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

JAIGAON DEVELOPMENT AUTHORITY
A Statutory Authority of the Government of West Bengal
Jaigaon Bus Terminus, P.O.: Jaigaon, Dist.-Alipurduar,
Pin - 736182

Memo No. 161/JDA/2026

Date : 14.08.2026

PUBLIC NOTICE

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

WHEREAS, Jaigaon Development Authority (hereinafter called JDA), 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. JDA/PLN/2024/02 dated 19.01.2024. 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, JDA 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. 1386-T&CP/C-2/1P-01/2026 date 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, Jaigaon Development Authority, Jaigaon Bus Terminus, P.O.-Jaigaon, Dist.-Alipurduar. Pin-736182.

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, Jaigaon Development Authority, will be received by the Office of the Executive Officer, Jaigaon Development Authority, Jaigaon Bus Terminus. P.O. Jaigaon, Dist-Alipurduar, Pin-736182 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 Jaigaon Development Authority.

Sd/-

PRAVIN LAMA, W.B.C.S. (EXE.)

*Additional District Magistrate, Alipurduar
& Executive Officer,
Jaigaon Development Authority*

Draft amendment of the Land Use Development Control plan for **Jaigaon Development Authority** earlier notified vide notification no. JDA/PLN/2024/02 dated 19.01.2024 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 a flexible zoning framework allowing mixed-use development activities based on the principle of “*permitted unless 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 / Planning Zone	Provision / Para No. / 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 Zone (R)	Chapter 8, section 8.1.1	Industrial, Hazardous and Extractive Uses - Red, Orange and Blue Category industrial activities; manufacture, storage or handling of hazardous, combustible, inflammable or explosive materials; mining, quarrying, brick kilns and other extractive activities. Wholesale, Warehousing and Storage Uses - Wholesale trade facilities, warehouses, logistics facilities, godowns, cold storages, and storage or handling of perishable, hazardous or inflammable commodities. Waste Management and Utility Infrastructure Uses - Landfills, dumping grounds, bio-medical waste management facilities, sewage treatment/disposal works, water treatment plants, and other activities causing environmental pollution, nuisance or public health hazards. Agricultural and Livestock Activities - Commercial livestock-rearing activities including Animal farming, dairies, poultry farms, piggeries, livestock breeding centres, Slaughter-Related Uses - slaughterhouses, tanneries and similar uses. Transport and Automobile-Related Uses - Transport terminals, truck parking facilities, petrol pumps (unless NOC obtained from statutory Authority), motor vehicle repair workshops, heavy vehicle workshops, junk yards and scrap yards. Burial and Cremation Uses - Crematoriums, cemeteries and burial grounds. Institutional, Security and Special Uses - Hospitals treating contagious diseases, forensic science laboratories, reformatories, district battalion offices and similar special institutional uses.	

Sl. No	Land use / Planning Zone	Provision / Para No. / Table No.	Proposed Provisions as negative list i.e. non permissible activities, apart from these activities, all other activities will be permitted activities.	Remarks
2.	Commercial and Business (C)	Chapter 8, section 8.1.2	Industrial, Extractive and Hazardous Uses - Industries (other than permissible home industries), Red/Orange/Blue Category industrial activities, extractive industries, quarrying activities, and hazardous buildings/occupancies. Agricultural, Livestock and Allied Uses - Agricultural uses, Animal farming, dairy farms, poultry farms and similar livestock-related activities. Slaughter-Related Uses - slaughterhouses, tanneries and similar uses. Wholesale, Warehousing and Storage Uses - Wholesale mercantile establishments, warehouses, godowns, storage facilities for perishable or inflammable commodities, and coal, wood and timber yards. Transport, Utility and Infrastructure Uses - Bus and truck depots, gas installations and gas works, sewage treatment/disposal facilities, and similar utility infrastructure. Health, Research, Security and Institutional Uses - Hospitals and laboratories dealing with contagious diseases, reformatories, district battalion offices, forensic science laboratories and similar institutional uses. Environmental, Conservation and Recreational Uses - Wildlife and biodiversity conservation facilities, zoological and botanical gardens, picnic huts and similar recreational uses. Sports, Judicial and Convention Facilities - Sports training centres, courts, international conference centres and similar assembly facilities. Scrap and Waste Handling Uses - Junk yards and similar scrap handling/storage facilities.	

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3.	Industrial / Manufacturing (M)	Chapter 8, Section 8.1.3	Residential Uses - 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. Educational, Institutional and Community Uses - Educational institutions, social and community buildings, religious buildings, and non-ancillary healthcare facilities. Commercial, Hospitality and Non-Industrial Uses - Commercial offices not ancillary to industrial activities, hotels, motels, caravan parks, and other non-industrial uses. Recreational and Public Assembly Uses - Recreational sports facilities, recreation centres and similar public assembly uses. Agricultural and Farming Uses - Agricultural and farming activities, including irrigated farms and sewage farms. Hazardous, Extractive and Incompatible Uses - Major oil depots, LPG refilling plants, quarrying and extractive activities, and any hazardous, obnoxious or otherwise incompatible use. Burial and Cremation Uses - Cemeteries and similar burial-related uses.	
4.	Public & Semi-Public Zone (PS)	Chapter 8, Section 8.1.4	Industrial, Hazardous and Incompatible Uses - Heavy, extensive, obnoxious, noxious and hazardous industries and other environmentally incompatible activities. Agricultural, Livestock and Allied Uses - Dairy and poultry farms, farm houses, and processing or sale of agricultural and farm products. Wholesale, Storage and Service Uses - Wholesale trade and distribution activities, workshops, repair and maintenance facilities, Wholesale mandis Slaughter-Related Uses - slaughterhouses, tanneries and similar uses. Scrap and Waste-Related Uses - junk yards, scrap handling and similar activities. Non-Conforming Uses - Any use not specifically permitted or otherwise incompatible with the institutional, civic, educational,	

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			healthcare, cultural, administrative or public service character of the zone.	
5.	Transportation (T)	Chapter 8, Section 8.1.5	Uses Incompatible with Transportation and Communication Functions - Non-ancillary activities unrelated to transport and communication infrastructure. - Any use not specifically permitted within the Transportation and Communication Zone. Environmental and Public Health Hazard Uses - Butcheries located within 10 km of the Aerodrome Reference Point (ARP). - Tanneries located within 10 km of the Aerodrome Reference Point (ARP). - Solid waste disposal sites located within 10 km of the Aerodrome Reference Point (ARP).	
6.	Recreational (P)	Chapter 8, Section 8.1.6	- Any building or structure not required for open-air recreation. - Dwelling units except those for watch & ward personnel.	
7.	Primary Activity (PA)	Chapter 8, Section 8.1.7	Residential and Non-Agricultural Uses - Residential uses not ancillary to permissible agricultural activities and other non-agricultural uses incompatible with the primary activity character of the zone. Industrial, Hazardous and Nuisance-Causing Uses - Heavy, extensive, noxious, obnoxious and hazardous uses, including extensive industries, service industries ancillary to hazardous or obnoxious industries, and activities causing nuisance, pollution or environmental degradation. Extractive and Manufacturing Uses - Quarrying and other extractive activities, including brick kilns and extraction of gravel, sand, clay or stone. Utility and Infrastructure Uses - Sewage disposal works, electric power plants and similar utility infrastructure. Processing and Industrial Agricultural Uses - Milk churning stations, pasteurization plants and similar agricultural processing units.	
8.	Protected & Undevelopable Use Zone (E)	Chapter 8, Section 8.1.8	Development shall be restricted in environmentally sensitive, landslide-prone, earthquake-prone, floodplain and other undevelopable areas as identified under the zone regulations.	

Sl. No	Land use / Planning Zone	Provision / Para No. / Table No.	Proposed Provisions as negative list i.e. non permissible activities, apart from these activities, all other activities will be permitted activities.	Remarks
9.	Special Use Zone (S) – Defense Land	Chapter 8, Section 8.1.9	Any use/activity not specifically permitted by the Ministry of Defense.	

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.