



NEW TOWN KOLKATA DEVELOPMENT AUTHORITY

(A Statutory Authority Under Government of West Bengal)

Plot No. DG/13, Premises No. 04-3333, Action Area-ID,

New Town, Kolkata - 700 156

Memo No.: 3121 /NKDA/BPS/383/2025

Date: 02 /05/2025

NOTIFICATION

Whereas, it has been observed that structural issues, including differential settlement and foundational instability, are increasingly being brought to the notice of the NKDA functionaries with regard to buildings (being) constructed in New Town, owing to site-specific soil variability;

And whereas, the existing framework under Rule 17 of the New Town Kolkata (Building) Rules, 2009 mandates the engagement of technical personnel for the sanction and erection of buildings based on plot size and height parameters;

And whereas, it is felt that there is necessity for more stringent engagement of technical personnel, particularly in buildings exceeding 7.5 metres in height, even where the plot size remains within 1500 square metres;

And whereas, the Board of the New Town Kolkata Development Authority has duly taken note of this aspect and has already initiated a step to amend the aforesaid building rules for, *inter alia*, addressing this issue;

And whereas, the Board of the New Town Kolkata Development Authority has further resolved that, in public interest, it is important to issue an immediate notification on this subject, pending amendment of the current Building Rules in question;

Now, therefore, it is hereby ordered that, in addition to the existing provisions under Rule 17, certain additional safety precautions in the manner of engagement of Geo-Technical Engineers will be mandatory.

The following pattern will therefore henceforth emerge with regard to engagement of technical personnel. (The pattern indicated below consolidates both the existing arrangements and the evolved incremental additions now).

I. Buildings with Plot Size up to 1500 square metres and Height below 7.5 metres

A. For Sanction of Building Plan:

The following technical personnel shall be mandatorily engaged:

1. Architect
2. Civil Engineer

B. For Erection of Building

The following technical personnel shall be mandatorily engaged:

1. Architect
2. Civil Engineer

3. Electrical Supervisor
4. Plumber

II. Buildings with Plot Size up to 1500 square metres and Height above 7.5 metres and up to 15.1 metres

A. For Sanction of Building Plan

The following technical personnel shall be mandatorily engaged:

1. Architect
2. Civil Engineer
3. Geo-technical Engineer

B. For Erection of Building

The following technical personnel shall be mandatorily engaged:

1. Architect
2. Civil Engineer
3. Geo-technical Engineer
4. Electrical Supervisor
5. Plumber

It shall be ensured that the Geo-technical Engineer so engaged is a duly qualified and registered professional. All soil investigations must be conducted under their supervision, and the structural design must duly incorporate recommendations arising from such tests.

This directive shall be treated as binding and shall apply to all building plan applications **henceforth** to be submitted to the New Town Kolkata Development Authority for sanction, and to all corresponding stages of construction within the Project area in respect of those applications.

By order

Sd/-

Chairman

New Town Kolkata Development Authority

Memo No.: 3121 /1(1)/NKDA/BPS/383/2025

Date: 02/05/2025

Copy forwarded for kind formation to:

(1) OSD in the Rank of Chief Architect, NKDA.


Chief Executive Officer
New Town Kolkata Development Authority