



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. 10082...../NKDA/BPS-04(7)/2014

Dated: 07.11.2023

Notification

Revised NOC Fees for Issuing NOC for Projects within Planning Area [Planning Area is defined in Schedule – I, of ‘The New Town Kolkata Planning Area (Building) Rules, 2014]

In pursuance of the 58th Board Meeting of this Authority, the followings are to notify with immediate effect;

1. NOC Fees will be levied per square meter of built-up area. Definition of ‘built up Area’, NKDA notification no. 9972/NKDA/Admn (BPS)-415 /11/2009 dt. 02.11.2023 to be followed.
2. Fees for Revised NOC with Modified Design Proposal which will Supersede the Previous Proposal (existing Sanction Plan):-

If any revised plan is submitted for the purpose of modification of the existing building plan whose NOC has already been issued earlier by NKDA and where any construction work (any building operation) hasn't been commenced, then for issuance of Revised NOC, the applicant has to pay the amount as per (i) or (ii) whichever is higher: -

- i) The amount of NOC fees as per present rate on submitted revised plan minus the amount paid during initial NOC.
- ii) 25 % of the NOC fees as per present rate on submitted revised plan as would be applicable from time to time.

3. Fees for Revised NOC for Internal / External Deviation:-

The application to be made to the Panchayet Samity before / after obtaining Partial / Full Occupancy from the Sanctioning Authority and it shall be done before execution of the internal / external deviation at site.

Fees for Internal deviation which involves deviation from the sanctioned plan within the sanctioned covered space and external deviation from the sanctioned plan which does not infringe any Building Rules, shall be levied as follows;

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Table IA

For Residential, Govt. sponsored Educational Institute & Charitable Buildings

Sl. No.	NOC Fees for Internal Deviation within sanctioned built-up space		NOC Fees for External Deviation beyond the sanctioned built-up space which does not infringe any Building Rules
	Total Built up area of effected floors where deviation takes place	Amount of NOC Fees	
1.	Upto 100 Sq.m	Rs. 1500/-	i) If the total built up area of revised design proposal after deviation is more than sanctioned built up area, then full NOC charges will be levied on the excess built up area. ii) If total built up area is equal to sanctioned built up area, then administrative charges will be levied for the altered area @ 25% of the basic NOC fees as per rule 5. iii) If the total built up area is reduced from sanctioned built up area, no refund will be made. However administrative charges will be levied for the altered area @ 25% of the basic NOC fees as per rule 5. iv) N.B Sl. no (i) & (ii) may be applied simultaneously, if applicable.
2.	Above 100 Sq.m upto 200 Sq.m	Rs. 3000/-	
3.	Above 200 Sq.m upto 300 Sq.m	Rs. 5000/-	
4.	Above 300 Sq.m upto 500 Sq.m	Rs. 10,000/-	
5.	Above 500 Sq.m upto 750 Sq.m	Rs. 20,000/-	
6.	Above 750 Sq.m upto 1000 Sq.m	Rs. 32,000/-	
7.	Above	Rs. 1500/- per Sq.m or part thereof for the area above 1000 Sq.m.	

(i) Fees for Revised NOC other than Residential, Govt. sponsored Educational Institute & Charitable Buildings is 2 times of the fees as prescribed in the above Table.

4. Process of Issuance of Revised NOC: -

The applicant shall apply for Revised NOC for the projects in the same manner of previously issued NOC. The necessary information of total land area containing list of dag number and parcel of land of each dag number etc. shall be provided.

The applicant may apply for Revised NOC at the following stages –

- Where work has not been commenced at site as per NOC issued earlier by NKDA.
- Before execution of Internal Deviation within sanctioned built-up space.
- Before execution of External Deviation beyond the sanctioned built-up space.
- The Revised NOC shall not be applicable for any infringe Building Rules.

The applicant will apply for revised NOC in the format as specified in rule 4. The process of Issuance of Revised NOC will be same as detailed in rule 9 & 9A of The New Town Kolkata Planning Area (Building) Rules, 2014


By Order of Chief Executive Officer
New Town Kolkata Development Authority