

Government of West Bengal
Urban Development & Municipal Affairs Department
Poura Prashasan Bhawan
DD-I, Salt Lake, Kolkata – 700 064

NOTIFICATION

No. 571/MA/O/C-4/3R-14/2015, dated, the 29th August, 2017. – In exercise of the power conferred by section 417 read with section 198 of the West Bengal Municipal Act, 1993 (West Ben. Act XXII of 1993) (hereinafter referred to as the said Act), the Governor after previous publication is pleased hereby to make the following amendment in the West Bengal Municipal (Building) Rules, 2007, published under this Department notification No. 67/MA/O/C-4/3R-8/2002, dated the 14th day of February, 2007 (hereinafter referred to as the said rules),

Amendment

In the said rules, after rule 2A, insert the following rules:

“2B. Risk-based classification of Buildings. – For the purpose of classification of a building according to risk factor, the risk-based classification shall include residential, educational, institutional, assembly, commercial, mercantile (retail), mercantile (wholesale), industrial, storage and hazardous building. The classification of such buildings, based on risk factor, shall be as follows:-

Sl. No.	Risk Classification	Height of Building	Use/ Type/ Category of building
1.	High Risk	Above 15.5 meter	A. All buildings with ‘ <i>Principle Occupancy</i> ’, such as Hazardous, Industrial, Storage, Mercantile, Business Assembly, Commercial, Institutional, Educational, IT & ITEs, Mass Housing, Mixed Use etc. B. All buildings having (i) deep foundation (ii) substructure and/ or (iii) basement. C. All buildings directly abutting (a) Railway line (b) High tension line (c) Electrical Sub-station (d) Metro Railway line and alignment (e) Water body of more than 500 sqm area/ canal.
2.	Medium Risk	Above 10.0 meter up to 15.5 meter	Residential building without any underground or substructure.
3.	Low Risk	Up to 10.0 meter	Residential buildings not qualifying the criteria under serial no. 1 & 2.

Note: However, any building shall be classified as “High Risk” if –

- (a) the building falling under Zone IV and Zone V of Earthquake Hazard Map as per vulnerability Atlas of India;
- (b) covered under notification No. 279/DS/FS/O/C-1/FIA-3/A1 dated 08/07/2003 of West Bengal Fire and Emergency Services Act, 1950;
- (c) all buildings in Hill areas of **11.50 meters or above in height or for erection involving piling works, deep foundation or construction of basement or any other underground structure;**
- (d) all buildings in areas prone to soil erosion and/ or areas with black cotton soil;
- (e) any other use/ type/category or a specific building as may be directed by the State Government in writing from time to time.

By order of the Governor.


Secretary to the Govt of West Bengal.