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PART I—Orders and Notifications by the Governor of West Bengal, the High Court, Government Treasury, etc.

SRINIKETAN SANTINIKETAN DEVELOPMENT AUTHORITY

A Statutory Authority of the Government of West Bengal

P.O.-Bolpur, Dist.-Birbhum

Pin – 731204

Ref. No. SSDA/1540/B-26/2026

Dated, 14th August, 2026

PUBLIC NOTICE

(under section 36 of the West Bengal Town and Country (Planning and Development) Act, 1979)

WHEREAS, Sriniketan Santiniketan Development Authority (hereinafter called SSDA), in pursuance of the provisions of Section 40 of the West Bengal Town and Country (Planning and Development) Act, 1979 (West Bengal Act XIII of 1979) has prepared an amendment to the Development Control Regulation portion of the Land Use and Development Control Plan (hereinafter referred to as the "LUDCP"), which was notified vide no. SSDA/245/B-26/17 dated 09.03.2017. The said amendment has been undertaken in accordance with the directives issued by the Department of Urban Development & Municipal Affairs, Government of West Bengal, vide Notification No. 1954-UDMA-22013(99)/18/2025-DAC SEC-Dept. of UDMA dated 15.12.2025, as part of the Compliance Reduction and De-regulation exercise initiated by the Government of India.

AND WHEREAS, in exercise of the power conferred by sub-section (1) of Section 36 of the said Act, SSDA hereby publishes this public notice regarding the preparation of the aforesaid amendment to the Development Control Regulation portion of the LUDCP, on prior approval of the State Government vide no. 1384-T&CP/C-2/1P-01/2026 dated 11-08-2026, inviting objections in writing from any person with respect to the proposed amendment within a period of 60 (sixty) days from the date of publication of this Public Notice in The Kolkata Gazette Extraordinary.

A copy of the proposed amendment may be inspected on any working day between 11:00 A.M. and 4:00 P.M. at the Office of the Executive Officer, Sriniketan Santiniketan Development Authority, "Kshanika", Prabhat Sarani, P.O.- Bolpur, Dist-Birbhum, Pin-731204.

A soft copy of the proposed amendment to the LUDCP may also be availed at the official website of the Department of Urban Development & Municipal Affairs, Government of West Bengal(<https://udma.wb.gov.in/>), for public scrutiny.

Such objections, in triplicate, addressed to the Executive Officer, Sriniketan Santiniketan Development Authority, will be received by the Office of the Executive Officer, Sriniketan Santiniketan Development Authority, "Kshanika", Prabhat Sarani, P.O. -Bolpur, Dist-Birbhum, Pin-731204 on all working days between 11:00 A.M. and 4:00 P.M. or by post within 60(Sixty) days from the date of publication of this notice. The prescribed form for submission of objections shall be made available free of cost at the office of the Sriniketan Santiniketan Development Authority.

Sd/-

GOUTAM DATTA

Executive Officer

Sriniketan Santiniketan Development Authority

Draft amendment of the Land Use Development Control plan for the Area of **Sriniketan Santiniketan Development Authority** earlier notified on vide notification SSDA/245/B-26/17 dated 09-03-2017 is placed below:

In reference to the directions issued by the Department vide Memo No. 1954 –UDMA-22013(99)/18/2025 –DAC Sec-Dept. of UDMA dated 15.12.2025 regarding certain enabling provisions of LUDCPs, and with respect to the “Compliance reduction and De-Regulation Docket under Ease of Doing Business” for adoption of flexible zoning framework allowing mixed-use development activities based on the principle of “permitted until prohibited”, the existing Development Control Regulation(DCR) provisions with respect to different land use zones, as prescribed in the LUDCP, may be replaced in accordance with the following table:

Sl. No.	Land use Zone	Table No.	Proposed Provisions as negative list i.e. non permissible activities, apart from these activities, all other activities will be permitted activities.	Remarks
(a)	(b)	(c)	(d)	(e)
1.	Residential Use Zone	11.1	- Industrial activity -Red / Orange / Blue Category, provided that Cottage industry (small scale), Any cultural activities are allowed in residential zone - Mercantile (wholesale) /Warehouse / heavy Logistic uses - Gas Godown / Combustion / Junkyard / Cold storage facilities / Storage of hazardous or flammable materials - Polluting Utilities-Landfill Sites/ Dumping Ground/ any activities related to animal excreta/Tanneries/Animal farming/ Agriculture / any Farm (any such activity as per statute in Urban areas) - Bio Medical Waste Management Facilities - Any Crematorium, Cemetery / Burial Ground - Large-scale commercial operations, big assembly, any kind of heavy production related activities that generates significant waste (bulk waste), noise, or toxic pollutants - Anything related to explosives/ petroleum or other incendiaries. - Retail sales of liquor/ toxic chemicals	
2.	Retail Commercial and Business Use Zone	11.1	- Mercantile (wholesale) / activities involving heavy traffic (loading, un-loading) - Red / Orange / Blue Category Industrial activity - Any kind of activities that generates significant waste (bulk waste), noise, or toxic pollutants, animal excreta etc. Retail sales of liquor, toxic chemicals	

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(a)	(b)	(c)	(d)	(e)
3	Wholesale/ Regulated Markets, Godowns, Warehousing/Logistic Use Zone	11.1	- All non-ancillary residential uses - Red / Blue Category Industrial activity - Burial grounds, crematorium.	Note: Permission should be given to *Categories of the industries will be as per Annexure III. *Noise generation limited to the prescriptions of the Ministry of Environment and Forest, Government of India., for commercial areas. *adherence to the emission standard prescribed by WBPCB. *adherence to the fire safety norms laid down in the National Building Code of India and West Bengal Fire Services Act 1950 (West Bengal Act XVIII of 1950), if applicable.
4.	Industrial Use Zone	11.1	- Residential uses, except accommodation for essential operational, service, security and watch & ward staff associated with the industrial establishment and those specifically permitted under the Urban Development and Municipal Affairs Department's Notification No. 481-UDMA-24/17/2024-DAC SEC-Dept. of UDMA dated 19.05.2025, as amended from time to time. - Non Ancillary Commercial/ Public semi-public provided that for the purpose of promotion, ancillary commercial retail uses may be allowed up to 20%.	
5.	Public / Semi-public Use Zone	11.1	- Non Ancillary Residential, provided that ancillary dormitories, hostel / staff quarter shall be allowed - Non Ancillary Heavy Commercial / whole sale mercantile /Storage of inflammable, Gas Godown/ Warehouse / Animal farming/ animal excreta/ Retail sales of liquor, toxic chemicals/ pollution and noise generating any activities, provided that ancillary small commercial uses eg. Cafe/ book shop/ pharmacy shall be allowed. - Red / Orange / Blue Category Industrial activity	

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(a)	(b)	(c)	(d)	(e)
6.	Utility and Services Use Zone	11.1	All heavy industrial manufacturing, large-scale commercial retail, and residential, provided that Ancillary Facilities like rest houses, essential staff quarters, canteens, and local service repair shops could be allowed.	
7.	Roads Use zone	11.1	All Uses except those directly required for the construction, operation, maintenance, management, safety and ancillary functions of roads and associated transport infrastructure	
8.	Transport Terminal Use Zone	11.1	- Agricultural activities - Non- ancillary residential/Industrial/ Commercial/ livestock infrastructure, Group housing and private residential layout developments.	
9.	Recreational Use Zone	11.1	- Non-Ancillary Residential/ wholesale mercantile/ commercial - Any kind of Industrial uses Agricultural except plantation/ water body Provided that any craft/ cultural related activities shall be allowed.	

Sl. No.	Land use Zone	Table No.	Proposed Provisions as negative list i.e. non permissible activities, apart from these activities, all other activities will be permitted activities.	Remarks
(a)	(b)	(c)	(d)	(e)
10.	Agriculture Use Zone	11.1	• Non Ancillary Residential • Non Ancillary Commercial • Quarrying and removal of clay and stone more than 3 mtr. depth. • Red / Orange / Blue Category Industrial • All public/semi-public uses • Quarrying and removal of clay and stone more than 3 mtr. depth. • Mills for grinding, hulling etc. of cereals, pulses, food grains and oil seeds with no proper access and installations exceeding 50 HP. • Any activities related to dumping of waste/ plastic/ generating noise/pollution	Note: Permission should be given to *Categories of the industries will be as per Annexure III. *Noise generation limited to the prescriptions of the Ministry of Environment and Forest, Government of India., for residential areas. *adherence to the emission standard prescribed by WBPCB. *adherence to the fire safety norms laid down in the National Building Code of India and West Bengal Fire Services Act 1950 (West Bengal Act XVIII of 1950), if applicable. * maximum power consumption for industrial operations upto 10 HP (power required for air conditioning, lifts and computers are excluded from power consumption specified above).

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(a)	(b)	(c)	(d)	(e)
11.	Green Belt and Plantation Use Zone	11.1	All activities except allied plantation etc.	Existing residential, Commercial and Public, Semi-Public activities should incorporate necessary disaster management provisions. All recreational activities should have proper permission from Competent Authority.
12.	Water Bodies Use Zone	11.1	All activities except fisheries.	

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(a)	(b)	(c)	(d)	(e)
13.	Heritage and Conservation Use Zone	11.1	- All uses and all new constructions except Library, Museum, Plantation, landscaping and maintenance, repairs and renovation of the existing structures, subject to the prior approval of the authority. - Any other use that the Government/Authority may, in public interest, declare as prohibited.	<i>* Heritage zone shall be protected. No activity shall be permitted without the approval of Sriniketan Santiniketan Development Authority. SSDA shall permit activities only after consultation with the Competent Authority Like Visva Bharati University, Archaeological Survey of India (ASI), National Monuments Authority (NMA), West Bengal Heritage Commission, Indian National Trust for Art & Cultural Heritage (INTACH), Apex Advisory Committee and Heritage Committee.</i> <i>*No activity shall have adverse impact on the preservation, safety, security or access of the Heritage structure.</i> <i>*Permission shall be granted by SSDA only after consultation with the Competent Authority.</i>

Sl. No.	Land use Zone	Table No.	Proposed Provisions as negative list i.e. non permissible activities, apart from these activities, all other activities will be permitted activities.	Remarks
(a)	(b)	(c)	(d)	(e)
14.	No Development Zone	11.1	• All residential excluding dwellings for traditional tribal community's dependent on pisciculture, agricultural and forest related activities. • All commercial activities • All public/semi-public activities • All recreational activities • All agricultural activities • All other uses	<i>*The "No Development Zone" shall be applicable for "Khoai" and eco sensitive area as shown in Proposed Land Use Map (refer Map No. 10.1).</i> <i>* Existing authorized activities shall be permitted to continue repairs or reconstructions of existing authorized structures, not exceeding Floor Area Ratio, Existing Plinth Area and existing density shall be permitted.</i> <i>*Development of any land assigned to Scheduled Tribe must follow the dictum of West Bengal Land Reforms Act, 1955 and other relevant acts and regulation applicable.</i>

Note:

- Following the de-regulation docket, all previous conditional approvals are fully omitted. Only activities explicitly declared under the Prohibited Activities column are barred; all alternative configurations are permitted by right.
- Any land use or activity found to violate statutory laws, environmental clearances, judicial mandates, or established public safety regulations may be restricted on a case-by-case evaluation.
- While issuing development permission, the concept of inclusive zoning, on the context of this prohibited land uses that are non-permissible in the zone, will be encouraged by allowing all other uses and by allowing mixed use development following the concept of flexible land use zoning.
- This prohibited list has been prepared to enable enhancement of more commercial and industrial activities wherever possible.
- Land use practices that enhance productivity or conserve environmental value without causing long-term degradation shall be encouraged. Conversely, land use practices that are detrimental to public safety and security, the environment (including flora, fauna, and biodiversity), or neighbouring properties may be prohibited.

- The State Government reserves the right to amend or introduce additional provisions within this list in the public interest via official gazette notifications.
- All directions issued u/s 135 of the WB T&C (P&D) Act, 1979 shall be followed.
- Notwithstanding anything contained in the foregoing provisions, any use or activity prohibited under any applicable law, statute, rule, regulation, notification, or by any order, judgment or direction of a competent Court, Tribunal or Authority in India, as amended from time to time, shall also be deemed to be prohibited.