soil erosion and/or areas with black cotton soil, or (iii) directly abutting to (a) Railway line, (b) High tension line, (c) Electric Sub-station (d) Metro Railway line and alignment (e) Water body of more than 500 sqm. Area/canal/Coastal Region Zone. | Medium Risk | Licensed Building Surveyor Class-II |

| | | | | |
|-----|--|--|-------------|------------------------------------|
| 03. | Above 10 meters up to 15.5 meters (not involving deep foundation or underground structure) | (i)If the Plot area above 200 sqm but up to 500 sqm. for Residential building of own use, or (ii)Covered/ Built up area above 250 sqm but up to 2000 sqm for Storage/Warehouse/Godown/Institution Building (excluding inflammable Or any reactive materials) (iii)Covered/built up area up to 250 sqm. for Industrial Building or (iv)Any quantum of covered/ built up area for Commercial Building/Mercantile Building/Apartment for residential use/ Group Housing. | Medium Risk | Licensed Building Surveyor Class-I |
|-----|--|--|-------------|------------------------------------|

TABLE – II (for hill areas)

| Sl. No. | Building Height | Area/Use/Topography/Category of Building | Risk Classification of Building | Certification by owner/applicant of Building Plan/Empanelled technical personnel to be engaged for inspection |
|---------|---|---|---------------------------------|---|
| 01. | Up to 6.5 meters (not involving deep foundation or underground structure) | i)If the Plot area up to 200 sqm for residential building of own use; or (ii)Covered/Built up area up to 250 sqm for storage/Warehouse/Godown/Institution building (excluding inflammable or any reactive materials). | Low Risk | Self-certification by the owner of the building/applicant of building plan |
| 02. | Up to 6.5 meters (not involving deep foundation or underground structure) | Any building in Sl.No. 1 falling (i) in areas prone to soil erosion or (ii) directly abutting to (a) High tension line, (b) Electric Sub-station (c) Water body of more than 500 sqm. Area. | Medium Risk | Licensed Building Surveyor Class-II |
| 03. | Above 6.5 meters up to 13.5 meters | (i)If the Plot area above 200 sqm but up to 500 sqm. for Residential building of own use, or (ii) Covered/ Built up area above 250 sqm but up to 2000 sqm for Storage/Warehouse/Godown/Institution Building (excluding inflammable or any reactive materials)or (iii)Covered/built up area up to 250 sqm. for Industrial Building or (iv)Any quantum of covered/ built up area for Commercial Building/Mercantile Building/Apartment for residential use/ Group Housing. | Medium Risk | Licensed Building Surveyor Class-I |

2. The empanelled technical personnel who have been actually engaged for the process of sanction and / or supervision of building plan shall not be engaged for such inspection.
3. Inspection by Municipal Authorities in respect of low and medium risk buildings is hereby dispensed with for the purpose of Rule 30 and Rule 34 of the said Rules.
4. The Board of Councillors, if deem fit and proper, may conduct further inspection at any time and if self-certification/certification of inspection in respect of the building has been submitted and the Board of Councillors is satisfied that such self-certification/certification of inspection has been given in consequence of any misrepresentation of material facts or in fraudulent manner in respect of such building, may cancel such self-certification/certificate of inspection and any work done thereunder, shall be deemed to have been done in contravention of provisions of the relevant Rules and concerned person(s) shall be liable for prosecution and punishment under the Indian Penal Code, 1860 and/or any other law applicable thereto for furnishing false information and/or forged document.
5. This Order has been issued for the purpose of urgent implementation of the directives of "Ease of Doing Business".
6. Necessary amendment in the West Bengal Municipal (Building) Rules, 2007 for this purpose will be made accordingly in due course of time.



From :

Dated.....
Office Ref. No. and date(if any)..........
.....
(Name and address of the applicant of the building plan / owner of the building)To
The Mayor/Chairman/Chairperson of the Board of Administrators,
.....Municipal Corporation/Municipality/Notified Area Authority/Industrial Township Authority**Sub : Self-certification on completion of structural work up to
Plinth level or up to 1.0 meter above ground level**Building Particulars: Premises No. & Street.....
Ward No.

Sir,

I do hereby declare that the structural construction up to the plinth level or up to 1.0 metre above ground level ,whichever is higher on the plot.....Street.....Ward No.....
has been completed on.....(date) according to the plan sanctioned vide AIN/ Building Permit
No.....dated.....by your ULB.

The work has been done in accordance with the sanctioned plan and to the best of my/our satisfaction. The workmanship and all the materials (type and grade) have been used strictly in accordance with general and detailed specification. In case the above certification is found false or malafide on subsequent verification/inspection by the competent authority, I shall be held fully responsible for such default and shall be liable for any punishment for such offense as per law.

Yours faithfully

.....
(Signature of the applicant(s)/owner)

From :.....

Dated.....

Office Ref. No. and date if any.....

.....

.....

(Name and address of the applicant of the building plan / owner of the building)

To

The Mayor/Chairman/Chairperson of the Board of Administrators,

.....Municipal Corporation/Municipality/Notified Area Authority/Industrial Township Authority

Sub : Self-certification on completion of work

Building Particulars: Premises No. and Street.....

Ward No.

Sir,

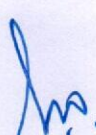
I do hereby declare that the erection/ re-erection/addition to/alteration of the building on Plot.....
Street.....Ward No.....has been completed on.....(date) according to the
plan sanctioned vide AIN/ Building Permit No.....dated.....by your ULB.

The work has been done in accordance with the sanctioned plan and to the best of my/our satisfaction. The
workmanship and all the materials (type and grade) have been used strictly in accordance with general and detailed
specification. The building is structurally safe and fit for use for which it has been erected/re-erected/alterd/added
to.

In case the above certification is found false or malafide on subsequent verification/inspection by the
competent authority, I shall be held fully responsible for such default and shall be liable for any punishment for
such offense as per law.

Yours faithfully

.....
(Signature of the applicant(s)/owner)



Certificate of inspection by Licensed Building Surveyor (3rd party) on completion of structural work up to Plinth level or up to 1.0 meter above ground level

I do hereby certify that the construction of the building up to the plinth level or up to 1.0 metre above ground level, whichever is higher, at Premises No./Holding No. Street/Lane Borough** Ward within Municipal Corporation/Municipality/Notified Area Authority/Industrial Township Authority has been inspected by me on and the work has been done in accordance with the plan sanctioned vide AIN/Building Permit No. dated to the best of my knowledge and satisfaction.

In case the above certification is found false or malafide, on subsequent verification/inspection by the competent authority, I shall be held fully responsible for such default and shall be liable for any punishment for such offence as per law.

.....
Signature of Licensed Building Surveyor with date and seal

Name :

Address :

License No. :

Empanelment No. :

Class:

**Strike out if not applicable



Certificate of Licensed Building Surveyor (3rd party) on completion of work

I do hereby certify that the erection / re-erection /addition to / alteration of the building at Premises No./Holding No. Street/Lane Borough** Ward within Municipal Corporation/Municipality/Notified Area Authority/Industrial Township Authority has been inspected by me on and the work has been done in accordance with the plan sanctioned vide AIN/Building Permit No. dated to the best of my knowledge and satisfaction.

In case the above certification is found false or malafide , on subsequent verification/inspection by the competent authority, I shall be held fully responsible for such default and shall be liable for any punishment for such offence as per law.

.....
Signature of Licensed Building Surveyor with date and seal

Name :

Address :

License No. :

Empanelment No. :

Class:

**Strike out if not applicable

By Order of the Governor,

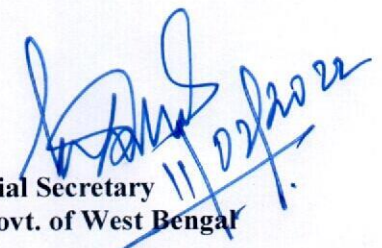
Sd/-

**Special Secretary
to the Govt. of West Bengal**



Copy forwarded for information and taking necessary action to :

- 1) Mayor/Chairman/Chairperson of the Board of Administrators,
.....Municipal Corporation/Municipality/NAA/ITA
- 2) Commissioner.....Municipal Corporation
- 3) Executive Officer..... Municipality/NAA/ITA
- 4) Additional Secretary, UD & MA Department(MA Branch)
- 5) Secretary, Municipal Engineering Directorate.
- 6) Chief Engineer, Municipal Engineering Directorate.
- 7) PS to Hon'ble Minister of State (IC), UD & MA Department
- 8) PS to Principal Secretary, UD & MA Department


Special Secretary
to the Govt. of West Bengal