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

KOLKATA METROPOLITAN DEVELOPMENT AUTHORITY

Unnayan Bhavan
DJ-11, Sector-II, Salt Lake
Kolkata - 700 091

No. 337/CEO-03/KMDA/2026

Date: 14.08.2026

NOTIFICATION

It has been observed that there is a need of incorporating inclusive zoning which would operate on the basis of list of prohibited land uses as per the directives issued by the Urban Development and Municipal Affairs Department, Government of West Bengal vide Notification No.1954-UDMA-22013(99)/18/2025-DAC SEC-Dept. of UDMA dated 15.12.2025. Therefore it has been felt to amend the Land Use and Development Control Plan (LUDCP) for Khardah Municipality being a portion of Kolkata Metropolitan Planning Area published and notified in the Official Gazette dated 29.09.2022 under Notification No. 145/KMDA/Sectt/VIII-45/95(Pt) dated 27.09.2022 read with Notification No. 583/KMDA/Sectt/VIII-45/95 (Pt) dated 03.11.2017 published and notified in the Official Gazette dated 06.02.2018, under section 40 of the West Bengal Town and Country (Planning and Development) Act, 1979 to incorporate provisions with regard to:

● **Inclusive zoning which would operate on the basis of list of prohibited land uses**

The proposed amendment of the said document have been duly directed to be processed as per provisions under section 40 of the West Bengal Town and Country (Planning and Development) Act, 1979 by Urban Development and Municipal Affairs Department, Government of West Bengal. In pursuance of the provisions of Section 35 of the West Bengal Town and Country (Planning and Development) Act, 1979, the State Government accorded its approval to the draft amendment vide No. 1387-T&CP/C-2/1P-01/2026-Part(1) dated 11.08.2026. The proposed amendment is hereby notified in the 'Official Gazette' as per sub-section (1) of section 36 of the West Bengal Town and Country (Planning and Development) Act, 1979. Copy of the aforesaid amended LUDCP can be inspected in the following offices (on working days between 11.30 a.m. and 4.00 p.m.) and website.

1. Office of the Additional Chief Secretary, Micro, Small and Medium Enterprises and Textiles Department, Government of West Bengal, 7th Floor, Shilpa Sadan, Camac Street, Kolkata 700016
2. Office of the Additional Chief Secretary, Urban Development & Municipal Affairs Department, Government of West Bengal, Nagarayan, DF-8, Sector-I, Salt Lake City, Kolkata-700064
3. Office of the Principal Secretary, Industry, Commerce & Enterprises Department, Government of West Bengal, Shilpa Sadan, Camac Street, Kolkata-700016.
4. Office of the Principal Secretary, Environment Department, Government of West Bengal, 5th Floor, Pranisampad Bhawan, Block LB-II, Salt Lake, Sector-III, Bidhannagar, Kolkata-700 106
5. Office of the Principal Secretary, Law Department, Government of West Bengal, Writers' Building, Kolkata-700001
6. Office of the Member Secretary, West Bengal Pollution Control Board, Paribesh Bhawan, 10A, Block LA, Sector III, Salt Lake, Kolkata-700098
7. Office of the Chairman, Khardah Municipality, B. T. Road, Khardah, North 24 Parganas, Kolkata-700117.
8. Office of the Director, Institute of Local Govt. and Urban Studies, HC Block, Sector -III, Bidhannagar, Kolkata-700091.
9. Office of the Joint Secretary, Constitution Cell, KMDA, 3rd floor, Unnayan Bhavan, DJ-11, Sector-II, Salt Lake, Kolkata-700091.
10. Office of the Director, Statutory Planning Unit, KMDA, 4th floor, Unnayan Bhavan, DJ-11, Sector-II, Salt Lake, Kolkata-700091.
11. Official Website of UD&MA Department: <https://udma.wb.gov.in/>
12. Official Website of KMDA: <https://kmda.wb.gov.in/>

Therefore, objection(s) in writing under sub-section (1) of section 36 of the West Bengal Town and Country (Planning and Development) Act, 1979, with regard to the said proposed amendments of the document are invited which may be sent within 60 days of publication of this notice to:— The Chief Executive Officer, KMDA, 3rd floor, Unnayan Bhavan, DJ-11, Sector-II, Salt Lake, Kolkata-700091.

Sd/-

NITIN SINGHANIA, IAS

*Chief Executive Officer,
KMDA*

Amendment (Draft)

Draft amendment of the Land Use Development Control plan for Khardah Municipality being a portion of Kolkata Metropolitan Area notified in the Official Gazette dated 29.09.2022 under Notification No. 145/KMDA/Sectt/VIII-45/95(Pt) dated 27.09.2022 read with Notification No. 583/KMDA/Sectt/VIII-45/95 (Pt) dated 03.11.2017 published and notified in the Official Gazette dated 06.02.2018 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” and directives issued in Notification No.1954-UDMA-22013(99)/18/2025-DAC SEC-Dept. of UDMA dated 15.12.2025 of UD&MA, GoWB 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:

Sl. No	Land use / Planning Zone	Provision / Para No./ Table No. No. (as the case may be)	Proposed Provisions as negative list i.e. non permissible activities, apart from these activities, all other activities will be permitted activities.
(a)	(b)	(c)	(d)
1	“C”	8.1 (under chapter 8)	New Industrial building or extension of existing industrial building falling under Red category and Orange Category as indicated in Annexure-I & II of this LUDCP
			Industrial uses - excluding coal, timber, petroleum, kerosene and other fuel depots, chemical and paints storage, and small-scale industries employing fewer than 10 persons (with power) or 20 persons (without power) that do not produce smoke, dust, liquid waste, obnoxious gases, vibration or noise and are not prejudicial to commercial use. (With the Prior written permission of the applicable Authority.)
			Hazardous Category of buildings (as indicated in the definition in Chapter no.2)
			New mercantile (wholesale) building and extension of existing mercantile (Wholesale) building except in those plot abutting Barrackpore Trunk road.
			“Khatahs” (as indicated in the definition in Chapter no.2)/ Dairy Farm/Cattle Colony/Poultry Farm
			Change of occupancy of existing Petrol pumps/Vehicle refuelling Station
2	“RF”	8.2 (under chapter 8)	All activities except (i) Operational Construction as defined in Chapter 1 of the WB T&C(P&D)Act, 1979, (ii) Agriculture and (iii) Crematoriums
			Hazardous Category of buildings (as indicated in the definition in Chapter no.2)
			“Khatahs” (as indicated in the definition in Chapter

Sl. No	Land use / Planning Zone	Provision / Para No./ Table No. No. (as the case may be)	Proposed Provisions as negative list i.e. non permissible activities, apart from these activities, all other activities will be permitted activities.
			no.2)/ Dairy Farm/Cattle Colony/Poultry Farm
3	“RI”	8.3 (under chapter 8)	New Industrial building or extension of existing industrial building falling under Red category as indicated in Annexure-I of this LUDCP
			Industries - excluding small-scale home industries employing fewer than 5 persons (with power) or 10 persons (without power) that do not produce smoke, dust, liquid waste, obnoxious gases, vibration, noise or are not prejudicial to residential quarters.
			Hazardous Category of buildings (as indicated in the definition in Chapter no.2)
			Mercantile (wholesale) building & extension of existing mercantile (wholesale) building
			Storage Category of buildings (as indicated in the definition in Chapter no.2)
			Logistic Park
			Slaughterhouse or tanneries
			Crematorium
			Mixing of use as indicated in Chapter 10.
			“Khataals” (as indicated in the definition in Chapter no.2)/ Dairy Farm/Cattle Colony/Poultry Farm
			Change of occupancy of existing Petrol pumps/Vehicle refuelling Station
4	“R”	8.4 (under chapter 8)	Industries - excluding small-scale home industries employing fewer than 5 persons (with power) or 10 persons (without power) that do not produce smoke, dust, liquid waste, obnoxious gases, vibration, noise or are not prejudicial to residential quarters.
			Hazardous Category of buildings (as indicated in the definition in Chapter no.2)
			New buildings or extension of existing with business or assembly occupancy of not more than 10% of total cover area
			Storage Category of buildings (as indicated in the definition in Chapter no.2)
			Crematorium and Burial Ground
			Logistic Park
			Slaughterhouse or tanneries
			Mixing of use as indicated in Chapter 10

Sl. No	Land use / Planning Zone	Provision / Para No./ Table No. No. (as the case may be)	Proposed Provisions as negative list i.e. non permissible activities, apart from these activities, all other activities will be permitted activities.
			“Khataals” (as indicated in the definition in Chapter no.2)/ Dairy Farm/Cattle Colony/Poultry Farm
			New Petrol Pumps and change of occupancy of existing Petrol pumps/Vehicle refuelling Station
5	“I”	8.5 (under chapter 8)	New Residential Buildings excepting the Hostels and Dormitories for workers
			Non-ancillary commercial uses.
			Change of occupancy of existing Petrol pumps/Vehicle refuelling Station

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.