

Government of West Bengal
Panchayats & Rural Development Department
63, N.S. Road, Jessop Building, Kolkata 700 001

Memo No.5747/PN/O/I/IA-7/01

Dated: 08.11.12

ORDER

Whereas, the present system of sanction of building plans for buildings above the height of 15 (fifteen) metres within any Gram Panchayat falling under both general areas and areas under any Development authority is guided in terms of the West Bengal Panchayat (Gram Panchayat Administration) Rules, 2004, the West Bengal Panchayat (Panchayat Samiti Administration) Rules, 2008 and subsequent Order No.3248/PN/O/I/3R-7/04 dated 11.08.2008 issued by this Department;

And whereas in view of the present circumstances, the Urban Development Department (Metropolitan Development Branch), Government of West Bengal has proposed to modify the present system of sanction of building plans for buildings above the height of 15 metres in the Panchayat areas within the planning areas of HIDCO excluding the project areas under NKDA;

And whereas this Department has agreed to the proposal of Urban Development (Metropolitan Development Branch) for bringing in certain changes in the existing procedure for sanction of building plans only in areas under the jurisdiction of various Gram Panchayats within the planning areas of HIDCO excluding the project areas under NKDA;

Now, therefore, in exercise of the power conferred by section 212 of the West Bengal Panchayat Act, 1973 (West Bengal Act XLI of 1973), the Governor has been pleased to direct that henceforth the applications for sanction of building plans for the buildings beyond the height of 15 (fifteen) metres and/or area over one hectare shall be received by the concerned Panchayat Samitis and forwarded to NKDA through the Zilla Parishad for verification of the existing Rules and conformity with LUDCP and issuance of NOC on payment of prescribed development fees. After issuance of NOC by the NKDA, the same plan shall be returned to the Panchayat Samiti through the Zilla Parishad for according necessary sanction.

The Governor is further pleased to direct that sharing of the development fees collected by NKDA shall follow the existing policy framed by the Department in terms of the earlier Order no. 1437/PN/O/I/IA-7/01 dated 31.03.2008, i.e 20% of the amount shall be credited by the NKDA to the concerned Panchayat Samiti who in turn

shall contribute 80% of such proceeds to the concerned Gram Panchayats and the balance fund shall be retained by them.

The Governor is also pleased to authorise the NKDA to render such technical advice to the Panchayat Samitis on the performance of various functions in this regard.

For sanction of plans for buildings having heights less than 15 (fifteen) meters, the provisions of the relevant Acts and Rules read with Order No.3248/PN/O/I/3R-7/04 dated 11.08.2008 shall apply.

This order shall have immediate effect.

By order of the Governor.



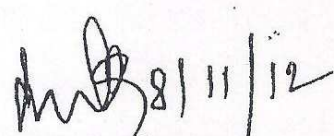
(Saurabh Kumar Das)
Principal Secretary to the
Government of West Bengal

No. 5747/1(7)/PN/O/I/IA-7/01

Dated:08.11.12

Copy forwarded for information and necessary action to:-

- 1) The Principal Secretary, Urban Development Department, Government of West Bengal
- ✓ 2) The Chairman, Housing Infrastructure Development Corporation Limited (HIDCO)
- 3) The Chairman, Newtown-Kolkata Development Authority(NKDA)
- 4) The Commissioner, Panchayats & Rural Development, West Bengal
- 5) The District Magistrate, North 24 Parganas
- 6) The District Panchayats & Rural Development Officer, North 24 Parganas
- 7) Block Development Officer and Executive Officer, Rajarhat-Gopalpur/Bhangar Panchayat Samiti


Joint Secretary to the
Government of West Bengal