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

GOVERNMENT OF WEST BENGAL
URBAN DEVELOPMENT DEPARTMENT
TOWN & COUNTRY PLANNING BRANCH
“NAGARAYAN”,
DF-8, SECTOR-I, BIDHANNAGAR, KOLKATA - 700 064

No. 946-T&CP/C-2/3A-06/2014,

Dated, Kolkata, the 2nd June, 2016.

NOTIFICATION

For partial modification of this Departments earlier Notification 2345-T&CP/C-2/3A-06/2014, dated the 21st December, 2015, in the *Kolkata Gazette*, this is to notify that point (i) of the said notice will be *substituted* by the following clause:—

- ‘(i) “25 % of the Project Area (i.e. “Project Area” as defined under Rule 2 (h) of the West Bengal Town and Country (Development of Township Projects) Rules 2008) shall be developed as “Basic Urban Infrastructure facilities” as defined under 2 (e) of the West Bengal Town and Country (Development of Township Projects) Rules 2008), for non - residential purposes and for job oriented economic activities;’ out of which, an area equivalent to not less than 25% of the net project area shall pertain to the Theme of the Township.

And the following portion to be inserted as point (1)

- ‘(1) “for planning of the Township Project, the total Floor Area Ratio (FAR) shall be calculated on the entire Project Area, irrespective of the use of the area reserved for Basic urban infrastructure Amenities and Basic urban infrastructure Facilities, with the concept of Global Floor Area Ratio. The Global Floor Area Ratio shall be determined on the basis of the width of the means of access abutting the proposed Township.

The respective Building Plan Sanctioning Authorities such as concerned Development Authorities /Corporations/ Municipalities / Zilla Parishads shall allow the allocation of such Global Floor Area Ratio within the proposed Township to different segments of the Township as per the Building Rules and the Byelaws upon suitable amendments for township projects;’

And the following portion to be inserted as point (m)

(m) "The access road shall have to be complied with relevant Landuse Development and Control Plan wherever applicable.

The strip of land utilised for accessibility of the Township as per Landuse Development and Control Plan, should be gifted through a registered deed of conveyance to the Urban Development Department or its nominated Agency and the said Department will be the custodian of the said gifted strip of land.

The access road will be constructed as per the specification and supervision of a nominated Engineer of Urban Development Department or money will be deposited to any Govt Agency for construction. Sanction of township shall not be given unless the access road is actually constructed.'

By order of the Governor,

Sd/-

DEBASHIS SEN

Additional Chief Secretary to the Government of West Bengal.