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

ASANSOL DURGAPUR DEVELOPMENT AUTHORITY

A Statutory Authority of the Government of West Bengal
(Under Urban Development & Municipal Affairs Department)
1st Administrative Building, Vivekananda Sarani, Senraleigh Road,
City Centre, Near Kalyanpur Housing More, Durgapur – 713216

Memo No.: ADDA/ASL/807/E-1456814

Date : 14.08.2026

PUBLIC NOTICE

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

WHEREAS, Asansol Durgapur Development Authority (hereinafter called ADDA), 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 portion of the Land Use and Development Control Plan (hereinafter referred to as the “LUDCP”), which was notified vide no. ADDA/DGP/PC-170/13-14/430 of dated 31.12.2018. 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, ADDA hereby publishes this public notice regarding the preparation of the aforesaid amendment to the Development Control portion of the LUDCP, on prior approval of the State Government vide no. 1388 - T&CP/C-2/1P-01/2026 – Part (1) 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 Chief Executive Officer of Asansol Durgapur Development Authority, at Vivekananda Sarani (Senraleigh Road), near Kalyanpur Housing More, Asansol, West Bengal, Pin - 713305 and 1st Administrative Building, City Center, Durgapur, West Bengal, Pin – 713216.

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/>), and on the official website of ADDA (<https://addaonline.in/>) for public scrutiny.

Such objections, in triplicate, addressed to the Chief Executive Officer, Asansol Durgapur Development Authority, will be received by the Office of the Chief Executive Officer, Asansol Durgapur Development Authority, at Vivekananda Sarani (Senreleigh Road), near Kalyanpur Housing More, Asansol, West Bengal, Pin - 713305 and 1st Administrative Building, City Centre, Durgapur, West Bengal, Pin – 713216 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 offices of Asansol Durgapur Development Authority.

VIVEK KUMAR, IAS

Chief Executive Officer,

Asansol Durgapur Development Authority

Draft amendment of the Land Use Development Control plan for the **Asansol Subdivision Area** of **Asansol Durgapur Development Authority**, earlier notified on 02/01/2019 vide notification no. WB(Part) dated 02/01/2019, is placed below:

In reference to the directions issued with respect to “Compliance reduction and De-Regulation Docket under Ease of Doing Business” for adoption of flexible zoning framework allowing mixed-use development activities in principle of “permitted until prohibited”, the existing Development control regulations provisions w.r.t different land use zones as prescribed in the LUDCP may be replaced as per the following table; this is also in accordance with the Notification vide no.1954-UDMA-22013(99)/18/2025-DAC SEC-Dept. of UDMA Dated 15.12.2025.

Sl. No	Land use / Planning Zone	Provision / Para No./ Table No. 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 zone	6.1	Extensive Development Zone & Intensive Development Zone - Markets with over 300 units and area above 0.4 hectares. - Storage of hazardous or perishable materials. - Storage, segregation, and sale of secondhand/junk-goods/recyclables. - Health facilities for contagious diseases. - Nursing homes/health centers with over 100 beds. - LPG storage above 8000 kg. - Police/defense HQs, training, or detention centers. - Universities, technical institutes, libraries, R&D, and meteorology. - Zoological/botanical gardens, riverfront projects. - Industries listed under the Orange, Ordinary Red and Special Red Categories of WBPCB. - Terminals for goods vehicles up to 16.2 tonnes. - Animal husbandry, Animal farming, including dairy, poultry, and livestock farms. - Brick kilns, quarrying, and material removal - Mining. - Slaughterhouses, tanneries, cemeteries, crematoriums, burial grounds, electric crematoriums, burning places and similar uses.	These uses or activities, not permitted in the residential use zone, are classified as 'Prohibited.' This designation ensures orderly development and helps maintain the intended character of the specific zone.
		6.1	Restricted Development Zone - Residential or commercial use within 300 meters of unstable zones. - Institutional or industrial use within 500 meters of unstable zones. - Transportation use other than roads, railways, and water navigation within 500 meters of unstable zones. - Storage of hazardous or perishable materials. - Sale and storage of second hand or recyclable goods. - Health facilities for contagious diseases only. - Nursing homes/health centers with over 100 beds. - LPG storage above 8000 kg. - Police/defense HQs, training, or detention centers. - Universities, libraries, R&D, meteorology. - Zoological/botanical gardens, riverfront projects. - Industries listed under the Orange, Ordinary Red and Special Red Categories of WBPCB. - Terminals for goods vehicles up to 16.2 tonnes. - Animal husbandry, Animal farming, including dairy,	

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Sl. No	Land use / Planning Zone	Provision / Para No./ Table No. 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)
			poultry, and livestock farms. - Brick kilns, quarrying, and material removal. - Mining. - Slaughterhouses, tanneries, cemeteries, crematoriums, burial grounds, electric crematoriums, burning places and similar uses.	
			Eco- sensitive Development Zone - Residential or commercial use within 100 meters of the riverfront. - Institutional or industrial use within 150 meters of the riverfront. - Transportation use other than roads, railways, or water navigation within 100 meters of the riverfront. - Storage of hazardous or perishable materials. - Sale and storage of secondhand or recyclable goods. - Health facilities for contagious diseases only. - Nursing homes/health centers with over 30 beds. - LPG storage up to 8000 kg. - Social, cultural, or religious facilities up to 500 sqm. - Police/defense HQs, training, or detention centers. - Universities, libraries, R&D, and meteorology. - Zoological/botanical gardens. - Industries listed Orange, Ordinary Red and Special Red Categories of WBPCB. - Terminals for goods vehicles up to 16.2 tonnes. - Animal husbandry, Animal farming, including dairy, poultry, and livestock farms. - Brick kilns, quarrying, and material removal. - Mining. - Slaughterhouses, tanneries, cemeteries, crematoriums, burial grounds, electric crematoriums, burning places and similar uses.	
2.	Commercial zone	6.2	Extensive Development Zone & Intensive Development Zone - Storage of hazardous or perishable materials. - Health facilities for contagious diseases only. - Nursing, health, or rehab centers with over 300 beds. - Zoological/botanical gardens, riverfront projects. - Terminals for goods vehicles up to 16.2 tonnes. - Industries in "Orange," "Special Red," or "Ordinary Red" categories of WBPCB. - Animal husbandry, Animal farming, including dairy, poultry, and livestock farms. - Brick kilns, quarrying, and material removal. - Mining. Restricted Development Zone - Residential or commercial use within 300 meters of unstable zones. - Institutional or industrial use within 500 meters of unstable zones. - Transportation use other than roads, railways, or water navigation within 500 meters of unstable zones.	These uses or activities, not permitted in the commercial use zone, are classified as 'Prohibited.' This designation ensures orderly development and helps maintain the intended character of the specific

Apam Chatterjee

Sl. No	Land use / Planning Zone	Provision / Para No./ Table No. 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)
			- Storage of hazardous or perishable materials. - Zoological/botanical gardens, riverfront projects. - Terminals for goods vehicles up to 16.2 tonnes. - Industries in "Orange," "Special Red," or "Ordinary Red" categories of WBPCB. - Animal husbandry, Animal farming, including dairy, poultry, and livestock farms. - Brick kilns, quarrying, and material removal. - Mining. Eco- sensitive Development Zone - Residential or commercial use within 100 meters of the riverfront. - Institutional or industrial use within 150 meters of the riverfront. - Transportation use other than roads, railways, or water navigation within 100 meters of the riverfront. - Storage of hazardous or perishable materials. - Sale and storage of second-hand or recyclable goods. - Zoological/botanical gardens. - Terminals for goods vehicles up to 16.2 tonnes. - Logistic facilities: inland container depots, etc. - Industries in "Orange," "Special Red," or "Ordinary Red" categories of WBPCB. - Animal husbandry, Animal farming, including dairy, poultry, and livestock farms. - Brick kilns, quarrying, and material removal. - Mining.	zone.
3.	Institutional zone.	6.3	Extensive Development Zone & Intensive Development Zone - Storage of hazardous or perishable materials. - Sale and storage of second-hand or recyclable goods. - LPG storage above 8000 kg. - Industries in "Orange," "Special Red," or "Ordinary Red" categories of WBPCB. - Terminals for goods vehicles up to 16.2 tonnes. - Animal husbandry, Animal farming, including dairy, poultry, and livestock farms. - Brick kilns, quarrying, and material removal. - Mining. - Slaughterhouses, tanneries, cemeteries, crematoriums, burial grounds, electric crematoriums, burning places and similar uses. Restricted Development Zone - Residential or commercial use within 300 meters of unstable zones. - Institutional or industrial use within 500 meters of unstable zones. - Transportation use other than roads, railways, or water navigation within 500 meters of unstable zones. - Storage of hazardous or perishable materials. - Sale and storage of second-hand or recyclable goods. - LPG storage above 8000 kg.	These uses or activities, not permitted in the institutional zone, are classified as 'Prohibited.' This designation ensures orderly development and helps maintain the intended character of the specific zone.

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Sl. No	Land use / Planning Zone	Provision / Para No./ Table No. 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)
			- Industries in "Orange," "Special Red," or "Ordinary Red" categories of WBPCB. - Terminals for goods vehicles up to 16.2 tonnes. - Animal husbandry, Animal farming, including dairy, poultry, and livestock farms. - Brick kilns, quarrying, and material removal (less than 3m depth). - Mining. - Slaughterhouses, tanneries, cemeteries, crematoriums, burial grounds, electric crematoriums, burning places and similar uses. Eco- sensitive Development Zone - Residential or commercial use within 100 meters of the riverfront. - Institutional or industrial use within 150 meters of the riverfront. - Transportation use other than roads, railways, or water navigation within 100 meters of the riverfront. - Storage of hazardous or perishable materials. - Sale and storage of secondhand or recyclable goods. - LPG storage above 8000 kg. - Industries in "Orange," "Special Red," or "Ordinary Red" categories of WBPCB. - Terminals for goods vehicles up to 16.2 tonnes. - Animal husbandry, Animal farming, including dairy, poultry, and livestock farms. - Brick kilns, quarrying, and material removal (less than 3m depth). - Mining. - Slaughterhouses, tanneries, cemeteries, crematoriums, burial grounds, electric crematoriums, burning places and similar uses.	
4.	Light Industrial zone	6.4	Extensive Development Zone & Intensive Development Zone - Group housing (excluding limited industrial staff use). - Storage of hazardous or perishable materials. - Sale and storage of secondhand or recyclable goods. - Health facilities for contagious diseases only. - Community hall (over 300 capacity). - Police/defense HQs, training, or detention centers. - Universities, technical institutes, libraries, and meteorology. - Industries in "Special Red" category. - Animal husbandry, Animal farming, including dairy, poultry, and livestock farms. - Brick kilns, quarrying, and material removal. - Mining. Restricted Development Zone - Residential or commercial use within 300 meters of unstable locations. - Institutional or industrial use within 500 meters of unstable locations.	These uses or activities, not permitted in the Light Industrial zone, are classified as 'Prohibited.' This designation ensures orderly development and helps maintain the intended character of the specific zone.

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Sl. No	Land use / Planning Zone	Provision / Para No./ Table No. 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)
			▪ Transportation use other than roads, railways, or water navigation within 500 meters of unstable locations. ▪ Storage of hazardous or perishable materials. ▪ Sale and storage of secondhand or recyclable goods. ▪ Health facilities for contagious diseases only. ▪ Community hall (over 300 capacity). ▪ Police/defense HQs, training, or detention centers. ▪ Universities, technical institutes, libraries, meteorology. ▪ Industries in "Special Red" category. ▪ Animal husbandry, Animal farming, including dairy, poultry, and livestock farms. ▪ Brick kilns, quarrying, and material removal. ▪ Mining. Eco- sensitive Development Zone ▪ Residential or commercial use within 100 meters of the riverfront. ▪ Institutional or industrial use within 150 meters of the riverfront. ▪ Transportation use other than roads, railways, or water navigation within 100 meters of the riverfront. ▪ Storage of hazardous or perishable materials. ▪ Sale and storage of secondhand or recyclable goods. ▪ Health facilities for contagious diseases only. ▪ Community hall (over 300 capacity). ▪ Police/defense HQs, training, or detention centers. ▪ Universities, technical institutes, libraries, meteorology. ▪ Industries in "Special Red" or "Ordinary Red" categories. ▪ Logistic facilities, inland container depots, etc. ▪ Animal husbandry, Animal farming, including dairy, poultry, and livestock farms. ▪ Brick kilns, quarrying, and material removal. ▪ Mining.	
5.	Industrial zone	6.5	Extensive Development Zone & Intensive Development Zone ▪ Residential use (excluding industrial staff/EWS resettlement 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.) ▪ Retail/commercial uses over 500 sqm floor space per site. ▪ Educational institutions, libraries, reading rooms. ▪ Police/defense HQs, training, correctional homes. ▪ Community/auditorium/assembly halls, public venues. ▪ Public worship, welfare, clubs, culture, science, museums. ▪ Sports, stadiums, recreation complexes. ▪ Zoological/botanical gardens, riverfront projects. ▪ Farm produce storage/sale. ▪ Pisciculture, floriculture, community farming. ▪ Animal husbandry, Animal farming, including dairy,	These uses or activities, not permitted in the Industrial zone, are classified as 'Prohibited.' This designation ensures orderly development and helps maintain the intended character of the specific zone.

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(a)	(b)	(c)	(d)	(e)
			poultry, livestock. ▪ Brick kilns, quarrying, material removal. ▪ Mining. Restricted Development Zone ▪ Residential or commercial use within 300 meters of unstable locations. ▪ Institutional or industrial use within 500 meters of unstable locations. ▪ Transportation use other than roads, railways, or water navigation within 500 meters of unstable locations. ▪ Residential use (excluding industrial staff/EWS resettlement). ▪ Retail/commercial uses over 500 sqm floor space per site. ▪ Educational institutions, libraries, reading rooms. ▪ Police/Defence HQs, training, correctional homes. ▪ Community/auditorium/assembly halls, public venues. ▪ Public worship, welfare, clubs, culture, science, museums. ▪ Sports, stadiums, recreation complexes. ▪ Zoological/botanical gardens, riverfront projects. ▪ Farm produce storage/sale. ▪ Pisciculture, floriculture, community farming. ▪ Animal husbandry, Animal farming, including dairy, poultry, and livestock. ▪ Brick kilns, quarrying, material removal. ▪ Mining. Eco-sensitive Development Zone ▪ Residential or commercial use within 100 meters of the riverfront. ▪ Industrial or institutional use within 150 meters of the riverfront. ▪ Transportation use other than roads, railways, or water navigation within 100 meters of the riverfront. ▪ Residential use (excluding industrial staff/EWS resettlement). ▪ Retail/commercial uses over 500 sqm per site. ▪ Storage of hazardous or perishable materials. ▪ Educational institutions, libraries, reading rooms. ▪ Police/defense HQs, training, correctional homes. ▪ Community/auditorium/assembly halls, public venues. ▪ Public worship, welfare, clubs, culture, science, museums. ▪ Sports, stadiums, recreation complexes. ▪ Zoological/botanical gardens. ▪ Industries in "Special Red" category. ▪ Logistic facilities, inland container depots, etc. ▪ Farm produce storage/sale. ▪ Pisciculture, floriculture, community farming. ▪ Animal husbandry, Animal farming, including dairy, poultry, and livestock farms. ▪ Brick kilns, quarrying, material removal. ▪ Mining.	

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(a)	(b)	(c)	(d)	(e)
6.	Primary Sector activities Zone	6.6	Extensive Development Zone & Intensive Development Zone ▪ Dwellings beyond 250m from village settlement. ▪ Farmhouses and related buildings over 500 sqm floor area (min. plot: 1 ha). ▪ Housing (excluding EWS resettlement). ▪ Service apartments, hotels, guest houses. ▪ Hostels, dormitories, night shelters. ▪ Commercial activities beyond 250m from village settlement. ▪ Retail/eateries over 25 sqm or a maximum of 10 shops in a location. ▪ Banks/financial institutions with over 250 sqm floor area. ▪ Non-farm storage. ▪ Parks, gardens, open spaces beyond 500m from village settlement. ▪ Orange, Special Red, Ordinary Red industries of WBPCB; nonfarm/non-food processing. ▪ Logistic facilities, container depots, etc. ▪ Brick kilns, quarrying, material removal (over 3m depth). Restricted Development Zone ▪ Residential or commercial use within 300 meters of unstable locations. ▪ Institutional or industrial use within 500 meters of unstable locations. ▪ Transportation use other than roads, railways, or water navigation within 500 meters of unstable locations. ▪ Dwellings beyond 250m from village settlement. ▪ Farmhouses and related buildings over 500 sqm (min. plot: 1 ha). ▪ Housing (excluding EWS resettlement). ▪ Service apartments, hotels, guest houses. ▪ Hostels, dormitories, night shelters. ▪ Commercial activities beyond 250m from village settlement. ▪ Retail/eateries over 25 sqm or more than 10 shops. ▪ Banks/financial institutions with over 250 sqm floor area. ▪ Non-farm storage. ▪ Parks, gardens, and open spaces beyond 500m from the village settlement. Eco-sensitive Development Zone ▪ Residential or commercial use within 100 meters of the riverfront. ▪ Industrial or institutional use within 150 meters of the riverfront. ▪ Transportation use other than roads, railways, or water navigation within 100 meters of the riverfront. ▪ Dwellings beyond 250m from the village settlement. ▪ Farmhouses and related buildings over 500 sqm floor area (min. plot: 1 ha).	These uses or activities, not permitted in the Primary Sector activities zone, are classified as 'Prohibited.' This designation ensures orderly development and helps maintain the intended character of the specific zone.

Anjan Chatterjee

Sl. No	Land use / Planning Zone	Provision / Para No./ Table No. 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)
			▪ Service apartments, hotels, and guest houses. ▪ Hostels, dormitories, night shelters. ▪ Commercial activities beyond 250m from the village settlement. ▪ Retail/eateries floor area over 25 sqm or more than 10 shops. ▪ Banks/financial institutions floor area over 250 sqm. ▪ Non-farm storage. ▪ Parks, gardens, open spaces beyond 500m from village settlement. ▪ Orange, Special Red, Ordinary Red industries of WBPCB; nonfarm/non-food processing. ▪ Logistic facilities, container depots, etc. ▪ Brick kilns, quarrying, material removal (over 3m depth).	

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.

Shyam Chatterjee