

**GOVERNMENT OF WEST BENGAL
URBAN DEVELOPMENT DEPARTMENT
TOWN & COUNTRY PLANNING BRANCH**

"NAGARAYAN",

DF-8, SECTOR-I, BIDHANNAGAR, KOLKATA- 700 064

No. 4103(32) - T&CP/C-2/3A-06/2014

Dated, Kolkata, the 22nd December, 2014

From: The O.S.D & Ex- Officio Dy. Secretary
to the Govt. of West Bengal

To:

1. The Chief Executive Officer, Kolkata Metropolitan Development Authority,
2. The Joint Managing Director, WBHIDCO
3. The Chief Executive Officer, Newtown Kolkata Development Authority,
4. The Chief Executive Officer, Asansole Durgapur Development Authority,
5. The Chief Executive Officer, Haldia Development Authority,
6. The Chief Executive Officer, Siliguri Jalpaiguri Development Authority,
7. The Executive Officer, Sriniketan Shantiniketan Development Authority
8. The Executive Officer, Midnapur Kharagpur Development Authority,
9. The Executive Officer, Digha Sankarpur Development Authority
10. The Executive Officer, Burdwan Development Authority
11. The Executive Officer, Gangasagar Bakkhali Development Authority
12. The ADM, Alipurduar & the Executive Officer, Jaigaon Development Authority
13. The District Magistrate, Purulia & Raghunathpur Planning Authority
14. The District Magistrate, Bankura & Barjora Gangajalghati Planning Authority
15. The District Magistrate, Birbhum & Bakreswar Planning Authority
16. The District Magistrate, Murshidabad & Farakka Planning Authority
17. The District Magistrate, South 24 Parganas & South 24 Parganas Planning Authority
- 18.– 32. The District Magistrate, _____ (All)

Sub: Formulation of Township Policy.

Sir,

I am directed to inform that the Cabinet in its 76th Meeting held on 12.12.14, has approved the formulation of Township Policy for all the Planning Area of several Development Authorities and Planning Authority and districts of West Bengal vide Cab Sectt. U/O No. – CAB/D-2020 dated 17.12.14 for investment destinations of concerned economic activities. Each of these towns will have theme based on the economic activities that will generate employment. Minimum Project Areas has been specified in the Rules framed under the West Bengal Town and Country (Planning and Development) Act, 1979 for different types of townships. The guidelines approved by the Cabinet to be followed by Developer for obtaining permission to develop such Township Projects are mentioned hereunder.

- a. Land Ceiling exemption u/s 14Y of WBLR Act, 1955 required to be obtained by the Developer on a case to case basis,
- b. Conversion Character of land will have to be obtained from the Collector on a time bound basis,
- c. The Area of the Township will be 50 Acre or more,
- d. Land will have to be procured by the Applicant Developer,
- e. Government land cannot be used for this purpose,
- f. No land Acquisition will be allowed ,

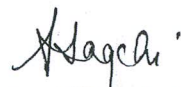
- g. The applicant Developer will have to submit an affidavit that no force will be used to procure the land,
- h. 25 % of the total residential units in each such township will be reserved for EWS,
- i. 25 % of the net land area proposed to be developed excluding basic infrastructure amenities and basic public infrastructures to be kept for non – residential thematic or economic development for which the township is proposed,
- j. Other Town Planning Norms that are required will have to be followed by the concerned Applicant Developers.
- k. All other terms and conditions that are required for carrying out any “Township Projects” under Rule 7(3) of the West Bengal Town & Country Planning (Development of Township Projects) Rules, 2008 have to be complied with the Applicant Developer.

In this context, I am further directed to request you to nominate a Nodal Officer preferable from Planning Wing of Organization for the Township Projects for facilitating smooth handling and speedy delivery of work.

It is further mentioned that all the relevant Rules regarding the Township Policy are being modified accordingly and will be informed subsequently.

Yours faithfully,

Encl: Rule 7 (3) of the West Bengal Town &
Country Planning (Development of Township
Projects) Rules, 2008



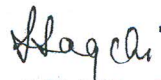
O.S.D & Ex- Officio Dy. Secretary
to the Govt. of West Bengal.

No. 4103(32)/1(3) - T&CP/C-2/3A-06/2014.

Dated, Kolkata, the 22nd December, 2014.

Copy forwarded for information to :-

1. The O.S.D to the Hon'ble MIC of this Department.
2. The P.S to the Principal Secretary of this Department.
3. The Computer Cell of this Department for uploading this in Website.



O.S.D & Ex- Officio Dy. Secretary
to the Govt. of West Bengal.

Application Form

[See Rule 7(3)]

[Application for provisional permission for carrying out any "Township Project" under rule 7(3) of the West Bengal Town & Country Planning (Development of Township Projects) Rules, 2008.]

From :

Name :

Address :

.....

To

The.....Planning Authority/Development Authority/District Magistrate*.

Sir,

I intend to develop a "Township" project under the jurisdiction of Municipal Corporation/Municipality/Gram Panchayat under Police Station, in accordance with the provisions of rule 7(3) of the West Bengal Town & Country Planning (Development of Township) Rules, 2008.

- i) Total area of township proposed : _____ in hectares.
- ii) Theme/Economic focus proposed : _____
- iii) No. of EWS residential units proposed : _____ and its percentage of the total: _____
- iv) Details of the applicant with (PAN/TAN/Registration etc.) as applicable : _____

Following documents and drawings in triplicate are submitted herewith for consideration of the proposal :

- i) Land schedule (Mouza name/JL No./Plot No./Area) with map : _____
- ii) Declaration of non-use of force in purchasing land.
- iii) Concept Plan including basic maps.

I request for clearance from Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976 and clearance u/s 14Y of Land & Land Reforms Act and provisional permission may be accorded to carry out the Township Project.

Signature of the Town Planner.

Signature of the Applicant.

Copy to :

- 1) The Additional Chief Secretary, Land & Land Reforms Department, Govt. of West Bengal.
- 2) The Principal Secretary, Urban Development Department, Govt. of West Bengal.

Signature of the Applicant.

Government of West Bengal
Urban Development Department
Town and Country Planning Branch
“NAGARAYAN”, DF-8, Sector-I, Bidhannagar
Kolkata - 700 064.

No. : 4119-T&CP/C-2/3A-06/2014

Dated, Kolkata the 24th December, 2014.

CORRIGENDUM

In partial rectification of *Sl. No: 'k' and 'Enclo' at page 2* of this Department Order No. 4103(32)-T&CP/C-2/3A-06/2014 dated 22.12.2014 reads as follows:

k. “All other terms and conditions that are required for carrying out any “Township Projects” under Rule 7 of the West Bengal Town & Country Planning (Development of Township Projects) Rules, 2008 have to be complied with by the Applicant Developer.

Enclo : Application proforma for seeking provisional permission under Rule 7(3) of the West Bengal Town & Country Planning (Development of Township Projects) Rules, 2008”.

Sd/-

OSD & Ex-Officio Dy. Secretary
to the Govt. of West Bengal.

No. : 4119/1(35) -T&CP/C-2/3A-06/2014

Dated, Kolkata the 24th December, 2014.

Copy forwarded for favour of information to :

1. The Chief Executive Officer, Kolkata Metropolitan Development Authority,
2. The Joint Managing Director, WBHIDCO
3. The Chief Executive Officer, Newtown Kolkata Development Authority,
4. The Chief Executive Officer, Asansol Durgapur Development Authority,
5. The Chief Executive Officer, Haldia Development Authority,
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8. The Executive Officer, Medinipur Kharagpur Development Authority,
9. The Executive Officer, Digha Sankarpur Development Authority
10. The Executive Officer, Burdwan Development Authority
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17. The District Magistrate, South 24 Parganas & South 24 Parganas Planning Authority.
- 18.- 32. The District Magistrate, _____ (All)
33. The O.S.D to the Hon'ble MIC of this Department.
34. The P.S to the Principal Secretary of this Department.
35. The Computer Cell of this Department for uploading this in Website.

Sd/- 24/12/14
OSD & Ex-Officio Dy. Secretary
to the Govt. of West Bengal.