

**GOVERNMENT OF WEST BENGAL**  
**DEPARTMENT OF URBAN DEVELOPMENT AND MUNICIPAL AFFAIRS**  
**NAGARAYAN, DF-8, SECTOR-I, SALT LAKE, KOLKATA– 700 064**

**NOTIFICATION**

No. 272/UDMA-15011(24)/12/2023-LS-MA SEC, dated, Kolkata, the 7<sup>th</sup> April, 2025 - The following draft of amendments which the Governor, 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), proposes to make in the Kolkata Municipal Corporation Building Rules, 2009, published under notification No. 450/MA/O/C-4/3R-8/2003, dated the 9<sup>th</sup> day of September, 2009 (hereinafter referred to as the said rules), is hereby published, as required by sub-section (1) of section 600 of the said Act, for the information of persons likely to be affected thereby;

The draft will be taken into consideration after thirty days on and from the date of its publication in the Official Gazette and any objection or suggestion with respect thereto which may be received by the undersigned within the period as aforesaid shall be duly considered: -

**Draft amendments**

In the said rules,

(1). in rule 2,

(a) after clause (2), insert the following clause:

“(2A) “Affordable Housing” means the housing Project as defined by the Ministry of Housing and Urban Poverty Alleviation Department, Government of India.”;

(b) after clause (9), insert the following clause:

“(9A) “Big Residential Complex” means Residential Building having total built up area of more than 15,000 Sq.M. with residence portion shall have at least 100 tenements inclusive of proportionate common area of more than 100 Sq.M.;

(9B) “Block” means a building or a group of buildings on a plot not connected with any other buildings structurally and functionally.”;

(c) after clause (14), insert the following clause:

“(14A) “Common Built up Area” means the covered built up common area of a building or project includes all space contained in building premises that are not exclusive to any specific occupant(s) and which benefits, or is intended to benefit, all users/ occupiers of the building, in common and without distinction.”;

(d) for clause (27), substitute the following clause:

“(27) “Floor Area Ratio” or the letters “F.A.R.” (being the abbreviation of the whole words “Floor Area Ratio”) mean the-quotient obtained by dividing the total floor area on all floors of a building by the area of the plot including the area of the water bodies, if any, within the plot but not the areas stipulated in sub-rule (2) of rule 69 as follows:-

$$\text{F.A.R.} = \frac{\text{Total floor area on all floors}}{\text{Area of the Plot}} ”;$$

(e) in sub-clause [2] of clause 40, insert the following note:

“Note: buildings exclusively proposed for boarding houses, lodging, guest-houses, dormitories etc. with or without cooking facilities having total covered built up area up to 1000 Sq.M. and height upto 15.50 meter shall be considered as “Residential Use” which shall comply rule 59 (1)(c), rule 62, rule 69, rule 70, subject to

(i) depth of the building which shall not be more than 25.0 meter,

(ii) width of abutting means of access which shall not be less than 7.00 meter, and

(iii) two stairs of width 1.35 meter and 1.0 meter has to be provided.

The Sanction Fees and other statutory fees will be considered as Assembly Use Group as per definition.”;

(f) for clause (49), substitute the following clause:-

“(49) single building” means a building having single block or multiple blocks in a plot structurally and functionally connected at any level including basement level where mandatory open spaces are considered in respect of the tallest block;

(g) for clause (53), substitute the following clause:

“(53) “Empanelled Structural Engineer or Empanelled Reviewer” means a Technical person having qualification as per rule 48 of these rules.”;

(h) after clause (54), insert the following clause:

“(54A) “Towers” means a group of Buildings connected with a common podium or basement and/or roof.”;

(2). in rule 4,

(a) to sub-rule (1), add the following proviso:-

“Provided that every person who intends to erect a new building under section 393A on any site whether previously built upon or not shall apply by Common Application Form (CAF) as prescribed in [www.kmcgov.in](http://www.kmcgov.in) through registered Architect or Licensed Building Surveyor on behalf of the applicant/applicants for sanction by giving notice through electronic format to the Municipal Commissioner.”;

(b) to sub-rule (2), add the following proviso:-

Provided that every such notice for erection under section 393A shall be in the Common Application Form (CAF) to be submitted by the Architect / LBS on behalf of the applicant/applicants as specified in Website of Kolkata Municipal Corporation.

(c) in sub-rule 5:-

(i) for Note I, add the following Proviso in sub-rule :-

“Provided that the application made under section 393A shall contain, in addition to the notice as aforesaid, declarations, indemnities etc as prescribed in Schedule IA in electronic format (e-undertaking) legally enforceable under law to be submitted by the Architect or Licensed Building Surveyor on behalf of the applicant/applicants.”;

(ii) for Note II, substitute the following Note:-

“Note II: For all proposals, except proposals under section 393A to be erected or re-erected or altered, the notice shall be accompanied by six sets of –

- (a) Key (location) Plan,
- (b) Site Plan,
- (c) Building Plan (Architectural),
- (d) General Specifications.

Provided that for all cases of buildings to be erected under section 393A the Common Application Form shall be accompanied by CAD drawings for the following –

- (a) Key (location) Plan,
- (b) Site Plan,
- (c) Building Plan (Architectural & Structural),
- (d) General Specifications.”;

(d) to sub-rule (5), add the following proviso:

“Provided that for plots abutting common passage/ existing public or private street applicant has to submit undertaking in electronic format (e-undertaking) as prescribed in Schedule- IA for the cases dealt under section 393A..”;

(e) to clause (b) of sub-rule (6), add the following proviso:-

“Provided that for the proposals dealt under section 393A the purpose for which the building is proposed to be used after execution of any of the works referred to in clauses (b) to (m) of sub-section (1) of section 390 or after alteration, and shall also be accompanied by a declaration to be

submitted by the Architect/ LBS on behalf of the applicant/applicants in electronic format (e-undertaking) as specified in Schedule IA to the effect that he shall comply with the requirements of section 416 at all times.”;

(f) to sub-rule (8), add the following proviso:-

“Provided that for the proposals dealt with under section 393A, the Common Application Form shall, where necessary, be accompanied by application for a No Objection Certificate from Kolkata Metropolitan Development Authority.”;

(g) to sub-rule (9), add the following proviso:

“Provided that for the proposals dealt with under section 393A, KMC will verify through online system the mutation status and payment of tax to the Corporation up to the quarter previous to the date of the application in respect of the land, building.”;

(h) in sub-rule (10), to clause (d), add the following proviso:

“Provided that for the proposals dealt with under section 393A, the Common Application Form shall be accompanied by a composite declaration in electronic format (e-undertaking) of the applicant to be submitted by the Architect/ Licensed Building Engineer on/or behalf of the applicant/applicants in the form as specified in Schedule IA covering the above.”;

(i) to sub-rule (11), add the following proviso:-

“Provided that for the proposals dealt with under section 393A, the Common Application Form shall also be accompanied by a general undertaking in electronic format (e-undertaking) of the applicant in the form as specified in Schedule IA to be submitted by the Architect/ Licensed Building Engineer on/or behalf of the applicant/applicants.”;

(j) to sub-rule (12), add the following proviso:

“Provided that in a case involving piling work, deep foundation work or construction of basement or any other underground structures, including superstructure, the Common Application Form shall be accompanied by an Indemnity Bond in electronic format as specified in Schedule IA to be submitted by the Architect/ Licensed Building Engineer on/or behalf of the applicant/applicants for the proposals dealt under section 393A.”;

(k) to sub-rule (13), add the following proviso:

“Provided that for the proposals dealt with under section 393A, with the Common Application Form, applicant has to upload in electronic format for structural plan, design calculation as well as Geo Technical report (wherever applicable) before issuance of sanction.”;

(l) for sub-rule (14), substitute the following sub-rule:-

“(14) All the plans enclosures and statements shall be signed by the Architect or Licensed Building Surveyor, Empanelled Structural Engineer, Empanelled Structural Reviewer and Geo Technical Engineer, as the case may be, and also by the person intending to erect, re-erect, or alter the building.

Provided that for the proposals dealt with under section 393A all the plans, enclosures and statements shall be uploaded by the Architect or Licensed Building Surveyor, with the concurrence of a Empanelled Structural Engineer, Empanelled Structural Reviewer and Empanelled Geo Technical Engineer etc., as the case may be, and also the authorization issued by the person intending to erect the building for all Technical Personnel.”;

(m) to sub-rule (15), add the following proviso:-

“Provided that for the proposals dealt with under section 393A, the applicant shall before sanction, be required to deposit as application fee such amount as may be determined by the Corporation along with other fees required for the relevant departments of KMC as well as external NOC issuing authorities as the case may be.”;

(n) to sub-rule (16), add the following proviso:

“Provided that for the proposals dealt with under section 393A, the applicant shall be liable to provide all relevant documents in connection of Building Sanction to the Licensed Building Surveyor or Architect for uploading of the same as required for scrutiny by the Municipal Commissioner..”;

(o) to sub-rule (17), add the following proviso:

“Provided that for the proposals dealt with under section 393A, the applicant shall also have to upload in electronic format (e-undertaking) indemnifying the Corporation in respect of all actions, suits, proceedings, claim, or damages from any third party arising out of the acts or omissions of the applicant. Such indemnity should be in the form specified in Schedule IA to be submitted by the Architect/ Licensed Building Engineer on behalf of the applicant/applicants.”;

(p) to sub-rule (18), add the following proviso:

“Provided that, in the event, boundaries are not mentioned in the title document submitted by the applicant and there is no site plan forming part of such document, a deed of declaration containing boundary details of the boundary and land area, should be registered with the appropriate registration authorities and details of the same to be submitted in electronic format along with the Common Application Form for the proposals dealt under section 393A.”;

(q) to sub-rule (19), add the following proviso:

“Provided that for the proposals dealt with under section 393A, the Common Application Form shall also be accompanied in electronic format the details of the registered deed of gift recording gift of land to the Corporation, where necessary.”;

(3). in rule 7,

(a) after clause (m) of sub-rule (1), insert following clauses:

“(n) the position of Solar Panel in terms of rule 147 of these rules wherever applicable,

(o) area demarcating the composter, position and capacity of Rain Water Harvesting tank, Dual Plumbing system etc. for total built up area more than 10,000 Sq.M.

(p) details of the Sewerage Treatment Plant (STP) and its position and capacity where waste water generation is 50 KLD or more.”;

(b) in sub-rule (2),

(i) for the number, “20.0”, substitute the number “15.50”;

(ii) omit the words “as required by the Municipal Building Committee”;

(c) in sub-rule (3),

(i) to clause (a), add the following proviso:

“Provided that for the proposals dealt with under section 393A, the Common Application Form shall also be accompanied in electronic format the Structural design as required in these rules shall be carried out by an empanelled Structural Engineer as per schedule XV.”;

(ii) for clause (c), substitute the following clause:-

“(c) A detailed structural design and structural drawing prepared by such Empanelled Structural Engineer and reviewed by an Empanelled Structural Reviewer, shall be submitted along with the notice, as per rule 47 of these rules.”;

(4). in rule 8, for sub-rule (2), substitute the following sub-rule:

“(2) The plans may be in ordinary prints of ferro-paper or other paper printed or ammonia print or computer generated print Prints of plans and they shall be on one side of paper only.”;

(5). in rule 9, to the NOTE, add the following proviso:

“Provided that for the proposals dealt with under section 393A, the plans shall be drawn in CAD format as per guideline provided in <https://www.kmcgov.in>”;

(6). in rule 12,

(a) to sub-rule (1), add the following proviso:-

“Provided that for the proposals dealt with under section 393A, the Municipal Commissioner may at any time, but not later than fifteen days of the receipt of Common Application Form under rule 4, issue a requisition in electronic form to the applicant specifying at a time, all the defects in the notice for sanction of plan and the applicant shall make his submission in reply to such requisition within seven days thereafter.”;

(b) to sub-rule (3), add the following proviso:

“Provided that for the proposals dealt with under section 393A, such intimation to the applicant to be made electronically.”;

(c) to sub-rule (4), add the following proviso:

“Provided that for the proposals dealt with under section 393A, fresh application through Common Application Form, shall thereafter be necessary.”;

(d) to sub-rule (5), add the following proviso:

“Provided that for the proposals dealt with under section 393A all notices shall be delivered electronically.”;

(7). in rule 13, after the words “sixty days”, insert the words and brackets “(thirty days for the proposals dealt with under section 393A)”;

(8). in rule 15,

(a) to sub-rule (1), add the following proviso:

“Provided that for the proposals dealt with under section 393A the Building Permit shall subject to the provisions of these rules be issued under the digital signature of the Municipal Commissioner.”;

(b) to sub-rule (2), add the following proviso:

“Provided that for the proposals dealt with under section 393A the Building Permit shall not be issued till all necessary fees and charges as per demand of KMC be paid.”;

(c) to sub-rule (8), add the following proviso:-

“Provided that for the proposals dealt with under section 393A the plans submitted along with the Common Application Form duly digitally countersigned by the Municipal Commissioner shall be returned to the applicant electronically as per law along with the Building Permit.”;

(9). in rule 16, in sub-rule (1), after the words “specially recorded”, insert the words and brackets “(for the proposals dealt under section 393A to be communicated electronically)”;

(10). in rule 17, to sub-rule (2), add the following proviso:-

“Provided that for the proposals dealt with under section 393A, fresh application through Common Application Form in electronic format shall be necessary if the applicant proposes to amend his earlier notice and its enclosures.”;

(11). in rule 18, in sub-rule (1) –

(a) after the words “sixty days”, insert the words and brackets “(thirty days for the proposals dealt under section 393A)”;

(b) for the words “section 393”, substitute the words “section 393, section 393A”;

(12) in rule 22, after 1<sup>st</sup> proviso, add the following proviso:-

“Provided further that for the proposals dealt with under section 393A, no Notice of commencement is required under this rule.”;

(13). in rule 24, to sub-rule (1), add the following proviso:-

“Provided that for the proposals dealt with under section 393A, after the completion of the structural work up to the block wise plinth level or upto one m. above ground level, whichever is higher, the applicant shall apply through Common Application Form electronically as prescribed in [www.kmcgov.in](http://www.kmcgov.in) to the Municipal Commissioner in the form to enable him to inspect such work.”;

(14). in rule 27,-

(a) for sub-rule (1), substitute the following sub-rule:-

“(1) Within one month after the completion of the erection of any new building or execution of any work, the applicant shall in the form as specified in Schedule XII duly countersigned by the Architect or Licensed Building Surveyor and Empanelled Geo-Technical Engineer, Empanelled Structural Engineer, Empanelled Structural Reviewer, as the case may be, give notice to the Municipal Commissioner of such completion under section 403 of the Act:

Provided that for the proposals dealt with under section 393A, within one month after the completion of the erection of any new building or execution of any work the applicant shall submit electronically by Common Application Form as prescribed in [www.kmcgov.in](http://www.kmcgov.in) through Architect or Licensed Building Surveyor, Empanelled Geo Technical Engineer, Empanelled Structural Engineer and Empanelled Structural Reviewer, as the case may be, giving notice to the Municipal Commissioner of such completion under section 403 of the Act.”;

(b) for sub-rule (2), substitute the following sub-rule:-

“(2) The notice shall be accompanied by 3 sets of building plans (either ammonia print or computer generated print) marked as ‘Completion Plans’ or drawings in CAD format as the



case may be with all the revisions and modifications including those referred to in sub-rule (2) of rule 26 incorporated therein and clearly stating the occupancy or use-group for which the building or the work has been sanctioned. The plans shall be submitted electronically as the case may be or to be duly signed by the applicant and the Architect or the Licensed Building Surveyor, and Empanelled Geo Technical Engineer, Empanelled Structural Engineer, Empanelled Structural Reviewer as the case may be.

Provided that for the proposals dealt with under section 393A the Common Application Form shall be accompanied by drawings in CAD format marked as 'Completion Plans' with all the revisions and modifications including those referred to in sub- rule (2) of rule 26 incorporated therein and clearly stating the occupancy or use group for which the building or the work has been sanctioned. The plans shall be submitted electronically through Architect or Licensed Building Surveyor on behalf of the applicant, with the concurrence of the Empanelled Structural Engineer, Empanelled Structural Reviewer, Empanelled Geo Technical Engineer as the case may be.”;

(c) to sub-rule (3), add the following proviso:-

“Provided that for the proposals dealt with under section 393A the Common Application Form shall be accompanied by a structural stability certificate duly signed by Empanelled Structural Engineer and/or Empanelled Structural Reviewer and Architect or Licensed Building Surveyor, as the case may be, and wherever applicable shall be accompanied the above electronically.”;

(15). in rule 28,

(a) for the marginal note “Completion Certificate”, substitute the marginal note **“Completion Cum Occupancy Certificate”**;

(b) to sub-rule (1), add the following proviso:

“Provided that for the proposals dealt with under section 393A, within five days of the receipt of Common Application Form as prescribed in [www.kmcgov.in](http://www.kmcgov.in) to be submitted by the Architect/ Licensed Building Engineer on behalf of the applicant/applicants of completion of building work, the Municipal Commissioner shall carry a joint site inspection for the building or work and shall satisfy himself that the erection or the execution of the work has been completed in accordance with completion plan.”;

(c) in sub-rule (2), for the words “a completion certificate”, substitute the words “an electronically generated completion cum occupancy certificate”;

(d) for sub-rule (3), substitute the following sub-rule:-

“(3) After due verification, one set of the building plan as submitted under rule 27 shall be returned to the applicant with the endorsement “Approved Completion Cum Occupancy Plan”, under the signature of the Municipal Commissioner.

Provided that for the proposals submitted through Common Application Form, after due verification, one set of the building plan as submitted under rule 27 shall be returned to the applicant electronically with the endorsement “Approved Completion Cum Occupancy Plan”, under the digital signature of the Municipal Commissioner.”;

(e) in sub-rule (4),

(i) for the word “the Completion” substitute the words “issuance of the Completion Cum Occupancy”;

(ii) after the words “in writing”, insert the words “or electronically as the case may be”;

(16). in rule 29,

(a) for the marginal note “Partial Completion Certificate”, substitute the marginal note “Partial Completion Cum Occupancy Certificate;

(b) for sub-rule (1), substitute the following sub-rule:

“(1) Upon a written request or application through Common Application Form to be submitted by the Architect/ Licensed Building Engineer on behalf of the applicant/applicants as the case may be made to the Municipal Commissioner for issuance at Partial Occupancy cum Completion Certificate consequent upon completion of a part of a building which is under construction, the Municipal Commissioner, on being satisfied that the construction of the specified portion is complete in all respects; that the remaining construction cannot be completed as per sanction plan within a reasonable period of time and that circumstances exist for allowing partial occupation of the building, may issue Partial Occupancy cum Completion Certificate after carrying out joint site inspection valid for a specified period, in the form as specified in Schedule XIII.”;

(c) for sub-rule (2), substitute the following sub-rule:

“(2) A written request or application through Common Application Form as the case may be under sub-rule (1) shall be accompanied by-

(a) a notice of completion in the form as specified in Schedule XII or application through Common Application Form as the case may be as prescribed in [www.kmcgov.in](http://www.kmcgov.in) for the portion of the building which is stated to be complete, along with all enclosures as per rule 27 as applicable,

- (b) structural stability certificate for the portion of the building which is stated to be complete,
- (c) an indemnity bond/undertaking in writing or to be uploaded electronically, as the case may be, to indemnify the Corporation against any risk, danger or damage to any person, whether an occupier or not, and an undertaking to ensure, in such manner as the Municipal Commissioner may specify, public safety,
- (d) an undertaking in writing or to be uploaded electronically, as the case may be, that no person shall occupy or shall be allowed to occupy any portion of the building for which Occupancy cum Completion Certificate has not been issued,
- (e) an undertaking in writing or to be uploaded electronically as the case may be that in the event of violation of the terms of the Partial Occupancy cum Completion Certificate, the Corporation shall be entitled to disconnect municipal water mains and municipal drains for the entire building without any notice.
- (f) any other documents or undertakings in writing or to be uploaded electronically as the case may be that the Municipal Commissioner may deem necessary for carrying out the provisions of the Act.”;

(17). in rule 30,-

(a) in the marginal note, for the words “Completion Certificate”, substitute the words “Completion Cum Occupancy Certificate”;

(b) for sub-rule (1), substitute the following sub-rule:

“(1) Upon a written request or application through Common Application Form to be submitted by the Architect/ Licensed Building Engineer on behalf of the applicant/applicants as the case may be made to the Municipal Commissioner for issuance of Block wise Occupancy cum Completion Certificate consequent upon completion of one or more of number of buildings out of a block of buildings (where the proposal consists of more than one building), the Municipal Commissioner, on being satisfied that the construction of the particular block is complete in all respect and that circumstances exist for allowing occupation of the particular block of building and issue Block wise Occupancy cum Completion Certificate after carrying out joint site inspection for that particular block of building in the form as specified in Schedule XIII.”;

(c) for sub-rule (2), substitute the following sub-rule:

“(2) A written request or application through Common Application Form as the case may be under sub-rule (1) shall be accompanied by-

- (a) notice of completion in form as specified in Schedule XII or application through Common Application Form, as the case may be, as prescribed in [www.kmcgov.in](http://www.kmcgov.in) for the particular

block of building which is stated to be complete along with all enclosures as per rule 27 as applicable;

- (b) structure stability certificate for the particular block of building which is stated to be complete.;
- (c) an indemnity bond undertaking in writing or to be uploaded electronically, as the case may be, to indemnify the Corporation against any risk, danger or damage to any person, whether an occupier or not, and an undertaking to ensure, in such manner as the Municipal Commissioner may specify, for public safety;
- (d) an undertaking in writing or to be uploaded electronically as the case may be that no person shall occupy or shall be allowed to occupy any other block of building or any portion for which occupancy cum completion certificate has not been issued;
- (e) an undertaking in writing or to be uploaded electronically, as the case may be, that in the event of violation of the terms of the Block wise Occupancy cum Completion Certificate, the Corporation shall be entitled to disconnect water mains and municipal drains for the entire block and other buildings in the plot upon notice;
- (f) any other documents or undertakings in writing or to be uploaded electronically as the case may be that the Municipal Commissioner may deem necessary.”;

(18). in rule 31,-

- (a) in the marginal note, for the words “Completion Certificate”, substitute the words “Completion Cum Occupancy Certificate”;
- (b) in sub-rule (1), for the words “Completion Certificate”, substitute the words “Completion Cum Occupancy Certificate”;

(19). in rule 32,

- (a) in the marginal note, for the words “Completion Certificate”, substitute the words “Completion Cum Occupancy Certificate”;
- (b) for the words “Completion Certificate” wherever they occur, substitute the words “Completion Cum Occupancy Certificate”;

(20). in rule 33,

- (a) in the marginal note, for the words “Completion Certificate”, substitute the words “Completion Cum Occupancy Certificate”;
- (b) after the words “Completion Certificate”, insert the words “or Completion Cum Occupancy Certificate”;

(21). in rule 36, for the word “completion” wherever they occur, substitute the words “Completion Cum Occupancy”;

(22) in rule 43, in sub-rule (1), for clause (a), substitute the following clause:-

“(a) conversion of a Partial Completion Certificate or Partial Completion cum Occupancy Certificate to a Full Completion Certificate or Completion cum Occupancy Certificate in accordance with the provisions of sub rule (4) of rule 28”;

(23). in rule 45,

(a) for clause (a), substitute the following clause:

“(a) No key plan, Site plan, building plan or specification accompanying a notice given under section 393 or section 394, or any other plan in respect of which it is so stipulated, shall be valid unless an Architect or Licensed Building Surveyor in association with an Empanelled Structural Engineer, Empanelled Structural Reviewer and Empanelled Geo Technical Engineer, as the case may be, certifies that such plan has been prepared under his supervision and the applicant also certifies that such work will be carried out under the supervision of an Architect or Licensed Building Surveyor in association with an Empanelled Structural Engineer, Empanelled Structural Reviewer and Empanelled Geo Technical Engineer as the case may be in accordance with the provisions of the Act, these rules and the sanctioned or the provisionally sanctioned plan;”;

(b) for clause (b), substitute the following clause:

“(b) no notice given under rule 22 or rule 24 or rule, 26 or no other notice in respect of which it is so stipulated, shall be valid unless it is signed by an Architect or Licensed Building Surveyor and Empanelled Structural Engineer, Empanelled Geo Technical Engineer and Empanelled Structural Reviewer as required hereunder.

Note: In case of proposals dealt under section 393A, such consent shall be given electronically.”;

(25). in rule 47,-

(a) for sub-rule (1), substitute the following sub-rule:-

“(1) Every person who intends to erect, re-erect, add to or alter any building shall, subject to the provisions of the Act and the rules, engage -

(a) for all residential buildings upto 10.0 m. in height and not involving deep foundation, at least one ‘person not below the rank of Licensed Building Surveyor or an Architect for planning, design and supervision of the construction of the building including the foundation;

(b) for all buildings above 10.0 m. and up to 15.50 m. in height and/or erection involving piling works, deep foundation works or construction of basement or any other underground structure thereto, a Licensed Building Surveyor (Class-I) or an Architect and a Empanelled Structural Engineer and/or a Empanelled Geo-Technical Engineer for planning, design and supervision of the construction of the building including the foundation;

(c) for all other buildings, an Architect, a Empanelled Structural Engineer, Empanelled Geo Technical Engineer and/or a Empanelled Structural Reviewer for planning, designing and supervision of the construction of the building including the foundation.

(b) for sub-rule (2), substitute the following sub-rule:-

“(2) In case of death, resignation or removal of an Architect, a Empanelled Structural Engineer, a Empanelled Geo- Technical Engineer, a Licensed Building Surveyor or Empanelled Structural Reviewer, as the case may be, as engaged under this rule, a fresh engagement shall be made forthwith and shall be notified to the Municipal Commissioner with reference to the notice given under section 393A, 393 or section 394. No work shall be carried out in the intervening period.”;

(26). in rule 48,-

(a) in the marginal note, for the words, “Association of Engineers with Architect or Licensed Building Surveyor”, substitute the words “Association of Empanelled Structural Engineer and/or Empanelled Structural Reviewer with Architect or Licensed Building Surveyor”;

(b) for clause (a), substitute the following clause:-

“(a) for all classes of buildings above 25.5 meter in height, shall associate in work an Empanelled Structural Engineer (Class - I) having a post graduate degree in structural engineering from a recognized University or its equivalent qualification recognized by the Government, with at least five years post qualification experience in structural design and execution of different classes of buildings, or having a bachelor degree in civil engineering or structural engineering from a recognized University or its equivalent qualification recognized by the Government with at least ten years post qualification experience in structural design and execution of different classes of buildings; and”;

(c) for clause (b), substitute the following clause:-

“(b) for buildings having a height of upto 25.5 meter, shall associate in work an Empanelled Structural Engineer (Class II) having a post graduate degree in structural engineering from a recognized University or its equivalent qualification recognized by the Government, with at least three years post qualification experience in structural design and execution of different classes of buildings, or having a bachelor degree in civil engineering from a recognized University or its equivalent qualification recognized by the Government, with at least five years post qualification experience in structural design and execution of different classes of buildings; and”

(d) after clause (b), insert the following clause:-

“(c) for residential buildings exceeding 40 meter in height and for all other buildings, above 21.5 meter in height shall associate in work an Empanelled Structural Reviewer having a post graduate degree in structural engineering from a recognized University or its equivalent qualification recognized by the Government, with at least ten years post qualification experience in structural design and execution of different classes of buildings and practice five years as a Empanelled Structural Engineer (Class- I).”.

(27). in rule 49,-forthe existing table, substitute the following table:-

<b>“Nomenclature of Technical Personnel</b>	<b>Minimum required qualification</b>
Empanelled Geo- Technical Engineer (Class – I)	<p>(A) For all classes of buildings of height 12.50 meter or more / four storied and above shall associate in work a Empanelled Geo-Technical Engineer (Class - I) having a Post-graduate Degree in Geo-Technical Engineering from a recognized University or its equivalent qualification recognized by the Government, with at least five years” post qualification relevant experience in soil exploration, investigation and recommendation of types of foundation and execution of such work; or</p> <p>(B) for all classes of buildings of height 12.50 meter or more / four storied and above shall associate in work a Empanelled Geo-Technical Engineer (Class - I) having a Bachelor Degree in Civil / Construction Engineering from a recognized University or its equivalent qualification recognized by the Government, with at least ten years” post qualification relevant experience in soil exploration, investigation and recommendation of types of foundation and execution of such work.</p>
Empanelled Geo- Technical Engineer (Class – II)	<p>(A) for all classes of buildings of height 12.50 meter or more / four storeyed and above but up to a height of 21.50 metre, shall associate in work an Empanelled Geo-Technical Engineer (Class - II) having a Post- graduate degree in Geo-Technical Engineering from a recognized University or its equivalent engineering qualification recognized by the Government, with at least three years” post qualification relevant experience in soil exploration, investigation and recommendation of types of foundation and execution of such work; or</p> <p>(B) for all classes of buildings of height 12.50 meter or more / four storeyed and above but up to a height of 21.50 metre, shall associate in work Empanelled Geo-Technical Engineer (Class – II) having a Bachelor Degree in Civil / Construction Engineering from a recognized University or its equivalent qualification recognized by the Government recognized by the Government, with at least seven years” post qualification relevant experience in soil exploration, investigation and recommendation of types of foundation and execution of such work. ”;</p>

(28). for rule 50, substitute the following rule:

**“50. Licensed Building Surveyor -**

Minimum professional requirements of a Licensed Building Surveyor are given below:

(a) A Class I Licensed Building Surveyor shall have at least a Master Degree in Civil or Construction Engineering from a recognized University or its equivalent qualification recognized by the Government and shall not have not less than one year post qualification experience in planning, design and execution of building works including sanitary and plumbing works related to buildings, or a Bachelors Degree in Civil or Construction Engineering from a recognised University or its equivalent qualification recognized by the Government and shall not have not less than three years post qualification experience in planning, design and execution of building works including sanitary and plumbing works related to buildings, or a diploma in Civil Engineering or Architecture from a recognized University or its equivalent qualification recognized by the Government and shall have not less than six years post qualification experience in planning, design and execution of building works including sanitary and plumbing works related to buildings. A Class-I Licensed Building Surveyor is to be engaged for all classes of buildings not exceeding 15.5 m in height.

(b) A Class II Licensed Building Surveyor shall have at least a Master Degree in Civil Construction Engineering from a recognized University or its equivalent qualification recognized by the Government, or a Bachelors Degree in Civil or Construction Engineering from a recognised University or its equivalent qualification recognized by the Government and shall not have not less than one year post qualification experience in planning, design and execution of building works including sanitary and plumbing works related to buildings, or a diploma in civil engineering or architecture from a recognized University or its equivalent qualification recognized by the Government and shall have not less than three years post qualification experience in planning, design and execution of building - works including sanitary and plumbing works related to buildings. A Class II Licensed Building Surveyor is to be employed for all classes of buildings not exceeding 10.0 meter in height.”;

(29). after rule 50, insert the following rule:-

**“50A. Town Planner :** The minimum qualification for a Town Planner shall be a Post graduate degree in Town Planning or its equivalent qualification recognized by the Government and shall not have less than one year post qualification experience in town planning or a Bachelor degree in Town Planning or its equivalent qualification recognized by the Government and shall not have less than three years post qualification experience in town planning. A Town Planner shall be associated for all classes of buildings having land area more than Two Hectors. i.e. 20,000 Sq M.”;

(30). in rule 51, after sub-rule (11), insert the following sub-rule:

“(12) They shall be held responsible for any defects that may occur in the construction work after occupancy for the period of five years or as may be prescribed.”;



(31). after sub-rule (12) of rule 52, insert the following sub-rule:-

“(13) They shall be held responsible for any defects that may occur in the construction work after occupancy for the period of five years.”;

(32). after sub-rule (5) of rule 53, insert the following sub-rule:-

“(6) They shall be held responsible for any defects that may occur in the construction work after occupancy for the period of five years.”;

(33). after sub-rule (2) of rule 54, insert the following sub-rule:-

“(3) They shall be held responsible for any defects that may occur in the construction work after occupancy for the period of five years.”;

(34). in rule 55, after sub-rule (6), insert the following sub-rule:

“(7) They shall be held responsible for any defects that may occur in the construction work after occupancy for the period of five years.”;

(35). in clause (c) of rule 57,

(a) in 1<sup>st</sup> proviso, for the number “70”, substitute the number “69”;

(b) after 2<sup>nd</sup> proviso, add the following proviso:

“Provided also that if the frontage is less than 3.50 meter but not less than 1.20 meter, FAR & height will be guided by rule 59(2) of this rule or Table 3 under rule 69 or by Table 5 of sub-rule (1) of rule 74 as the case may be corresponding to the minimum width of the frontage.”;

(36). In rule 59,

(a) after clause (g) of sub-rule (1), insert the following clause:-

“(h) The width of means of access shall be average width of the means of access to be determined in the following manner:

The abutting road plus the road upto 25.00 meter from the edge of the site shall be considered for the purpose of determining average width of the means of access.

The extended road considered for the average calculation should be in continuity of the wider side of the abutting road which is not leading to any dead end.

If the junction of any wider road intersects the means of access before 25.00 meter from the edge of the site, then the road up to such junction shall be considered for the calculation of average.

The narrowest part of the abutting road and extended road considered for the average calculation shall not be less than 2.50 meter for the building height less than 7.00 meter, not less than 3.50 meter for building height up to 15.50 meter and not less than 5.0 meter for building height more than 15.50 meter.”;

(b) for sub-rule (2), substitute following sub-rule:

“(2) Notwithstanding anything contained in sub-rule (1), the Mayor-in-Council may allow any residential building up to a maximum height of 7 meter and FAR of 1.25 on a plot abutting a means of access of not less than 1.2 meter of width at any part:

Provided that in case of a residential building only, a street/passage the width of which is less than 3.5 meter but not less than 1.2 meter may be considered provided that the width of all such streets or passages, on the front, sides or rear be increased to make the width of the said passage /streets 1.75 meter from the centre line of the passage/road by gifting the required portion of land in front by registered document to the Corporation or by relinquishing the required portion land on the sides or the rear by the applicant. However, advantage of FAR and Ground Coverage for such relinquished portion of land shall however be considered, in general. In case if the plot is affected by a sanctioned regular line and the same has been gifted by registered document voluntarily by the applicant, advantage of FAR and Ground Coverage for such relinquished land however also be considered Provided also that in case of a land area upto 210 Sq.M., open space of at least 600 mm. front / side or both, as the case may be, subject to that minimum open space as prescribed in rule 62 is maintained from the original property line before such gift be allowed, in case strip of land has to be gifted to make the width of the means of access 1.75 m. from the centre line of the said means of access, provided, the foundation of the building is not encroached:

Provided further that if the gifting of the proposed strip of land or relinquishing is not practicable for widening of street/passage, the FAR shall be reduced by 20% of the value as shown in Table 3 of rule 69.”;

(c) for sub-rule (3), following sub-rule shall be substituted:-

“(3) Notwithstanding anything contained in the proviso to sub-rule (1) the Mayor-in-Council may in the case of a plot which is 1,000 sq. m. or less, intended for erection or re-erection of a building to be used as an educational building or a place of worship, reduce, by resolution, the requirements of the said proviso as to the width or length of such passage, to such extent as it may deem fit, so, however, that the width of such street or passage shall in no case be less than 5.0 m, , however the same has be up to the satisfaction of WBF&ES.

FAR will be corresponding to the FAR of the residential building for the corresponding road width.”;

(d) for sub-rule (7), substitute thefollowing sub-rule:-

“(7) Entry /exit within 50 meter of junction of two streets the width of each of which is 15 meter or more will not be permitted in any building which is in full or part is put to assembly occupancy for the purpose of theatre, motion picture, city hall, dance hall, skating ring, auditorium, exhibition hall, banquet or ceremonial Hall or for similar other purposes viz schools and colleges.”;

(37). in rule 61, for sub-rule (3), substitute the following sub-rule:-

“(3) Every building shall have exterior open spaces comprising front open space, rear open space and side open spaces as mentioned in rule 62 to rule 68. 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 plot respectively. For this purpose, the front of the building shall be that face of the building, which faces the means of access of the plot.”;

(38). in rule 62, in the 1<sup>st</sup> proviso,-

(a) for the words “back of the building”, substitute the word “back of the plot”;

(b) after clause (d), insert the following clauses:-

“(e) a minimum of 5.5 m for building height above 21.5 m and upto 25.5 m.;

(f) a minimum of 7.00 m for building height above 25.5 m and upto 40 m.;

For buildings height more than 40 meter, minimum rear open space requirement as per Table is to be followed.”

(c) after 2<sup>nd</sup> proviso, add the following proviso:-

“Provided also that for land area upto 500 Sq.m. and height of the building above 12.50 m upto 15.50 m, front open space will be 1.20 m.”;

(39). in rule 64,-

(a) in the table, insert the heading “Table A”;

(b) after the table ‘A’ so inserted, insert the following table:-

“TABLE-B

For day care, diagnostic centre & pathology etc. under Institutional use, single brand restaurant, eating houses, hotels etc under Assembly use, Coaching Centre under Educational Use for land area upto 500 Sq.M. and height 15.5 m				
Height of building	Front open space	Open space on side-1	Open space on side-2	Rear open space
Upto 12.5m	1.2	1.2	3.5	4
Above 12.5 m upto 15.5M	2	2.5	3.5	4”;

(40). For rule 66, substitute the following rule:-

**“66. Joint Open Space**

Joint open space shall be provided in between two buildings/blocks/Towers within the same premises, as follows:

(1) If height of both the buildings/ blocks / towers exceeds 15.50 m and connected or not with each other, then open space between two blocks will be 15% of the height of the lower block **or** mandatory open space of higher block **or** 7 m whichever is more to be provided between the two blocks subjected to a maximum of 15 m. In case of towers connected at podium level, height of the tower may be considered from top of the podium level.

- (2) If one of the building/block / tower exceeds 15.50 m. in height, and connected or not with each other –
- (a) if height of the other building is more than 12.5 m but less than 15.5 m, then open space between two blocks will be 15% of the height of the lower block **or** mandatory open space of higher block or 5.0 m whichever is more to be provided between the two blocks subjected to a maximum of 15 m.;
  - (b) if height of the other building is more than 10.0 m but less than 12.5 m, then open space between two blocks will be 15% of the height of the lower block **or** mandatory open space of higher block or 4.0 m whichever is more to be provided between the two blocks subjected to a maximum of 15 m.;
  - (c) if height of the other building is more than 7.0m but less than 10.0 m, then open space between two blocks will be 15% of the height of the lower block **or** mandatory open space of higher block **or** 3.5 m whichever is more to be provided between the two blocks subjected to a maximum of 15 m;
  - (d) if height of the other building does not exceed 7.0 m, then open space between two blocks will be 15% of the height of the lower block **or** mandatory open space of higher block **or** 3.0 m whichever is more to be provided between the two blocks subjected to a maximum of 15 m. In case of towers connected at podium level, height of tower may be considered from top of the podium level for this rule only.

(3) The above rule of joint open space shall not be applicable in case the adjoining structure is not exceeding 5.0 m in height.

(4) Two Building/blocks/Towers can be placed together without providing any open space in between if there is no window opening at the connecting face.

Also two Buildings/Blocks/Tower can be placed together with a gap of 3.0 m in between if there is no window opening of habitable room at the connecting face.”;

(41). in rule 67, after sub-rule (6), insert the following sub-rule:-

“(7) If any interior open space having minimum width of 3 meter, enclosed on three sides by a building or between two buildings, meant to serve lighting and ventilation purpose for kitchen and toilet only, having depth not exceeding 15 meter from external face, can be allowed for building of any height.”;

(42). in rule 69-

(a) in sub-rule (1),-

(i) in table 3,-

(a) at Sl. No. 2, for the number “1.25” for “Residential Buildings” under column “Use Group of Buildings”, substitute the number “1.50”;

(b) at Sl. No. 3, for the words and numbers “Above 3.5 to 7.0” under column “Width of Means of Access (m)”, substitute the words and numbers “Above 3.5 to 6.75”;

(c) at Sl. No. 4, for the words and numbers “Above 7.0 to 9.0” under column “Width of Means of Access (m)”, substitute the words and numbers “Above 6.75 to 9.0”;

(ii) in the 1<sup>st</sup> proviso, for the words “abutting the entire length of the plot”, substitute the words “in terms of rule 59(1)(h).”;

(iii) after 1<sup>st</sup> proviso, add following proviso:

“Provided further that the width of the means of access mentioned under Table – 3 is to be taken as the width of the widened road after voluntarily gifting of strip of land required due to sanctioned regular line or mandatory gifting of strip of land as per rule 59(2) of KMC Building Rules, 2009 or due to gifting of strip of land as mentioned in Rule 74 of the KMC Building Rules, 2009.

Provided also that it should be checked that the property to be gifted is of his own property. However the benefit of widened road be only given after taking over the possession of the same by the Corporation and to be allowed for the plots who made such gift. However, in cases plot contains existing structures, taking over of gifted land may be done after sanction and before commencement/plinth level intimation.”;

(b) in sub-rule (2)-

(i) for clause (c), substitute following clause:

“ (c) Maximum 5.0 Sq.M. for every lift in each floor including roof & an additional area up to 15 Sq.M. at entrance lobby at ground floor may be allowed.”;

(ii) in proviso to clause (f), for the number and words “3% of total”, substitute the number and words “5% of the respective”;

(iii) for clause (g), substitute following clause:

“(g) the actual area used for covered car parking space and area of basement used for car parking only in accordance with table 6 of sub-rule (1) of rule 78 subject to a maximum permissible limit for one car parking space of 25 Sq.M. and for one bus/ truck parking 50 Sq.M. for ground floor and for one car parking space of 40 Sq.M. other than ground floor inclusive of all circulation spaces and ramps:

Provided that, if additional parking is provided in excess of provisions in table (6) of sub - rule (1) of rule 78 the additionally provided parking space should not be counted as consumption of Floor Area Ratio:

Provided further that following criterion shall be complied:

- (1) Required Car parking must be provided under covered parking space first;
- (2) Provided excess car parking over the required number of parking shall get benefit of parking area @ 25 sq. m/ car parking or @ 40 Sq.M. / car parking;
- (3) No change of use will be allowed in Parking area. A registered undertaking in this regard has to be submitted by the applicant at the time of sanction;
- (4) Provision is to be made for electrical vehicle recharge for at least 25% of the parking area for total built up area more than 5000 Sq. M.;
- (5) Visitors parking at least @ 5% of the additionally provided Parking in excess of required parking is to be clearly shown for total built up area more than 5000 Sq. M. ;
- (6) However the proposal shall comply all other prevailing Building Rules.”;

(vi) after clause (k), insert following clause:

“(l) Building Services which include Security Room or Caretaker Booth (not more than 12.00 Sq.M.), Fire Pump room, Electrical Meter Room, Panel room, Substation, space for DG (Set), machine room for STP, Solid Waste Management and composting area etc. and aggregate of which not exceeding 1% of the total built up area subject to maximum 150.0 Sq.M.”;

(43). In rule 69A, -

(i) in sub-rule (1),

(a) in clause (b), for the words “Mass Housing Project”, substitute the words “Mass Housing Project/ Affordable Housing”;

(b) for clause (c), substitute following clause:

(c) In areas located within 1000 meters on either side of the operational metro corridor or under Construction Metro Corridor where construction work has actually began, a maximum of 15% additional Floor Area Ratio may be allowed over the prescribed limit in respect of the properties abutting means of access of 12.00 meters to less than 15.00 meters, and a maximum of 20% addition Floor Area Ratio may be allowed over the prescribed limit for properties abutting means of access 15.00 meters and above.

This benefit will be provided to Thika tenanted property as well.”;

(c) after clause (c), insert following clause:

“(d) to augment health care infrastructure and healthcare facilities, one additional floor for existing hospital building for extending services to Government approved Health Schemes under Swastha Sathi or its equivalent government health scheme subject to fulfilment of the following conditions:

- (i) applicant must submit appropriate documents issued by the competent authority regarding Swastha Sathi;
- (ii) only one additional floor to be allowed over the existing or sanctioned hospital building by keeping same mandatory open spaces applicable for the existing or sanctioned building;
- (iii) the additional Floor area to be allowed for extending services under Swastha Sathi Scheme, should not exceed 10% of the existing or sanctioned floor area;
- (iv) the proposed additional floor area or its equivalent area in any floor in addition to the existing provision for Swastha Sathi Patients is to be used exclusively for treatment of patients under Swastha Sathi. Applicant must demarcate the same into the proposed plan and submit necessary undertaking in this regard;
- (v) the additional car parking requirement generated due to the proposed floor area must be complied;
- (vi) the granting of additional Floor Area must be in conformity with the norm for structural stability or any norm of other applicable regulatory authorities (e.g. Pollution Control Board, Fire and Emergency Services Authority, AAI, etc.);

(vii). additional sanction fees as may be decided is to be levied for the newly proposed additional floor area;

(viii) any other conditions as may be decided by the Mayor-in-Council.

Note: Similar benefit may be given for extending services under Government approved Health Schemes equivalent to Swastha Sathi.”;

(ii) in sub-rule (2), for clause (1), substitute the following clause:-

“(1) any two benefits as mentioned in clauses (a) to (c) in sub-rule (1) of this rule may be clubbed.”;

(44). for rule 70, substitute the following rule:-

**“70. Ground Coverage in respect of Buildings.-**

For any Building the area of the plot to be covered by such building shall be as given in the table 4 below:-

Table 4  
Ground Coverage for Building

Occupancy or Use Group	Maximum Percentage of Ground Coverage	
	Plot Size up to 500 sq. m	Plot Size above 500 sq. m.
Residential	60%	50%
Educational	50%	
Institutional		
Assembly		
Mercantile (Retail)		
Industrial		
Storage		
Business		
5% additional ground coverage may be allowed for residential building only for plot size more than 500 Sq.M. subject to that such additional ground coverage may be used for cover parking only.		
Ground coverage will be calculated on original land area before gifting of strip of land by voluntarily gifting required due to sanctioned regular line or mandatory gifting as per rule 59(2) or rule 74 and gifting for splay of corner. ”;		

(45). in rule 74,-

(a) in the proviso, for the words “abutting the entire length”, substitute the words “in terms of rule 59(1)(h)”;

(b) for Note (1), substitute the following Note:-

“(1) There will be no restriction in heights of buildings on plots abutting means of access above 9 m. in width subject to free gifting of strip of land having a width of 5 m for road width above 10 meter and 6 m for road width above 9.0 m upto 10.0 m throughout the front of the entire plot along the means of access. However, this increase in height as mentioned above shall be permissible provided the area of the plot is at least 2,500 Sq.M. and frontage of the plot abutting the main road is at least 15.0 m.”;

(c) for Note (2), substitute the following Note:

“(2) The height of the building will be given on the basis of the widened road after voluntarily gifting of strip of land required due to sanctioned regular line or mandatory gifting of strip of land as per sub-rule (2) of rule 59 of these rules or due to gifting of 2.50 meter strip of land as mentioned in this rule. However the benefit of widened road be only given after taking over the possession of the same by the Corporation and to be allowed for the plots who made such gift. However, in cases plot contains existing structures, taking over of gifted land may be done after sanction and before commencement/ plinth level intimation.

(46). in rule 77,-

(a) For sub-rule (5), substitute the following sub-rule:-

“(5) Notwithstanding anything contained in sub-rules (1), (2), (3) or (4), if the site abuts on a street or means of access -which is less than 3.5m, parking space may not be insisted upon.

However advantage of car parking may be allowed if car parking proposed for abutting means of access from 3.0 m onwards but parking space will be mandatory for land area more than 1000.0 Sq.M. on 3.0 meter road.”;

(b) for sub-rule (6), substitute the following sub-rule:

“(6) (i) For Proposal with different occupancies/ use group in a building the number of parking spaces shall be worked out on the basis of total floor area corresponding to each of the occupancies /use group separately and such number will be added to find out the total number of parking spaces required for the building;

(ii) In case of a plot containing more than one building/block; parking requirement shall be calculated for each building separately, on the basis of total floor area corresponding to occupancies /use group of each building/block.

(iii) In calculating the areas of different tenements (for residential use only) or different occupancies/use group in a same building or different sub-use of the same occupancy/use group 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 occupancies/use group;

(iv) During calculation of required parking, parking area shall be excluded.

(v) However, for the purpose of calculation of number of car park only whole number is to be considered.”;



(47). In rule 78,

(a) in sub-rule (1), for the table '6', substitute the following table:

**“Table 6  
Off-street Car Packing Space**

<b>Sl. No.</b>	<b>Occupancy</b>	<b>Car Parking Space Requirement</b>
I.	Residential	<p>(1) Building with single tenement –</p> <p>(a) For a building having one tenement of less than 100 sq. m. in floor area - no car parking space;</p> <p>(b) For a building having a tenement of 100 sq. m. or more but less than 200 sq. m. of floor area – one car parking space;</p> <p>(c) For a building having one tenement of 200 sq. m. or more of floor area -one car parking space for every 200 sq. m.</p> <p>(2) Buildings with multiple tenements-</p> <p>(A) Tenement with less than 50 sq. m. of floor area –</p> <p>(a) Up to 5 such tenements - no car parking space,</p> <p>(b) For 6 such tenements - one car parking space,</p> <p>(c) For every additional 6 of such tenements – one additional car parking space.</p> <p>(B) Tenement with more than 50 sq. m. but less than 75 sq. m. of floor area-</p> <p>(a) Up to 3 such tenements - no parking space,</p> <p>(b) For 4 such tenements - one car parking space,</p> <p>(c) For every additional 4 of such tenements – one additional parking space</p> <p>(C) Tenement with more than 75 sq. m. but less than 100 sq. m. for every two such tenement additional one car parking space.</p> <p>(D) Tenement with more than 100 sq. m. floor area - one car parking space for 100 sq. m. and one car parking space for every additional 100 sq. M.</p> <p>(E) Tenements of different sizes in a building – Car parking space shall be calculated on the basis of each size-group, where no car parking space is necessary under (A), (B), (C) and (D) so, however, that at least one car parking space shall be necessary for more than 300 sq. m. of the total covered area in the building irrespective of number of sizes of tenements.</p> <p>(F) For hostel, one car parking for every 400 Sq.M. of total built up area.</p>

II.	Educational	For all educational buildings, one car parking space are to be provided for every 400 Sq.M. and one bus parking space are to be provided for every 1000 Sq.M. of total built up area in addition to car parking. However, at least one car parking space is to be provided for every educational building of total built up area more than 100 Sq.M.
III.	Institutional	For hospitals and other health care institutions, one car parking space for every 90 Sq.M. of total built up area is to be provided.
IV.	Assembly	<p>(a) For theatres, motion picture houses, auditorium, Exhibition Halls, Town Hall or City Halls, Ceremonial Hall or similar other halls, restaurant, eating houses, bars, clubs, gymnasium/ gymkhana, dance halls, Skating ring or such other places - one car parking space for every 65 Sq.M. of total built up area shall be required. However, at least one car parking space is to be provided for such buildings even having less than 65 Sq.M. of total floor area;</p> <p>(b)(i) For hotels - one car parking space for every 120 Sq.M. of total built up area However, at least two car parking space is to be provided for such hotel buildings:</p> <p>(ii) For Hotels with Banquet Hall for other facilities like Conference, Marriage Ceremony and other public gatherings one car parking space for every 60 Sq.M. of such floor area of banquet hall shall be required additionally:</p> <p style="padding-left: 40px;">Provided further that while calculating the area of hotel to assess the requirement of car parking, area of banquet hall will not be considered.</p> <p>(c) For boarding house and guest house - one car parking space for every 250 Sq.M. of total built up area. However, at least one car parking space is to be provided for such houses.</p> <p>(d) For other assembly buildings like place of worship, sports stadium, railway or bus passenger station, airport terminal; or any other places where people congregate or gather—requirement of parking space shall be determined by the Mayor-in-Council upon recommendation of the Municipal Building Committee.</p>

V.	Business	(a) For total built up area up to 50 Sq.M.—no car parking space. (b) For total built up area above 50 Sq.M. up to 70 Sq.M. — one car parking space. (c) For total built up area above 70 Sq.M. - one car parking space for every 70 Sq.M. of the total built up area.
VI.	Mercantile (Retail)	(a) For total Built up area upto 5000 Sq.M. – one car parking for every 50.0 Sq.M. of the total built up area. (b) For total Built up area more than 5000 Sq.M. – one car parking for every 75.0 Sq.M. of the total built up area in excess of 5000 Sq.M.
VII.	Industrial Storage Hazardous Mercantile (Wholesale) or or or	(a) For total built up area up to 200 Sq.M.—no car parking space. (b) For total built up area above 200 Sq.M.—one car parking space for every 200 Sq.M. and one truck parking space for every 1000 Sq.M. subject to a minimum of one truck parking space. (c) In no case the required car parking space shall exceed 50 numbers and the required truck parking space shall exceed 50 numbers. ”;

(b) For note below Table 6, the following note shall be substituted:-

**NOTE:**

1. Car parking space should be clearly marked for the respective use group in the building plan.
2. “Total Built up area” shall be Total floor area excluding exempted areas.

(c) for sub rule (3), substitute the following sub-rule:

“(3) Mechanical parking shall be allowed within the building in all floors up to two tier or more level with 5.0 m. ramp and driveways provided advantage of FAR will be given for one tier of parking only and no back to back parking will be allowed.

Multilevel car parking outside the building line should be proposed by leaving at least 1.2 meter up to total height 7.0 meter and 1.5 meter for height exceeding 7.0 meter up to maximum height 15.50 meter including the roof cover if any from the boundary line. However the area of such MLCP be included within the ground coverage. Provision of this MLCP shall only be allowed up to a maximum of 20% of the required parking. A drive way of width 5.0 meter has to be provided for height of MLCP upto 7.0 meter and 6.0 meter for height of MLCP above 7.0 meter upto 15.5 meter.”;

(48). In rule 82,-

(a) in sub-rule (2), for clause (a), substitute the following clause:-

“(a) the residential buildings sanctioned under prevailing Building rules, construction of frame structure has been done, and” ;

- (b) In sub-rule (4), insert the following words after the words “Chapter IX from the property boundaries.”

“However, in case of proposals dealt under sub-rule (8) of rule 82 of these rules, set back of equivalent area may be allowed in suitable place instead of all sides for the proposed floors if required from structural point of view”;

- (c) after sub-rule (7), insert following sub-rule:

“(8) If any new area proposed to be added vertically for the existing buildings covered under 82(2)(c) of this building rules following criterion have to be maintained:

- (a) Applicable for residential buildings only without having multiple tower or block of buildings;
- (b) Only one floor will be allowed. No further additional floor will be allowed in future.
- (c) Maximum permissible floor area will be the equivalent area after complying rule 62 (mandatory open space) of this rules for the new proposal and total floor area for the new proposal should not exceed 300 Sq.M.
- (d) Parking space requirements for the existing and proposed floor area should be dealt in terms of rule 82(5) of this rule.
- (e) Other applicable statutory NOC/ observations have to be obtained.”;

- (49). for rule 97, the substitute the following rule:

**“97. Ground Coverage**

The maximum permissible ground coverage will be 60% for a plot size up to 500 sq. m. and 50% above 500 sq. m”;

- (50). for rule 99, substitute the following rule::

**“99. Front Open Space**

The minimum front open space for a building shall be as follows:

Building Height	Minimum Front Open Space	
	Up to 500 Sq.M.	Above 500 Sq.M.
Up to 12.5 m	1.20	1.50
Above 12.50 m Up to 15.5 m	1.50	2.00
Above 15.50 m Up to 21.50 m	4.00	4.00

”;

- (51). for rule 100, substitute the following rule:

**“100. Rear Open Space**

The minimum rear open space for a building shall be as follows

Building Height	Minimum Rear Open Space	
	Up to 500 Sq.M.	Above 500 Sq.M.
Up to 12.5 m	2.50	3.50
Above 12.50 m Up to 15.5 m	3.00	4.00
Above 15.50 m Up to 21.50 m	6.00	6.00

”;

(52). for rule 101, substitute the following rule:

**“101. Side Open Space**

The minimum side open space for a building shall be as follows :

Building Height	Minimum Side Open Space (Narrower side & Other Side)	
	Up to 500 Sq.M.	Above 500 Sq.M.
Up to 12.5 m	1.2 m & 3.0 m	1.5 m & 4.0 m
Above 12.50 m Up to 15.5 m	1.2 m & 3.50 m	1.5 m & 4.0 m
Above 15.50 m Up to 21.50 m	3.5 m & 6.0 m	3.5 m & 6.0 m”;

(53). for rule 102, substitute the following rule:

**“102. Floor Area Ratio**

The maximum Floor Area Ratio depending on the width of means of access shall be as follows :

Width of Means of Access	F.A.R.
5.0 m to 7.0 m	1.75
Above 7.0 m up to 9.0 m	2.00
Above 9.0 m	2.25”;

(54). In rule 106,-

(a) for sub-rule (3), substitute the following sub-rule:-

“(3) No habitable room shall have a height less than 3.0 m measured from the surface of the one floor to the surface of the next floor.”;

(b) in sub-rule (5), for the number “XII”, substitute the number “XIV”;

(55). in sub-rule (4) of rule 107, for the number “XIII”, substitute the number “XIV”;

(56). in rule 110, after sub-rule (2), insert the following sub-rule:-

“(3) Common landing for lift and staircase may be allowed subject to minimum width of 1.50 meter for residential building upto height 15.50 meter and land area up to 500 Sq.M. For all other cases lift landing and stair landing have to provided separately.”;

(57) in sub-rule 118, for sub-rule (3), substitute the following sub-rule:-

“(3) The distance between the boundary line and outer periphery of the basement in all sides should not be less than the depth of the basement from ground level or 2.5 meter whichever is more.”;

(58). in rule 127,-

(a) in the heading, after the words “Minimum Width”, insert the words “of Stairway & Trade-Riser”;

(b) for the words, “The following provisions for minimum width shall be made”, substitute the words “The following provisions for minimum width of Stairway & Trade- Riser shall be made”;

(c) for Table 8A, substitute the following Table:

“Table 8A

Category of building	Height of the Building (Mts)	Width of Stairway (Mts)	Number of Staircase	Width of Trade & Riser
Residential	Upto 7.00	1.00	1	Minimum Trade : 250 mm  Maximum Riser : 170 mm Up to 21.50 meter
	Above 7.00 and Up to 10.00	1.0 m. with landing 1.2 m. having Maximum 250 Sq.M. floor plate in each floor 1.1 m. with landing 1.25 m. having more than 250 Sq.M. floor plate in each floor.	1	
	Above 10.00 and Upto 12.50	1.1 m. with landing 1.25 m. having up to 250 Sq. M. floor plate in each floor. 1.1 m. with landing 1.35 m. having more than 250 Sq.M. floor plate in each floor	1	
	Above 12.50 and Upto 15.50	1.2 m. with landing 1.25 m. having up to 250 Sq.M. floor plate in each floor 1.35 m. with landing 1.35 m. having more than 250 Sq.M. floor plate in each floor	1	
	Above 15.50 and Upto 21.50	1.25	2	Minimum Trade :250 mm  Maximum Riser 170: mm
	Above 21.50 and Upto 25.50	1.25	2	
	Above 25.50 and Up to 40.00	1.25	2	
	40.00 and above	1.50	2	

”;

(d) in the proviso below Table 8A, for the words and number “upto a building height of 20 m.”, substitute the words and number “for building of height more than 15.5 m up to a building of height of 21.50 m.”;

(e) for Table 8B, the substitute the following Table:

“Table 8B

Category of building	Area per floor	Width of Stairway (Mts)	Minimum No. of Staircase (Height upto 12.5 Mtrs.)	Minimum No. of Staircase (Height Above 12.5 Mtrs.)	Width of Trade & Riser
Educational	Upto 500 sq. m.	1.5	1	2	Trade : 300mm, Riser: 150 mm”;
	Above 500 sq. m	1.8	2	2	
Assembly	Upto 500 sq. m.	1.5	1	2	
	Above 500 sq. m	2.0	2	2	
Institutional	Upto 500 sq. m.	1.5	1	2	
	Above 500 sq. m	2.0	2	2	
Business	Upto 500 sq. m.	1.5	1	2	
	Above 500 sq. m	1.5	2	2	
Mercantile (Retail)	Upto 500 sq. m.	1.8	2	2	
	Above 500 sq. m	2.0	2	2	

(e) after Table 8C, insert the following Table:-

“Table 8D

Minimum stair width provision for Small Scale Industries in Industrial Estates approved by the Government

Building Height	Minimum stair width provision	
	Up to 500 Sq.M.	Above 500 Sq.M.
Up to 12.5 m	One no. 1.50 m	Two nos. 1.35 m
Above 12.50 m Up to 15.5 m	Two no. 1.35 m	Two nos. 1.50 m
Above 15.50 m Up to 21.50 m	Two nos. 1.80 m	Two nos. 2.00 m”;

(59). in rule 144,-

(a) in sub-rule (1), after clause (ii), insert the following clauses:

“(iii) The proponent must collect rainwater from roof-top catchments and reuse for various purposes after necessary cleaning. Adequate retention time and storage provisions should be provided for harvesting rainwater. All recharge should be limited to shallow aquifer.

(iv) A rain water harvesting (RWH) plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total freshwater requirement shall be provided. The location and capacity of the RWH tanks including scaled up drawings, both plan and section, and recharge bores must be clearly specified in the sanctioned plan.

(v) West Bengal specific guidelines, if any, by SWID would be applicable instead of (iv).”;

(b) for sub-rule (2), substitute the following sub-rule:

**“(2) Tree Cover**

Provision for tree cover should be included in the plan for building sites –

- (i) for any project covering a total floor area of 6000 sq. m or more, the applicant should arrange for raising and maintenance of tree cover at his own cost which should be at least 15% of the land area within the premises;
- (ii) for any other project, having lesser total floor area, the tree cover should be reduced proportionately in the perspective of (i) above;  
However a tree cover of area 2.00 Sq.M. or less shall not be insisted. Width of tree cover area should not be less than 0.5m;
- (iii) Tree cover area should be over the virgin land;
- (iv) No projections like chaja, balcony, projected terrace etc. should be allowed over the tree cover area;
- (v) Water body area may be considered as Tree cover area if area of water body is 10% or more of the total land area. However plantation is to be made in the embankment;
- (vi) Swimming pool will not be treated as water body;

(vii) In case of built-up area 20,000 Sq.M. or more, guideline issued by State Level Impact Assessment Authority is to be followed;

(viii) The applicant shall arrange to raise and maintain the plantation at his own cost and submit such programme to the Commissioner before the plan is approved.”;

(c) after sub-rule (2), insert the following sub-rule:-

(3) Additional 5% of the land area has to be reserved for community gathering at any level in case of residential buildings having land area more than 20,000 Sq.M. The minimum size of such open space shall not be less than 100 Sq.M. in one parcel and minimum width shall not be less than 7.0 meter.

(60). after rule 144, insert the following rule:

**“144A. Provision for Electrical Vehicle Recharge:**

Provision of charging facility for electric and hybrid vehicles shall be made where total floor area is 5,000 Sq.M. or above for at least 25% of the covered car parking provided for residential building, Assembly building and / or Business building and / or Mercantile building.”;

(61). in rule 147, after the words “solar energy”, insert the words “at least @ of 1% of connected load”;

(62). after chapter XXI, insert the following chapter:

**“Chapter XXII**

**PROVISION OF BUILDINGS ON SMALL PLOT**

**148. Building on small plot.-** Following Guidelines has to be followed for sanction of building plan for residential use on small land area:

A. Proposal for erection of residential buildings having land area more than 45 Sq.M. upto 125 Sq.M

Rule		land area more than 75 Sq.M. upto 125 Sq.M	land area more than 45 Sq.M. upto 75Sq.M
62	Open Space	7.0 m height	
		Front	0.50 m
		Side 1	0.60 m
		Side 2	1.20 m
		Rear	1.50 m
70	Ground Coverage	As will be available after leaving mandatory open spaces	
106	Habitable room	Minimum Area — 5.00 Sq.M., Minimum Width — 2.40 m	
107	Kitchen	Minimum Area –2.50 Sq.M., Minimum Width - 1.20 m	
	Kitchen-dinning	Minimum Area - 6.00 Sq.M., Minimum Width - 2.40 m	
109	Toilet	Minimum Area - 1.50 Sq.M., Minimum Width - 1.20 m	
	WC	Minimum Area - 1.20 Sq.M., Minimum Width — 1.00 m	
127	Stair width	Minimum width - 0.9 m	



B. Proposal for erection of residential buildings having land area more than 125 Sq.M. upto 160 Sq.M.

Rule		Land area more than 125 Sq.M. upto 160 Sq.M.			
70	Ground Coverage	70%			
62	Open Space	7.0 m height		10.0 m height	
		Front	0.60 m	Front	0.60 m
		Side 1	0.70 m	Side 1	0.70 m
		Side 2	1.20 m	Side 2	1.20 m
		Rear	2.00 m	Rear	2.50 m
106	Habitable room	Minimum Area — 5.00 Sq.M., Minimum Width — 2.40 m			
107	Kitchen	Minimum Area - 3.00 Sq.M., Minimum Width - 1.50 m			
	Kitchen-dinning	Minimum Area - 7.00 Sq.M., Minimum Width - 2.40 m			
109	Toilet	Minimum Area - 1.50 Sq.M., Minimum Width - 1.20 m			
	WC	Minimum Area - 1.20 Sq.M., Minimum Width — 1.00 m			
127	Stair width	Minimum width - 0.9 m for height up to 7.0 m			
		Minimum width - 1.0 m for height up to 10.00 m			

C. Proposal for erection of residential buildings on land area more than 160 Sq.M. upto 210 Sq.M.

Rule		Land area more than 160 Sq.M. upto 210 Sq.M.			
70	Ground Coverage	65%			
62	Open Space	7.0 m height		10.0 m height	
		Front	0.75 m	Front	0.75 m
		Side 1	0.90 m	Side 1	0.90 m
		Side 2	1.20 m	Side 2	1.20 m
		Rear	2.00 m	Rear	3.00 m
106	Habitable room	Minimum Area — 5.00 Sq.M., Minimum Width — 2.40 m			
107	Kitchen	Minimum Area - 3.00 Sq.M., Minimum Width - 1.50 m			
	Kitchen-dinning	Minimum Area - 7.00 Sq.M., Minimum Width - 2.40 m			
109	Toilet	Minimum Area - 1.50 Sq.M., Minimum Width - 1.20 m			
	WC	Minimum Area - 1.20 Sq.M., Minimum Width — 1.00 m			
127	Stair width	1000 mm			

- D. 500 mm wide cupboard may be allowed front 1st floor level on wider side open space only.
- E. 1.0 m wide cantilever projection from 1st floor level at rear side may be allowed for building of height above 7.0 m up to 10.0 m. No cupboards will be permissible in this projected portion.
- F. FAR 1.0 and height upto 7.00 m may be allowed on a plot of area upto 210 Sq.M. and abutting means of access width of which is less than 1.2 m. but not less than 1.0 m. may be considered provided that the width of all such streets or passages, on the front, sides or rear be increased to make the width of the said passage / streets 1.75 m. from the center line of the passage/road by gifting the required portion of land in front by registered document to the Corporation or by relinquishing the required portion land on the sides or the rear by the applicant. However, advantage of FAR and Ground Coverage for such relinquished portion of land shall however be considered, in general. Provided further that if the gifting of the proposed ship of land or relinquishing is not practicable for widening of street/passage, the FAR shall be reduced to 0.8 applicable for plots of area not more than 210 Sq.M.

G. All other criteria shall be followed as per the provisions of other rules contained under KMC Building Rules, 2009.”;

(63) after Schedule I, insert the following Schedule:

**“SCHEDULE I-(1A)**

***E-UNDERTAKING (A)***

***GENERAL UNDERTAKING***

I/We have submitted an application for erection/re-erection/addition to & alteration of building at the above premises under sections 393A of The Kolkata Municipal Corporation Act, 1980. In connection with the said application, I / We do hereby solemnly undertake, indemnify, affirm and declare as under:-

1. That, I/we am/are desirous of construction of a building at the said Premises having an area of land as mentioned in the application and submit the plan for the construction of a building in the said premises for sanction.
2. That, I/We have an exclusive right of erection on the plot comprised in the aforesaid premises and I/We am/are submitting herewith relevant deed and other documents in support of it.
3. That, there is no injunction pending for erection of building against the said Premise in any court of law.
4. That, if at any time, any dispute arises regarding ownership of the said Premise, the Kolkata Municipal Corporation will not be liable and in that case, the Kolkata Municipal Corporation may take necessary action as per the law.
5. That, the said premises is tenanted / not tenanted.
6. That I / we shall be liable to pay the extra amount of sanction fees and other charges, if any within a month from the date of demand on the basis of I.F.U. (B)’s observation, if I / we receive the Building Plan on payment of the sanction fees subject to audit, failing which, the department may take any action as it may deem fit.
7. That, no work will be continued without engagement of technical person.
8. That, the work of erection, re-erection or addition to or alteration of will be supervised by an Architect or Licensed Building Surveyor, a Empanelled Structural Engineer, a Empanelled Geo-Technical Engineer as required under the rules of the Kolkata Municipal Corporation,
9. That, in case I/we dispense with the services of the engaged Architect or Licensed Building Survey or, a Empanelled Structural Engineer, a Empanelled Geo-Technical Engineer as required under the rules of The Kolkata Municipal Corporation at any stage till actual completion of the construction, I / we shall inform the Kolkata Municipal Corporation within 48 hours and liable to pay necessary Fees & Charges as applicable. I do hereby further undertake that no work will be continued without engagement of technical person.
10. That, the works relating to water supply, drainage and sewerage shall be supervised by a licensed plumber.
11. That, there are no arrear dues payables to the Kolkata Municipal Corporation in respect of the said premises.
12. That, necessary observation under section 63 of the Kolkata Improvement Act, 1911 has been obtained.
13. That, the soil of the said premises is fit to be built upon from engineering point of view and a copy of the soil test report submitted by the Empanelled Geo-Technical Engineer referred to in sub-rule (1) of rule 53 is annexed hereto.

14. That, I/we shall plant trees or saplings as per the Kolkata Municipal Corporation's guidelines in the front and other open spaces of the premises.
15. That, I/We shall comply with the requirements of section 496(1) & (2) of the K.M.C. Act, 1980 and shall be responsible for making the construction site free of water stagnation, free of water collection which are likely to be a source for breeding of mosquitoes or in any other respect of nuisance.
16. That, I / we also ensure that all water collections required to be maintained for construction work in places like lift wells, vats, open drums, foundation pits and wells, curing of site after floor casting or such places where water / rain water accumulate shall be drained off / emptied twice a week to prevent mosquito breeding.
17. That, I / we also ensure that all other unusable discarded receptacles like buckets, broken pots, coconut shell etc. are removed to keep the construction premises clear and shall be responsible for such action which helps in breeding of Mosquito, so that it may not be offensive to the neighborhood or in any other respects a nuisance.
18. That, I/we also ensure that trees will be planted and maintained in front of the said premises at my/our own cost, as per specification of the Kolkata Municipal Corporation.
19. That, I/we shall maintain at my/our own cost the foot path in front of the said premises.
20. I/We confirm that, in accordance with the provisions of rule 31, I/we shall not erect or execute any work of the building except between the hours of sunrise and sunset.
21. I/We undertake that I/ We shall not install any power driven deep Tube Well and/or hand driven shallow tube well.
22. That, the afore said plot of land is the only plot of land hold by me / us including the members of our family and / body of individuals in any of the Urban Agglomerations covered under the extent of that plot is within the ceiling limit on vacant land imposed by the said Act.
23. That, I/we do not hold any other vacant land or any other land with building therein in any of the Urban Agglomerations covered under the said Act.
24. That, in the event of the aforesaid plot of land being declared as excess by the competent authority under the Urban Land (Ceiling and Regulations) Act,1976, I/we shall abide by the decision of the competent authority under that Act.
25. That, in pursuance of the aforesaid affidavit and in consideration of the K.M.C. having agreed to consider to grant permission to execute the works in accordance with the plan submitted vide our application for construction of a building) in the aforesaid premises referred to above, I / we hereby indemnify and keep harmless the Kolkata Municipal Corporation from all proceeding in court and before other authorities including the Competent Authority and other authorities appointed under the Urban Land (Ceiling & Regulations ) Act. 1976. All expenses /losses /claim of whatsoever nature which the Kolkata Municipal Corporation may incur or become liable to pay as a result of or in consequence of the permission that may be accorded by it to the building plan in respect of the aforesaid premises.
26. WHEREAS, I / we have submitted to the Kolkata Municipal Corporation building plans with provisions for deep foundation works, piling works, construction of basement and under ground constructions including superstructure.
27. AND WHEREAS, I / we have represented to the Corporation that if sanction is granted for the construction for the aforesaid works, I/we shall indemnify the Corporation for any loss or damage at the time of execution of the said works or at any time thereafter.

28. AND WHERE AS, I/we undertake that all precautionary measures shall be undertaken by me/us and no excavation shall be carried out beyond the boundaries of the plot and any damage occurring during the execution of the works or due to excavation made at site to the municipal services or public utility services or properties /other third person / properties shall be made good by me/us.
29. AND WHEREAS, I / we further undertake and agree to indemnify the Kolkata Municipal Corporation to the full extent of any claim put up against the Kolkata Municipal Corporation either by way of damage, compensation or in any other way in case the Kolkata Municipal Corporation is required to pay any amount to any person or owners of the adjoining properties.
30. AND WHEREAS, I / we further here by indemnify the Kolkata Municipal Corporation for non-compliance of any of the conditions imposed for the sanction and/or any provisions of the Kolkata Municipal Corporation Act and the Building Rules and I/We shall remain responsible for the damages which the Corporation may suffer because of such non-compliance.
31. AND WHEREAS, I / we further undertake and agree to indemnify the Corporation of all costs and expenses to which the Corporation is put to or suffer in order to defend any action in this regard in any Court of law.
32. AND WHEREAS, I / we further undertake and agree to indemnify the Corporation in respect of all action, suits, proceedings, claims or damages from any third party arising out of the acts or omissions of me/us.
33. That, no building material shall be deposited in any street except with the prior written permission of the Municipal Corporation and on deposit of fees for stacking materials as per demand raised by the Kolkata Municipal Corporation and the same will be stacked only at a place as may be directed by the Kolkata Municipal Corporation.
34. That, by virtue of the proposed sanction, I / we shall not have any automatic right of use as proposed in the plan nor the proposed sanction will have any other overriding effect on other laws or statutes in force and in case any other permission, License or sanction is required under any relevant law or statute, the same will be obtained by me/us prior to us of the proposed building/portion of the building. Further the Municipal Authority may revoke the sanction plan and cancel any Completion Certificate / Completion Cum Occupancy Certificate, in case I/we fail to obtain the relevant permission, License or sanction as may be applicable,
35. That, I / we shall take filtered water supply connection from The Kolkata Municipal Corporation before construction of the building and after obtaining sanction from the Water Supply Department, Kolkata Municipal Corporation. I/We further undertake that I/we shall not install any power driven, deep tube well and/or hand driven shallow tube well. If I / we do not get filtered water supply connection from The Kolkata Municipal Corporation, I / we shall make separate application to the Water Supply Department or to the competent Authority, as the case may be, for construction/regular connection either through tube well or through Corporation surface water supply.
36. That, I/we shall wrap construction area / building in terms of law for the time being in force installing dust barriers, or other actions as appropriate for the location.
37. That, I/we shall apply water and maintain soils in a visible damp or crusted condition for temporary stabilization.
38. That, I/we shall use water prior to leveling or any other earth moving activity to keep the soil moist throughout the process.
39. That, I/we shall maintain vehicle speed with in a limit of 15mph on the work side,

40. That, I/we shall clean wheels and undercarriage of haul trucks prior to leaving construction site,
41. That, I/we shall apply and maintain dust suppressant on haul routes,
42. That, I/we shall apply cover or screen to stockpiles and stabilize stockpiles at completion of activity by water and maintain a dust palliative to all outer surfaces of stockpiles,
43. That, I/we shall stabilize surface soils where loaders, support equipment and vehicle will operate by using water and maintain surface soils in a stabilized condition where loaders, support equipment and vehicles will operate,
44. That, I/we shall stabilize adjacent disturbed soils following paving activities with immediate landscaping activity or installation of vegetative or rock cover,
45. That, I/we shall maintain dust control during working hours and clean track out from paved surfaces at the end of the work shift/day. Track out must now extend 50 feet or more and must be cleaned daily, at the minimum,
46. That, I/we shall stabilize sloping surfaces using soil binders until vegetation or ground cover can effectively stabilize the slope,
47. That, I/we shall take care of disposal of debris in consultation with the Kolkata Municipal Corporation following proper environmental management practice,
48. That, I/we shall take care of during construction work, including cutting of marbles etc., ambient noise level should not exceed more than 65dB(A),
49. That, I/we shall abide by all observations and recommendations made from time to time as may be made by Departments of The Kolkata Municipal Corporation for the proposed construction,
50. That, I / we shall abide by all provision and relevant Rules and Regulations under the Kolkata Municipal Corporation Act,1980 as well other relevant laws in vogue during course of the works to be undertaken by me/us as mentioned in our application,
51. I/we shall take all necessary safety measures for safety and security of the workmen to be engaged at my/our construction site and also for the public around the site. The site shall be fenced with suitable means and the whole construction area shall be cordoned off by "Barrier Tape" & depicting a notice "DANGER NOT TO ENTER".
52. That, I/we shall not allow Water to stagnate at site for more than 48 hours in any form,
53. That, I/we shall undertake that no tree / garden shall be damaged and no public and private property shall be defaced during the construction work,
54. That, I/we shall take all protective measures for safety of the Government/ private properties adjacent to my/our construction site during the construction period. I/we shall compensate fully if any damage occurs in any such properties,
55. That, I/we shall carry out works strictly in compliance with environmental norms.
- (1) I/we hereby declare that while executing the works mentioned by me/us in the notice given under rule 4 of The Kolkata Municipal Corporation Building Rules, 2009, I shall comply with the requirements of section 416 of The Kolkata Municipal Corporation Act,1980.
56. That, the said premise does not fall within the prohibited or regulated area of any centrally protected monument of Archeological Survey of India.

57. That, the stipulation shall be conveyed to the legal heirs /purchasers /nominee in case of transfer of property.
58. That, a portion of the said Premises if affected to the sanctioned road alignment of KMC and /or KMDA to the extent as mentioned there in, I/we will agree to transfer to KMC for widening of road.
59. That, in the event if it is found that any part of the building at the instant premises which is to be constructed pursuant to the sanction plan, fall within any alignment to be made by KMC and/or KMDA, I/we will demolish the same at our own cost and will not claim any compensation from the KMC.
60. This however will not prevent the KMC from imposing street alignment and our self from preferring an objection to any such proposed alignment that may be made by KMC.
61. I/we do hereby undertake that I/we must demolish the entire existing structure, if any, before construction of the building as per building permit, if it is violative of law.
62. I do hereby agree that I/we must obey any other rules/ norms/ Act/ Notification as applicable time to time.

**Deponent**

***E-UNDERTAKING (B)***  
**SELF-DECLARATION**

***That I/we do hereby solemnly undertake, indemnify, and declare as follows:-***

- That, I have been engaged as an LBS/ Architect for preparing the building plans and to supervise construction till its completion in respect to the said premises.
- That, I have prepared the building plans in respect to the said premises.
- That, I have personally inspected the site with respect to its location, size, shape and area of the plot and is proposed land use is also in conformity with the site plan as per Deed/Boundary Declaration as produce by Owner/ Owners. The plot has been demarcated at site tallies with the Records of Rights of the Owners.
- That, the Ownership documents are in shape of registered Sale-Deed /Lease Deed in favour of the Applicant is in order.
- That, there is no encroachment on the Kolkata Municipal Corporation's land/ road/ other property and certifying that the road widths as shown in the Proposed Plan are available at site.
- That, the proposals have been prepared strictly in accordance with the building Bye-law, rules, regulations and practice of the Kolkata Municipal Corporation and no mis-interpretation or inference of Provisions of the KMC Building Rules 2009 has been exercised while preparing the plans. The construction shall be carried out strictly in accordance with the sanctioned building plans and in case any deviation is carried out, I shall inform the Kolkata Municipal Corporation immediately.
- That, in case of appointment of other LBS/ Architect on the Project at any stage whatsoever, I shall inform the Kolkata Municipal Corporation within 48 hours.

- That, mandatory setbacks as proposed shall be maintained in accordance with the provision of KMC Building Rules 2009.
- That, before submission of proposals Record of Right /Mutation Certificate from BL&LRO has been accorded in the added Area of the Kolkata Municipal Corporation (for Plot Area More than 210Sq.M.) i.e. Ward 101 to 144.
- That, nothing has been concealed and no misrepresentation has been made while preparing and submitting the Building Plans.
- That, in case anything contrary to the above is found or established at any stage, the Kolkata Municipal Corporation shall be at liberty to take any action as deem fit including revocation of Sanction of Building Plans and debarring me for submission of Building Plans and also can lodge a complaint with the Council of Architecture for appropriate action (in case of Architect) or any other Competent Authority.

***I, do hereby certify that contents of the above undertaking are true and correct to my knowledge and belief and nothing is false there in or has been concealed there from.***

**Deponent**

#### **E-UNDERTAKING (C)**

***FOR TOTAL BUILT-UP AREA 20,000 Sq.M. TO 1,50,000 Sq.M.***

**That I do hereby solemnly undertake, indemnify, declare that I will follow all the guide lines mentioned in Notification No: 2495/En/T-ii-I/011/2018 dated 17/12/2019 of the State Level Environment Impact Assessment Authority for the following:-**

- That, I will use fly ash and fly ash based material as prescribed in the above notification
- That, I will preserve the water body conservation as prescribed in the above notification
- That, I will maintain green cover as prescribed in the above notification
- That, I will maintain requirement of water supply as prescribed in the above notification
- That, I will take appropriate measures for rain water harvesting as prescribed in the above notification
- That ,I will comply the requirement of Sewerage Treatment Plant as prescribed in the above notification
- That, I will comply the requirement of Solid Waste Management as prescribed in the above notification
- That, I will comply the requirement of Renewable energy as prescribed in the above notification
- That, I will comply the requirement of Area statement as prescribed in the above notification

***That the above statements are true to the best of my knowledge and belief.***

**Deponent**

**E-UNDERTAKING      (D)**  
***DECLARATION OF ROAD WIDTH (FOR WARD 101 TO 144)***

The width of the road abutting the said premises has been measured by me, in presence of the owner and the minimum width of the road abutting the site is proposed in the application and is found correct

The above statement is true to the best of my knowledge and for any discrepancy the K.M.C authority will have right to revoke the sanction plan forth with.

**Deponent**

***E-UNDERTAKING      (E)***  
**FOR NON-EVICTION OF TENANTS**

***I/We being sole/ absolute owner/ owners of the Premises do hereby solemnly affirm and declare as under:-***

I /we do hereby declare that in the event of the Kolkata Municipal Corporation granting sanction to the said plan I/ we undertakes to save the Corporation harmless from the consequences of all proceedings that may be commenced or proceedings that may be commenced or proceed by any of the tenants and/ or occupiers of the said premises against The Kolkata Municipal Corporation in respect of such sanction.

That, I/we shall not evict any tenant and in case it is necessary to remove any tenant I undertake to provide them with identical area in and around the said premises by mutual arrangement.

I/We also undertake to make construction strictly in accordance with the sanctioned plan and further agree that if any construction is made by me/ us illegally and in deviation with the sanctioned plan, the Kolkata Municipal Corporation will be entitled to demolish the same without any notice to me/us.

If there be any dispute between myself/ ourselves and my/our tenants the matter will be referred to the Municipal Commissioner or any Officer of the Kolkata Municipal Corporation authorised by the Municipal Commissioner in this behalf whose decision shall be final and binding on the parties.

The statements contained in the foregoing paragraphs are true to my/our knowledge save those that are my/our submissions.

***That I have obtained the above registered undertakings in hard copy/ file from the owners/ lessees and submitting the E-undertaking on behalf of the owners/lessee.***

**Deponent**



**E-UNDERTAKING (F)**

***COMMON PASSAGE UNDERTAKING***

I / We do hereby solemnly undertake to The Kolkata Municipal Corporation that I shall not put forward any claim to the Corporation from the date of sanction of the building plan submitted by me for the construction of the new building on the above mentioned premises abutting on the said common passage not constructed as per Corporation specification u/s 364 & 365 of The K.M.C.Act,1980 and leading access to the water supply, drainage, electricity and if so directed by the Corporation shall pay necessary charges for improvement of the said passage. I / We do hereby also declare to KMC that we shall not claim any development work within 30 years from the date of sanction of the plan submitted by us for the construction of a building.

***That I have obtained the above registered undertakings in hard copy/ file from the owners/ lessees and submitting the E-undertaking on behalf of the owners/ lessee.***

**Deponent**

**E-UNDERTAKING (G)**

***AIRPORTUNDERTAKING***

That, I/we being the owners/ applicants of the instant premises holding the right of ownership of the premises and duly reserve the right for erection of building at the said premises.

That, I/we hereby undertake to the KMC Authority that the site co-ordinate (WGS-84) and site elevation (AMSL) as given in the proposed plan by our appointed LBS/ Architect in respect of the said premises required to determine the permissible height of the proposed building in regard to the Airport Authority of India point of view is fully correct and in order in all respect.

That, I / we further undertake that if the said site coordinate (WGS-84) and site elevation (AMSL) as given in the proposed plan by our appointed LBS/ Architect, if at any stage it is found otherwise, then I/we shall be fully liable for which KMC and other appropriate authority reserve the right to take appropriate action against me/ us as per law.

***That I have obtained the above undertakings in hard copy/ file from the owners/ lessees and submitting the E-Undertaking on***

**Deponent**

**E-UNDERTAKING        (H)**  
**UNDERTAKING FOR NO COURT CASE**

I/We do hereby declare that there is no order in any Hon'ble Court of Law restraining sanction, erection of construction activities etc. against the premises at which the building sanction application has been made.

*That the above statement is true to the best of my/ our knowledge and for any discrepancy in this regard, KMC authority will have the rights to revoke the sanction plan forth with.*

**Deponent**

**E-UNDERTAKING        (I)**  
**FOR MANAGEMENT OF DEMOLITION WASTE**

I/We submitted an application before the Municipal Commissioner, The Kolkata Municipal Corporation for demolition of building(s) at the above premises under Rule 20 of the KMC Building Rule, 2009. In connection with the said application I/we do hereby undertake that -

- (1) I/We shall prima facie be responsible for collection, segregation of concrete, soil and others and storage of demolition waste generated, as directed or notified by the concerned local authority in consonance with the rules.
- (2) I/We shall ensure that other waste (such as solid waste) does not get mixed with the demolition waste and it will be stored and disposed separately.
- (3) I/We shall keep the demolition waste within boundary of the premises, there will be no littering or disposition of demolition waste to prevent obstruction to traffic or public or drainage system.
- (4) I/ We shall segregate the Concrete, Steel, Wood, Bricks, Mortar, Plastic as site.
- (5) I/We shall follow the waste management plan as approved by the KMC Authority.
- (6) I/ We shall pay relevant charges for collection, transportation disposal as fixed by KMC Authority.
- (7) I/ We shall follow the environmental norms to control air pollution at site.
- (8) Estimated quantum of generated waste of project site & waste generation during demolition work to be informed. Estimated quantum of waste is to be certified and signed by the LBS/ Architect.
- (9) If the generated waste is more than 20 ton or more in one day or 300 ton in one month shall submit waste management plan and approval of the concerned Department before starting the demolition work.

**Deponent**

***E-UNDERTAKING (J)***

**GENERAL UNDERTAKING FOR COMPLIANCE OF ENVIRONMENTAL NORMS VIDE  
NOTIFICATION NO. 95/MA/O/C-4/3R-7/2017 DATED 31/01/2019**

I/we have submitted an application for erection/ re erection/addition to/ alteration of building/s at the above premises under sections 393A of the Kolkata Municipal Corporation Act, 1980. In connection with the said application, I/we do hereby undertake:

- 1) That no building material shall be deposited in any street except with the prior written permission of the Municipal Commissioner and on deposit of fees for stacking materials as per demand raised by the Corporation and the same will be stacked only at a place as may be directed by the Corporation.
- 2) That by virtue of the proposed sanction, we shall not have any automatic right of use as proposed in the plan nor the proposed sanction will have any other overriding effect on other laws or statutes in force and in case any other permission, licence or sanction is required under any relevant law or statute, the same will be obtained by me / us prior to use of the proposed building/ portion of the building. Further the Municipal Authority may revoke the sanction plan and cancel any Completion Certificate or Completion cum Occupancy Certificate, in case I/we fail to obtain the relevant permission, license or sanction as may be applicable.
- 3) That I/we shall take filtered water supply connection from The Kolkata Municipal Corporation before construction of the building and after obtaining sanction from the Water Supply Department, Kolkata Municipal Corporation. I/we further undertake that I/we shall not install any power driven, deep tube well and/or hand driven shallow tube well. If I/we do not get filtered water supply connection from The Kolkata Municipal Corporation, I/we shall make separate application to the Water Supply Department or to the Competent Authority, as the case may be, for construction/ regular connection either through tube well or through Corporation surface water supply.
- 4) That I/we shall wrap construction area/buildings in terms of law for the time being in force installing dust barriers, or other actions, as appropriate for the location.
- 5) That I/we shall apply water and maintain soils in a visible damp or crusted condition for temporary stabilization.
- 6) That I/we shall use water prior to levelling or any other earth moving activity to keep the soil moist throughout the process.
- 7) That I/we shall maintain vehicle speed within a limit of 15 mph on the work site.
- 8) That I/we shall clean wheels and undercarriage of haul trucks prior to leaving construction site.
- 9) That I/we shall apply and maintain dust suppressant on haul routes.
- 10) That I/we shall apply cover or screen to stockpiles and stabilize stockpiles at completion of activity by water and maintain a dust palliative to all outer surfaces of the stockpiles.
- 11) That I/we shall stabilize surface soils where loaders, support equipment and vehicles will operate by using water and maintain surface soils in a stabilized condition where loaders, support equipment and vehicles will operate.
- 12) That I/we shall stabilize adjacent disturbed soils following paving activities with immediate landscaping activity or installation of vegetative or rock cover.
- 13) That I/we shall maintain dust control during working hours and clean track out from paved surfaces at the end of the work shift/day. Track out must now extend 50 feet or more and must be cleaned daily, at the minimum.

- 14) That I/we shall stabilize sloping surfaces using soil binders until vegetation or ground cover can effectively stabilize the slope.
- 15) That I/we shall take care of disposal of debris in consultation with the local authorities following proper environmental management practice.
- 16) That I/we shall take care of during construction work, including cutting of marbles, ambient noise level should not exceed more than 65 dB(A).
- 17) That I/we shall abide by all observations and recommendations made from time to time as may be made by Departments of The Kolkata Municipal Corporation for the proposed construction.
- 18) That I/we shall abide by all provisions and relevant Rules and Regulations under the Kolkata Municipal Corporation Act, 1980 as well other relevant laws in vogue during course of the works to be undertaken by us as mentioned in our application.
- 19) I/we shall take all necessary safety measures for safety and security of the workmen to be engaged at my/our construction site and also for the public around the site. The site shall be fenced with suitable means and the whole construction area shall be cordoned off by "Barrier Tape" depicting "DANGER NOT TO ENTER".
- 20) That I/we shall not allow water to stagnant at site for more than 48 hours in any form.
- 21) That I/we shall undertake that no tree/garden shall be damaged and no public and private property shall be defaced during the construction work.
- 22) That I/we shall take all protective measures for safety of the Government/ Private properties adjacent to my/our construction site during the construction period. I/we shall compensate fully if any damage occur in any such properties.
- 23) That I/we shall carry out works strictly in compliance with environmental norms.

**Deponent**

***E-UNDERTAKING (K)***  
**UNDERTAKING FOR POLLUTION FREE ENVIRONMENT**

I/We do hereby undertake that following practices are to be discarded for pollution free environment:

- (a) That I/we don't dispose of debris indiscriminately.
- (b) That I/we don't allow the vehicles to run at high speed within the work site.
- (c) That I/we don't cut materials without proper dust control/ noise control facility.
- (d) That I/we don't keep materials without effective cover.
- (e) That I/we don't allow access in the work area except workers to limit soil disturbance and prevent access by fencing, ditches, vegetation, berms or other suitable barrier.
- (f) That I/we don't leave the soil, sand and cement stack uncovered.
- (g) That I/we don't keep materials or debris on the roads or pavements.
- (h) That I/we don't Burn old tyres in hot mix plant as a fuel during construction and repair of the roads for melting coaltar.

**Deponent**

## **E-UNDERTAKING (L)**

### **UNDERTAKING FOR KMDA (ERSTWHILE KIT) ALIGNMENT (IF APPLICABLE) FOR THE PROPOSAL**

I/We undertake to enter into an agreement with K.M.D.A. [Kolkata Metropolitan Development Authority] to do the following abiding by the terms and conditions as mentioned herein:-

That I / we have applied for NOC through CAF of EODB System (in KMC Portal) to The Chief Executive Officer [C.E.O.], K.M.D.A. for permission to re-erect or add to the wall or building shown in the plan attached to the EODB System. If my/our Premises attracts/ or is within C.I.T. alignment of K.I.T. [Kolkata Improvement Trust] Scheme, I/we agree to be bound by the following clauses:

1. That I/we shall Construct the building as per the Present Rules of The Kolkata Municipal Corporation.
2. That I/we shall not Sell, Lease, Mortgage, Let Out, Dispose, Transfer in any manner whatsoever and / or part with possession of the whole or part of the New Building after construction to anybody else without taking prior permission in writing of The Chief Executive Officer [C.E.O.] K.M.D.A. in the event of grant of prior permission of the Owner(S), Lessee(S), Mortgagee(S), Tenant(S), Transferee(S) or the person(S) taking possession in part or in whole of the above building shall enter into a fresh agreement with The Chief Executive Officer, K.M.D.A. as mentioned here in above.
3. That over and above the aforesaid terms I do hereby agree that I /we or my/ our successor-in-interest or that Lessee(S), Mortgagee(S), Tenant(S), Transferee(S) or the person(S) taking possession in part or in whole of the portion of the building covered under the agreement will remove without compensation of the said wall or building or structure and the said addition in the event of The Chief Executive Officer, K.M.D.A. (Erstwhile K.I.T.) deciding (at any date after improvement scheme has been sanctioned by The K.M.D.A. for an area within which the said building or wall may situate) that the said wall or the building or any portion thereof, ought to be removed and calling up on me or the other owners for the time being by writing a notice, to remove the same within such time (not being less than sixty days from the date of the service of the said notice) as may be specified in the said notice.
4. That I / We undertake to obtain required sanction of the proposed building from The Kolkata Municipal Corporation as per The Kolkata Municipal Act and Rules amended up to date. Be it further recorded that I/ we or, my / our successor (S) in interest shall have no claim to any damage or compensation in the event of the Improvement Scheme take effect and the newly constructed portion within the alignment are required to be removed from my premises as stated herein above.
5. That I/ we possess proper deeds and documents entitling me / us to the title of the premises on the date of the execution of this E-undertaking and the same does not absolve the executor from taking prior permission for the construction from other Statutory Body like Competent Authority, Kolkata Thika Tenancy Authority. And this E-undertaking does not confer upon the executors any right title or interest on the property.

The statements contained in the foregoing paragraphs are true to my/ our knowledge and said that those are my/our submissions.

**That I have obtained the above registered undertakings in hard copy/ file from the owners/ lessees and submitting the E-undertaking on behalf of the owners/ lessees.**

**Deponent**

## **E - UNDERTAKING (M)**

### **UNDERTAKING FOR KMC DRAINAGE & WATER SUPPLY (IF APPLICABLE) FOR THE PROPOSAL**

I/We being owner/ owners/ applicant of the Premises [Premises No. Plot No, Road Name P.S. - , Ward No.- , Kolkata the followings :- Under Borough-(K.M.C.)] do hereby undertake

1. I/ We shall arrange alternative source of water and take necessary permission from the appropriate authority if the project at the above premises, require more water than the KMC supply or if there has no KMC Water supply net work in this regard.
2. I/ We shall provide Septic Tank with Soak Pit or STP with Soak Pitas applicable if there has no KMC Sewer. The maintenance of Septic Tank & or STP will be taken by me/us periodically.
3. I/We shall undertake to pay before completion, the excess amount over the Drainage Development Fees & Charges submitted during sanction derived from the estimated cost (including supervision charges) calculated by KMC at later stage, for laying of any new underground Sewer Line (where no KMC Sewer Line exist) or for augmentation of existing Sewer Line. In case the estimated cost is less than the submitted Drainage Development Fees, then I/we will not claim any refund for the same.
4. Be it further recorded that I / we or, my / our successor(s) in interest shall abide by all the conditions mentioned herein above based on which the present Sanction has been accorded by KMC Building Department.

The statements contained in the foregoing paragraphs are true to my/ our knowledge and said that those are my/ our submissions.

**That I have obtained the above registered undertakings in hard copy/ file from the owners / lessees/ applicant and submitting the E-undertaking on behalf of the owners/lessees/ applicant.**

**Deponent**

### **E-UNDERTAKING (N)**

Undertaking to be executed through 1<sup>st</sup>. Class Judicial Magistrate for Compliance of the guidelines of PCB, GoWB by the Applicant for building proposals with waste water generation  $\geq 50\text{Kld}$  or total built up area is more than 5000 Sq.M. or where STP is proposed.

I do hereby undertake

1. That I/we shall treat/ manage sewage with appropriate system such as soak pit, septic tank, STP etc. or direct discharge through sewer connected with terminal STP as per prescribed guidelines/ norms.
2. That I/we shall comply the Salient environmental conditions for sanction of Building plans in respect of sewage treatment plan as circulated by State Level Environment Impact Assessment Authority (SEIAA).
3. That I/ we shall install Dual plumbing system must be in case of waste water recycling and RWH.
4. That I/we shall submit Design, drawing and detailed calculation for proposed STP considering DWF & SWF which will finally discharges to KMC sewer system prior to seeking observation of House drainage connection.
5. That I/ we shall provide Consent to Establish & Consent to Operate wherever applicable.
6. That I/we shall provide the design of STP such that the effluent standard shall comply with the following;
  - a. Environment (Protection) Rules 1986 and the amendments thereof
  - b. Gazette of India, Extraordinary, Part-II, Section-3(i) dated 13/10/2017.
  - c. Relevant direction of NGT.
  - d. pH: 5.5 to 9, BOD:  $<10\text{mg/L}$ , COD:  $<50\text{mg/L}$ , TSS:  $<20\text{mg/L}$ , Nitrogen total:  $<10\text{mg/L}$ , FC:  $<230\text{MPN}/100\text{mL}$
7. That I/we shall submit Report of sewer effluent quality to PCB with a copy to S&D Department
8. That I/we shall abide by all the conditions as stated above, failing which, Kolkata Municipal Corporation may take necessary action as per law.

**Deponent**

## **E-UNDERTAKING (O)**

### **UNDERTAKING REGARDING CONSTRUCTION & DEMOLITION (C&D) WASTE**

I/ We do hereby solemnly declare and affirm as follows:

- That I/we shall be responsible for collection, segregation of concrete, soil and others and storage of construction and demolition waste generated for the above mentioned premises, as directed or notified by the concerned local authority.
- That I/we shall ensure that other waste (such as Solid waste) does not get mixed with the C&D waste and is stored and disposed separately in the above mentioned premises.
- That I/we shall keep the C&D waste within the premise or get the waste deposited at collection centre so made by the local body or hand over it to the authorised processing facilities of C&D waste and ensure that there is no littering or deposition of C&D waste so as to prevent obstruction to the traffic or the public or drains.
- That I/we shall not dump C&D waste in water body or drain.
- That I/we shall remove C&D waste from the site within 7 days after the completion of Construction work in the above mentioned premises.
- That I/we shall pay relevant charges for collection, transportation, processing and disposal as notified by the concerned authorities for the above mentioned premises.
- In case generated C&D waste exceeds 20 tons per day or a total of 300 tons, I/we shall segregate the waste into appropriate streams such as concrete, soil, steel, wood, plastic, bricks, mortar etc. and shall submit waste management plan and get appropriate approvals from the local authority before starting construction / demolition / remodelling work and keep the concerned authorities informed regarding the relevant activities from the planning stage to the implementation stage and this should be on project to project basis.

The above statements are true of the best of my knowledge and for any discrepancy the K.M.C. authority will have every right to take action as per relevant law.

**Deponent**  
(Owners / Applicants)

That I am submitting the above E-undertakings on behalf of the owners/ lessees





DATED : / / Time: : : .

CC / OC No. : . . . . .

THE KOLKATA MUNICIPAL CORPORATION

CC / OC DATE: / / . . . . .

## COMPLETION CUM OCCUPANCY (\*) CERTIFICATE

From :

Executive Engineer (Civil)  
Building Department ( BR. . . . . )  
The Kolkata Municipal Corporation

To :

Subject : Grant of Completion cum Occupancy (\*) Certificate under rule 28/29/30 (whichever applicable) of K.M.C. Building rules 2009

Building Particulars : Full/Partial/Block-wise Completion cum Occupancy (\*) Certificate of a ht storied of Block (Principle use group) building of M and Total land area is sqm. vide B.P.NO dated & revalidated (if applicable) for years w.e.f approved by D.G.(Bldg.) dated and subsequently regularise (if applicable) u/r 26 (2a & 2b) approved by Ex. Engineer/ Dy Ch. Engineer/ D.G. (Bldg) dated And/or 400(1)and/or 416 of the KMC Act 1980 approved by .dated . Earlier sanction detail (if applicable)  
Earlier Partial/Block wise Completion cum Occupancy (\*) Certificate for Ground to floor was issued vide C.C. No dated (if applicable)

Premises No.and Street :	Ward No.:	Borough No.:
ARC/LBS No. :	ARC/LBS Name :	
ESE No. :	ESE Name :	
ESR No. :	ESR Name :	
GTE No. :	GTE Name :	

Dear Sir/Madam,

With reference to your notice dated I hereby certify that the building at Premises No. and Street: Ward No. : Borough No. : has been inspected with reference to planning parameters given in Chapter VIII to Chapter XVII of the Kolkata Municipal Corporation Building Rules,1990/2009.On the basis of the same, the representation contained in your aforesaid notice and the Structural stability certificate, other certificates & undertaking viz.

- I)N.O.C.from Assessment Collection Dept.(vide no. dated ),  
II)Internal House Drainage sanctioned plan.(vide no dated ),  
III)N.O.C. from W.B.F : E.S.(IND/WB/FES/ dated ), (if applicable)  
IV)Form C for Operating lift/s.(no.vide no ( - ) valid up to , (if applicable)

Other Undertaking for compliance, furnished by you and as per approval of E.E.(C)/Dy. C.E.(C)of Building Department dated :

This building is certified to have been completed as per Sanction Plans as detailed above.

One Set of building plans with endorsement "Approved Completion Plan/Block wise Plan" is uploaded with annexed document.

Yours faithfully,

A.E(C)

Executive Engineer(Civil)

Copy To

1. Architect/LBS, 2. Chief Manager (Rev)/KMC, 3. DG(civil)/KMC, 4. DG(Water Supply)/KMC ,  
5.DG(WBF&ES) Govt. of West Bengal, 6. Chief Electrical Inspector Govt. of West Bengal.

A.E(C)

Executive Engineer(Civil)

Note : (\*) This Completion Certificate will be considered as Occupancy certificate subject to # Effecting External House Drainage connection & also for carriage way (if applicable) by Borough Engineering Department, KMC, #Effecting water Connection from Water Supply Department, KMC, #Completion of supply of Electricity by appropriate Authority, #Having consent to operate issued by WBPCB (if applicable), #Having all other Statutory permission from Appropriate Authority for any particular Use Group of the Building wherever applicable.

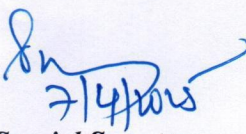
By order of the Governor

Special Secretary to the Govt of West Bengal.



Copy forwarded for information and necessary action to the, -

- (1) Municipal Commissioner, Kolkata Municipal Corporation.
- (2) Commissioner, Howrah Municipal Corporation.
- (3) Chief Engineer (South), Municipal Engineering Directorate, West Bengal.
- (4) DG (Building), Kolkata Municipal Corporation.
- (5) P.S. to the Hon'ble Minister-in-Charge, UD & MA Department.
- (6) Sr. PS. to the Principal Secretary, UD & MA Department.

  
Special Secretary