

Government of West Bengal
Department of Urban Development & Municipal Affairs
Nagarayan
DF-8, Sector-I, Salt Lake, Kolkata-700064

No. 1106 /MA/O/C-4/1M-31/2015 (Pt-V)

Dated, Kolkata, the 16th Nov. 22

ORDER

The Governor is pleased hereby to make the following amendments , in this Department's order no. 161/MA/O/C-4/1M-31/2015 (Pt-III) dated Kolkata , the 19th.February,2020 , issued for the purpose of classification of buildings on the basis of any or all the risk factors.

Amendments

In the said Order, the table classifying the "Risk Classification" shall be substituted by the following tables:-

Table-I (Applicable for Urban Local Bodies other than Hill areas)

SL NO	Type of Building	Height	Foundation Type	Zone	Other Parameter	Risk	Technical Personnel to be engaged
1	i) Residential building for own use with built up area upto 400 sq.mt.	Upto 10 mtr	Shallow not involving underground structure	II & III		LOW	LBS II
		Upto 6.5 mtr		IV & V		LOW	LBS II
	ii) Storage/Institutional/Educational/Commercial/Marcantile with builtup area upto 250 sq.mt.	Above 6.5 upto 10 mtr		IV & V		MEDIUM	LBS II alongwith written certification from Structural Engineer II and Geo Technical Engineer II at the time of Sanction of building plan

		Upto 10 mtr		All	i) In Areas prone to soil erosion or areas with black cotton soil or (ii) plot directly abutting to Railway line/Metro Railway line or (iii) Building adjacent to water body of area more than 500sq.mt/canal or falling in Coastal Region	MEDIUM	LBS II alongwith written certification from Structural Engineer II and Geo Technical Engineer II at the time of Sanction of building plan
		Above 10 upto 15.5 mtr		II & III		MEDIUM	LBS II alongwith written certification from Structural Engineer II and Geo Technical Engineer II at the time of Sanction of building plan
		Above 10 upto 15.5mtr		IV & V		HIGH	LBS-I /Architect+ Structural Engineer II + Geo Technical Engineer II

		Above 10 upto 15.5mtr		All	i) In Areas prone to soil erosion or areas with black cotton soil or (ii) plot directly abutting to Railway line/Metro Railway line or (iii) Building adjacent to water body of area more than 500sq.mt/canal or falling in Coastal Region	HIGH	LBS-I/Architect + Structural Engineer II + Geo Technical Engineer II
		Upto 15.5mtr	Deep / foundation involving underground structure	All		HIGH	LBS-I/Architect + Structural Engineer II + Geo Technical Engineer II
2	i) Residential building for own use with built up area above 400 sq mt upto 750 sq.mt ii) Storage/Institutional/Educational/Commercial/Marcantile with builtup area above 250 sq.mt. upto 2000 sq, mt	Upto 10 mtr	Shallow not involving underground structure	II & III		MEDIUM	LBS II alongwith written certification from Structural Engineer II and Geo Technical Engineer II at the time of Sanction of building plan



iii) Industrial /IT/ITES Building with builtup area upto 250 sq.mt.	Upto 6.5 mtr		IV & V		MEDIUM	LBS II along with written certification from Structural Engineer II and Geo Technical Engineer II at the time of Sanction of building plan
	Above 6.5 upto 10 mtr		IV & V		HIGH	LBS- I/Architect + Structural Engineer II + Geo Technical Engineer II
	Upto 10 mtr		ALL	i) In Areas prone to soil erosion or areas with black cotton soil or (ii) plot directly abutting to Railway line/Metro Railway line or (iii) Building adjacent to water body of area more than 500sq.mt/canal or falling in Coastal Region	HIGH	LBS- I/Architect + Structural Engineer II + Geo Technical Engineer II
	Above 10 upto 15.5 mtr		ALL		HIGH	LBS- I/Architect + Structural Engineer II + Geo Technical Engineer II
	Upto 15.5 mtr	Deep / foundation involving underground structure	All		HIGH	LBS- I/Architect + Structural Engineer II + Geo Technical Engineer II

3	Any building that is beyond the purview of sl no.1 &2	Upto 15.5 mtr	Any type	All		HIGH	Architect + Structural Engineer II + Geo Technical Engineer II
4	All	Above 15.5 to 21.5	Any type	All		HIGH	Architect + Structural Engineer II + Geo Technical Engineer II
		Above 21.5 to 25.5	Any type	All		HIGH	Architect + Structural Engineer I + Geo Technical Engineer I
		Above 25.5	Any type	All		HIGH	Architect + Structural Engineer I+ Geo Technical Engineer I + Structural Reviewer

Table-II (Applicable for Urban Local Bodies in Hill areas)

SL NO	Type of Building	HEIGHT	OTHER PARAMETER	RISK	Technical Personnel to be engaged
1	i) Residential building for own use with built up area upto 400 sq.mt. ii) Storage/Institutional /Educational/Commercial /Mercantile with builtup area upto 250 sq.mt.	Upto 6.5 mtr		LOW	LBS-II

		Upto 6.5 mtr	i) In Areas prone to soil erosion (ii) site with inclination of 30 degree and above (iii) plot directly abutting to Railway line (iv) Building adjacent to water body of area more than 500 sq.mt.	MEDIUM	LBS-II alongwith written certification from Structural Engineer II and Geo Technical Engineer II at the time of Sanction of building plan
2	i) Residential building for own use with built up area above 400 sq mt upto 750 sq.mt ii) Storage/Institutional /Educational/Commercial /Marcantile with builtup area above 250 sq.mt. upto 2000 sq, mt iii) Industrial /IT/ITES Building with builtup area upto 250 sq.mt.	Upto 6.5mtr		MEDIUM	LBS-II alongwith written certification from Structural Engineer II and Geo Technical Engineer II at the time of Sanction of building plan
		Upto 6.5mtr	i) In Areas prone to soil erosion (ii) site with inclination of 30 degree and above (iii) plot directly abutting to Railway line (iv) Building adjacent to water body of area more than 500 sq.mt.	HIGH	LBS-II/Architect + Structural Engineer II + Geo Technical Engineer II
3	Any building that is beyond the purview of sl no.1 &2	Upto 6.mtr		HIGH	LBS-II/Architect + Structural Engineer II + Geo Technical Engineer II
4	Any Building	Above 6.5 to 13.5 mtr		HIGH	LBS-I / Architect + Structural Engineer II + Geo Technical Engineer II + Structural Reviewer

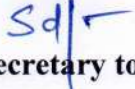
N.B : Architect in association with Structural Engineer may be engaged as consultant instead of LBS.

Built -up area of a building means the covered areas of all the floor(s) / basement level including the exempted and service areas such as stair cover, lift machine room, roof tanks with support, covered car parking etc., but does not include voids like duct, lift well etc.

Necessary amendments in the West Bengal Municipal (Building) Rules, 2007 for this purpose will be made accordingly in due course of time.

This order shall take effect from **01.12.2022**.

By order of the Governor,


**Special Secretary to the
Govt. of West Bengal**

No. 1106 /1(13)/ MA/O/C-4/1M-31/2015 (Pt-V)

Dated, Kolkata, the 16th Nov. 22

Copy forwarded for information & necessary action to:-

1. Mayor , Asansol /Durgapur / Bidhannagar / Siliguri / Chandernagore Municipal Corporation
2. Chairman / Chairperson / Administrator
.....Municipality / Notified Area Authority
3. Commissioner, Asansol /Durgapur / Bidhannagar / Siliguri / Chandernagore Municipal Corporation
4. District Magistrate District
5. Executive Director, WBIDC/ WBIIDC/ WBSIDC
6. Executive Officer / Finance Officer
Municipality / Notified Area Authority
7. Executive Officer , NDITA / Sec-VI ITA/ GCITA
8. Additional Secretary, UD&MA Department (MA Statutory wing)
9. Chief Engineer , Municipal Engineering Directorate
10. Superintending Engineer, Planning Circle (South) Municipal Engineering Directorate
11. Private Secretary to the Hon'ble Minister-in-charge , UD&MA Department
12. Section Officer, IT&e-Gov Cell, UD&MA Department with the request to upload this order in the Departmental website immediately.
13. PS to Principal Secretary, UD&MA Department


Special Secretary

16/11/2022
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