

GOVERNMENT OF WEST BENGAL
Department of Urban Development & Municipal Affairs
“Nagarayan”, DF-8, Sector-I, Salt Lake, Kolkata: 700 064

No. 21-IT & eGov/UDMA/E 721215

Dated, Kolkata, the 4th February, 2025**NOTIFICATION**

WHEREAS, a computerized system was designed and implemented for identifying building/area that need to be inspected based on risk assessment, for Building plan approval, Plinth level inspection for plinth approval, and Completion/Occupancy certificate on earlier portal and post implementation of the present OBPAS portal (Single Window for Construction Permits), the computerized system was designed and implemented in OBPAS portal also for identifying building/area that needs to be inspected based on risk assessment, for Building plan approval, Permission for Alteration and Addition/Revision/Revalidation of Building Plan, Plinth level inspection for plinth approval, and Completion/Occupancy certificate.

WHEREAS, as part of EoDB initiatives, a new service ‘Permission for Demolition & Reconstruction of Building’ has also been introduced in the OBPAS portal of this Department.

NOW THEREFORE, the **risk categories** (Low Risk / Medium Risk / High Risk), for urban local bodies, for areas other than hill areas and for urban local bodies in hill areas, respectively, **which shall be adhered to for the services**: Building plan approval, Permission for Alteration and Addition / Revision / Revalidation of Building Plan, Permission for Demolition and Reconstruction of Building, Plinth level inspection, & Completion / Occupancy certificate **are as defined below in Table 1 & Table 2**:

Table 1 (Applicable for urban local bodies in other than hill areas)

Sl. no. (I)	Category of building (II)	Height (III)	Foundation type (IV)	Seismic zone (V)	Other parameters (VI)	Risk category (VII)	
1	i) Residential building of own use with plot area up to 200 sqm ii)Storage and Institutional buildings with covered area up to 250 sqm	Up to 10 meters	Shallow not involving underground structure	Upto III	Based on Category of building, Height, Foundation type & Seismic zone	Low risk	
				Above III	Based on Category of building, Height and Foundation type	Medium risk	
				All	i) Building in areas prone to soil erosion and/or with black cotton soil; or ii) Plot directly abutting to (a) railway line, (b) high tension line, (c) electrical sub-station, (d) metro railway line and alignment and (e) water body of more than 500 sqm. area/canal or in coastal region/zone		
		Above 10 meters up to 15.5 meters		Upto III	Based on Category of building, Height, Foundation type & Seismic zone	High risk	
				Above III	Based on Category of building, Height, Foundation type & Seismic zone		
				All	i)Building in areas prone to soil erosion and/or with black cotton soil; or ii) Plot directly abutting to (a) railway line, (b) high tension line, (c) electrical sub-station, (d) metro railway line and alignment and (e)		

					water body of more than 500 sqm. area/canal or in coastal region/zone		
(I)	(II)	(III)	(IV)	(V)	(VI)	(VII)	
2	i) Residential building of own use with plot area above 200 sqm up to 500 sqm. ii) Storage and Institutional buildings with covered area above 250 sqm up to 2000 sqm. iii) Industrial building with covered area up to 250 sqm. iv) Commercial building, Mercantile building and Residential building for other than own use	Up to 15.5 meters	Shallow not involving underground structure	Upto III	Based on Category of building, Height, Foundation type & Seismic zone	Medium risk	
				Above III	Based on Category of building, Height, Foundation type & Seismic zone	High risk	
				All	i) Building in areas prone to soil erosion and/or with black cotton soil; or ii) Plot directly abutting to (a) railway line, (b) high tension line, (c) electrical sub-station, (d) metro railway line and alignment and (e) water body of more than 500 sqm. area/canal or in coastal region/zone		
3	Any building not covered under sl. nos. 1 & 2	Above 15.5 meters	Shallow / Deep / involving or not involving underground structure	All	Based on Category of building, Height, Foundation type & Seismic zone	High risk	
4	All				Above 15.5 meters		Based on Category of building, Height, Foundation type & Seismic zone
							Any height

Table 2 (Applicable for urban local bodies in hill areas)

Sl. no. (I)	Category of building (II)	Height (III)	Other parameters (IV)	Risk category (V)
1	i) Residential building of own use with plot area up to 200 sqm ii) Storage and Institutional buildings with covered area up to 250 sqm	Up to 6.5 meters	Based on Category of building & Height	Low risk
			i) Building in areas prone to soil erosion and/or with black cotton soil; or ii) Plot directly abutting to (a) high tension line, (b) electrical sub-station and (c) water body of more than 500 sqm. area	Medium risk
		Above 6.5 meters up to 13.5 meters	Based on Category of building & Height	
2	i) Residential building of own use with plot area above 200 sqm up to 500 sqm. ii) Storage and Institutional buildings with covered area above 250 sqm up to 2000 sqm. iii) Industrial building with covered area up to 250 sqm. iv) Commercial building, Mercantile building and Residential building for other than own use	Up to 13.5 meters	i) Building in areas prone to soil erosion and/or with black cotton soil; or ii) Plot directly abutting to (a) high tension line, (b) electrical sub-station and (c) water body of more than 500 sqm. area	High risk
3	Any building not covered under sl. nos. 1 & 2		Based on Category of building & Height	

Further, it is also notified that a computerized system for identifying building / area that needs to be inspected based on risk assessment, which had already been designed earlier and implemented in OBPAS, the Single Window for Construction Permits, now stands implemented for all of the following services:

1. Building plan approval,
2. Permission for Alteration and Addition/ Revision/ Revalidation of Building Plan,
3. Permission for Demolition and Reconstruction of Building,
4. Plinth level inspection,
5. Completion/ Occupancy certificate.

Furthermore, it is also notified that the online system for computerized allocation of inspectors for required inspections which had already been earlier designed and implemented in OBPAS (Single Window for Construction Permits), now also stands implemented for all of the above-mentioned services, i.e. as mentioned in **Sl. (1) to Sl. (5)**, in the paragraph above, and that the inspection report for inspections for the above-mentioned services, where applicable, shall be submitted online in the system by the inspectors **within 48 hours of inspection**.

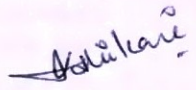
This notification shall take immediate effect.

Sd/-
Joint Secretary
to the Govt. of West Bengal

No. 21/1(9)-IT & eGov/UDMA/E 721215

Dated, Kolkata, the 4th February, 2025**Copy forwarded for information and necessary action to:**

1. Mayor/ Chairman / Chairperson / Administrator Municipal Corporation/
Municipality/ NAA;
2. Municipal Commissioner / Commissioner Municipal Corporation;
3. Executive Officer Municipality/ NAA;
4. Chief Engineer, Municipal Engineering Directorate
5. Superintendent Engineer, Municipal Engineering Directorate
6. State EoDB Cell, MSME & T Department;
7. P.S. to the Hon'ble MIC, UD & MA Department;
8. Sr. P.S. to the Secretary, UD & MA Department;
9. SO (IT & e-Gov Cell), UD & MA Department with the request to upload this in the Departmental website.



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