

**GOVERNMENT OF WEST BENGAL**  
**DEPARTMENT OF URBAN DEVELOPMENT AND MUNICIPAL AFFAIRS**  
**NAGARAYAN, DF-8, SECTOR-I, SALT LAKE, KOLKATA- 700 064**

**ORDER**

No. 1221/UDMA-15011(24)/2/2026-LS-MA SEC-Part(1)

Dated, Kolkata, the 12<sup>th</sup> June, 2026

WHEREAS various provisions of National Building Code of India (NBC) have been referred in different provisions of the West Bengal Municipal (Building) Rules, 2007;

AND WHEREAS the Bureau of Indian Standards (BIS) has recently published the National Building Construction Standards 2026 (NBCS 2026) replacing the National Building Code of India (NBC 2016);

NOW THEREFORE the Governor is pleased hereby to direct that for the following references of National Building Code of India (NBC) appear in the West Bengal Municipal (Building) Rules, 2007, respective provisions of the National Building Construction Standards 2026 (NBCS 2026) shall be referred to, with immediate effect:

- i. Special requirements as to access, circulation, building services and safety, human health and Fire based on occupancies or use group for buildings exceeding 14.5 meters in height [**Ref.:- Rule 12(6)(B)**]
- ii. Preparation of all reports and calculation in proper forms recommending the size, shape and type of foundation and submission of the same to the ULB by Geo-technical Engineer [**Ref.:- Rule 18(b)**]
- iii. Conformation of the standard and quality of brick, lime or cement [**Ref.:- Explanation of rule 41(3)**]
- iv. The structural design of foundation, masonry, timber, plain concrete, reinforced concrete, prestressed concrete and structural steel [**Ref.:- Rules 42(1) & 86(1)**]
- v. Conformation of constructional practice and safety including specification of all materials and good quality of workmanship [**Ref.:- Rules 42(2), 87 & 142(6)**]
- vi. Provision of lift machine room [**Ref.:- Rules 49(2)(a)(ii) & 162(2)(a)(ii)**]
- vii. Requirements of escalator and lift regarding the number, type and capacity [**Ref.:- Rules 63, 90(2) & proviso to rule 144(5)**]
- viii. Compliance of the fire prevention norms, safety rules and provisions in basement [**Ref.:- Rules 70(2)(h) & 70(6)(g)**]
- ix. Light and ventilation requirements through artificial lighting and mechanical ventilation [**Ref.:- Rule 74**]

- x. Provisions relating to other requirement like- fire prevention and fire protection [**Ref.:- Rule 82**]
- xi. Consideration of earthquake protection for design purpose [**Ref.:- Rule 86(2)**]
- xii. Approval of any alternative material or method of design or construction by the Board of Councillors with equivalent specification in quality, strength, compatibility, effectiveness, fire and water resistance, durability and safety [**Ref.:- Rule 88**]
- xiii. Planning, design and installation of electrical fittings, air-conditioning and heating work, installation of lift and escalators [**Ref.:- Rule 90(1)**]
- xiv. Planning, design, construction and installation of water supply, drainage and sanitation and gas supply system [**Ref.:- Rule 91(1)**]
- xv. Conformation of building and plumbing services not specified in WBMBR [**Ref.:- Note of rule 91**]
- xvi. Construction of advertising signs and outdoor display structures [**Ref.:- Rule 92**]
- xvii. Maximum floor to floor height of residential building [**Ref.:- Proviso to rule 116(3)**]
- xviii. Strength of good bricks for load bearing wall [**Ref.:- Rule 142(4)(c)**]
- xix. Standards of the area of circulation, internal roads, aisles and driveways in connection with access, circulation and parking [**Ref.:- Rule 165(7)**].

2. Necessary amendment in relevant provisions of the West Bengal Municipal (Building) Rules, 2007 will be made in due course.

By order of the Governor,



*Additional Chief Secretary to the Govt of West Bengal*

No. 1221/1(131)/UDMA-15011(24)/2/2026-LS-MA SEC-Part(1) Dated, Kolkata, the 12<sup>th</sup> June, 2026

Copy forwarded for information and taking necessary action to the:-

- (1) Commissioner, \_\_\_\_\_ Municipal Corporation.
- (2) Chairman/ Chairperson/ Administrator, \_\_\_\_\_ Municipality/ NAA.
- (3) Chief Engineer, MED (South/ North), West Bengal.
- (4) Private Secretary to Hon'ble Minister-in-Charge, UD & MA Department.
- (5) Sr. PS to Additional Chief Secretary, UD & MA Department.
- (6) EODB Cell, UD & MA Department.



*Additional Chief Secretary to the Govt of West Bengal*