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

BURDWAN DEVELOPMENT AUTHORITY
A Statutory Authority of the Government of West Bengal
New Administrative Building (5th Floor),
Purba Burdwan - 713101

PUBLIC NOTICE

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

WHEREAS, Burdwan Development Authority (hereinafter called BDA), 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 Zoning Regulation of the Development Control portion of the Land Use and Development Control Plan (hereinafter referred to as the "LUDCP"), which was approved by the Urban Development & Municipal Affairs Department under Section 37 of the said Act vide Memo No. 749-UDMA-22013(99)/28/2020-DAC SEC-Dept. of UDMA dated 28.04.2025 and notified in the Kolkata Gazette on 22.05.2025. 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, BDA hereby publishes this Public Notice regarding the preparation of the aforesaid amendment to the Zoning Regulation of the Development Control portion of the LUDCP, with the prior approval of the State Government vide no. 1385-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 5:00 P.M. at the Office of the Chief Executive Officer, Burdwan Development Authority, New Administrative Building (5th Floor), Bardhaman, Dist-Purba Bardhaman, Pin-713101.

A soft copy of the proposed amendment to the LUDCP may also be availed at the official website of Burdwan Development Authority (<https://bdaburdwan.org/>) and 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 Chief Executive Officer, Burdwan Development Authority, will be received at the Office of the Chief Executive Officer, Burdwan Development Authority, Administrative Building (5th Floor), Bardhaman, Dist-Purba Bardhaman, Pin-713101 on all working days between 11:00 A.M. and 5:00P.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 Burdwan Development Authority.

Sd/-

SUBHABRATA MANDAL

*Chief Executive Officer,
Burdwan Development Authority
Purba Bardhaman*

Draft amendment of the Land Use Development Control plan for the **Burdwan Development Authority**, earlier notified in the Kolkata Gazette on 22.05.2025 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.	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	Table 40	Industrial, Hazardous and Extractive Uses - Industries listed under the Green Category of WBPCB (other than small-scale industries), and all industries listed under the Orange, Ordinary Red and Special Red Categories of WBPCB, gas godowns, combustion-related uses, junkyards, mining and quarrying operations, and other activities involving excavation, blasting or large-scale extraction causing environmental degradation. Commercial, Hospitality and Entertainment Uses - Wholesale commercial/trading complexes, hotels above 3-star category, convention centres, cinemas and multiplexes, restaurants with bar facilities, and other large-scale commercial and hospitality establishments. Warehousing, Storage and Logistics Uses - Cold storages, warehouses, godowns, loading/unloading bays, weighbridge facilities, terminal facilities, and storage facilities including milk chilling centres and pasteurisation plants. Institutional, Healthcare and Research Uses - Colleges, universities, technical institutions, research establishments, experimental and testing laboratories, meteorological observatories, hospitals, and nursing homes treating exclusively contagious diseases. Transport and Utility Infrastructure Uses - Electric grid stations, fuel stations (except where permitted along National Highways or unless NOC obtained from statutory Authority), automobile repairing workshops and garages. Agricultural, Livestock and Allied Uses - Farming, horticulture, floriculture, agro-forestry, forestry and plantation activities, pisciculture, aquaculture, orchards, grazing pastures, dairy and cattle farms, piggeries, poultry farms, livestock-rearing activities, cattle sheds, and storage or drying of fertilizers. Waste Management and Disposal 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
(a)	(b)	(c)	(d)	(e)
			- Waste disposal sites, including landfills, hazardous waste dumping grounds and similar waste management facilities. Slaughter, Burial and Cremation Uses - Slaughterhouses, tanneries, cemeteries, crematoriums, burial grounds, electric crematoriums, burning places and similar uses. Recreational, Conservation and Special Uses - Public squares/plazas, outdoor stadiums, organised recreational complexes, amusement parks, eco-parks, science parks, zoological and botanical gardens, race courses, race/driving testing tracks, and similar large-scale recreational or conservation-oriented uses.	
2	Mixed Use	Table 40	Industrial, Hazardous and Extractive Uses - Industries listed under the Orange, Ordinary Red and Special Red Categories of WBPCB, chemical plants, refineries, large-scale petrochemical industries, nuclear power plants and related installations, mining and quarrying operations, and other hazardous, noxious or environmentally degrading activities. Storage, Logistics and Transport-Related Uses - Storage or handling of hazardous, combustible or flammable materials, including gas godowns, oil depots, petroleum storage facilities and inflammable materials, as well as bus/truck lay-bye facilities, loading/unloading bays and similar logistics-related infrastructure. Agricultural, Livestock and Allied Uses - Dairy farms, poultry farms, piggeries and other livestock-rearing activities. Waste Management Uses - Waste disposal sites, including landfills, hazardous waste dumping grounds and similar waste management facilities. Slaughter, Burial and Cremation Uses - Slaughterhouses, tanneries, cemeteries, crematoriums, burial grounds, electric crematoriums and similar uses.	
3	Commercial	Table 40	Industrial, Hazardous and Extractive Uses - Industries listed under the Ordinary Red and Special Red Categories of WBPCB, mining and quarrying operations, and other activities involving excavation, blasting or large-scale extraction causing environmental degradation. Agricultural, Livestock and Allied Uses - Farming, pisciculture, aquaculture, horticulture, floriculture, agro-forestry, forestry and plantation activities, dairy and cattle farms, piggeries, poultry farms, livestock-rearing activities, cattle sheds, and storage or drying of fertilizers. Transport and Logistics 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
(a)	(b)	(c)	(d)	(e)
			- Bus and truck lay-bye facilities, loading and unloading bays, and similar freight and logistics-related infrastructure. Healthcare Uses - Hospitals, nursing homes and healthcare facilities treating contagious diseases. Waste Management Uses - Waste disposal sites, including landfills, hazardous waste dumping grounds and similar waste management facilities. Burial and Cremation Uses - Cemeteries, crematoriums, burial grounds, electric crematoriums and similar uses.	
4	Industrial	Table 40	Residential Uses - Residential development, except accommodation ancillary to and directly associated with permissible industrial activities 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. Commercial and Retail Uses - Retail commercial establishments, shops and departmental stores exceeding 300 sq. metres of floor area and not ancillary to industrial activities, excluding restaurants, guest houses, boarding houses and banking facilities incidental to industries. Institutional, Educational and Community Uses - Educational and research institutions, multi-purpose community halls, public plazas, convention centres, banquet halls, cultural centres, places of public worship and other non-industrial institutional or assembly uses. Healthcare Uses - Hospitals, nursing homes, sanatoria, rehabilitation centres and other medical or public health institutions, particularly those treating contagious diseases and having a floor area exceeding 500 sq. metres. Recreational and Public Assembly Uses - Amusement parks, stadiums, sports complexes, organised recreational complexes and similar recreational or public gathering facilities. Burial and Cremation Uses - Cemeteries, crematoriums, burial grounds, electric crematoriums and similar uses.	
5	Public-Semi Public	Table 40	Residential Uses - Residential uses, except institutional residences and housing developed for rehabilitation of the Economically Weaker Sections (EWS). Industrial, Hazardous and Storage Uses - Industries listed under the Green Category of WBPCB (other than small-scale industries), and all industries listed under the Orange, Ordinary Red and Special Red	

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(a)	(b)	(c)	(d)	(e)
			Categories of WBPCB, together with gas godowns, combustion-related uses, junkyards, cold storages, warehouses, godowns, logistics parks and similar storage or distribution facilities. Agricultural, Livestock and Allied Uses Dairy farms, cattle colonies, poultry farms and other livestock-rearing activities.	
6	Recreational	Table 40	Residential Uses - Residential uses, except those ancillary to and directly associated with permissible recreational activities. Commercial, Hospitality and Business Uses - Retail shops, departmental stores exceeding 100 sq. metres of floor area, wholesale complexes, malls, wholesale trading establishments, hotels, eateries and restaurants with bar facilities exceeding 100 sq. metres of floor area, banks, financial institutions, professional establishments, commercial, private and corporate offices, daily or weekly markets and perishable goods markets. Industrial, Hazardous and Storage Uses - Industries listed under the Green Category of WBPCB (other than small-scale industries), and all industries listed under the Orange, Ordinary Red and Special Red Categories of WBPCB; LPG storage facilities; storage, segregation and sale of second-hand, recyclable or junk materials; warehouses, logistics facilities, weighbridge facilities and other storage or distribution uses. Institutional, Educational and Healthcare Uses - Educational institutions, technical institutions, research establishments, experimental and testing laboratories, meteorological observatories, hospitals and nursing homes. Transport, Utility and Infrastructure Uses - Fuel stations (except where otherwise specifically permitted), electric grid stations, automobile repairing workshops, garages and similar utility or transport-related infrastructure. Agricultural, Livestock and Allied Uses - Khatahs (cattle sheds), dairy yards and other livestock-related activities. Waste Management Uses - Waste disposal sites, including landfills, hazardous waste dumping grounds and similar waste management facilities. Burial and Cremation Uses - Cemeteries, crematoriums, burial grounds, electric crematoriums and similar uses. Public Assembly and Convention Uses - Public plazas, convention centres, banquet halls, cinemas, multiplexes and similar large-scale assembly uses.	
7	Transport	Table 40	Residential 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
(a)	(b)	(c)	(d)	(e)
			- Plotted housing, group housing, apartments, multi-dwelling units, old age homes, orphanages, dormitories, housing for rehabilitation and Economically Weaker Sections (EWS), and any other residential use not ancillary to transport and communication activities. Commercial, Assembly and Entertainment Uses - Public plazas, convention centres, banquet halls, cinemas, multiplexes, daily or weekly markets, perishable goods markets and similar assembly-oriented commercial uses. Industrial Uses - Industries listed under the Orange, Ordinary Red and Special Red Categories of WBPCB and other industrial activities incompatible with the transportation function of the zone. Institutional, Educational and Research Uses - Educational institutions, technical institutions, research establishments, experimental and testing laboratories, meteorological observatories and similar institutional uses. Healthcare Uses - Hospitals, nursing homes and other healthcare facilities. Agricultural, Livestock and Allied Uses - Farming, pisciculture, aquaculture, horticulture, floriculture, community garden farming, agro-forestry, dairy and cattle farms, piggeries, poultry farms, livestock-rearing activities and similar agricultural uses.	
8	Agriculture	Table 40	Residential Uses - Plotted housing, group housing, apartments, multi-dwelling units, old age homes, orphanages, dormitories, housing for rehabilitation and Economically Weaker Sections (EWS), and any other residential use not ancillary to permissible agricultural activities. Commercial, Hospitality and Assembly Uses - Wholesale complexes, malls, wholesale commercial and trading establishments, hotels, eateries and restaurants with bar facilities exceeding 100 sq. metres of floor area, public plazas, convention centres, banquet halls, cinemas, multiplexes, perishable goods markets and similar commercial or assembly-oriented uses. Industrial Uses - Industries listed under the Green Category of WBPCB (other than small-scale industries), and all industries listed under the Orange, Ordinary Red and Special Red Categories of WBPCB. Institutional, Educational and Research Uses - Educational institutions, technical institutions, research establishments, experimental and testing laboratories, meteorological observatories and similar institutional uses. Healthcare Uses - Hospitals, nursing homes and other healthcare facilities.	

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)
9	River Front Zone	Table 40	River Front Zone-1 (RFZ-1) (Area within 5 metres from the edge of the river) The following shall be prohibited within RFZ-1: • All residential uses, including single-unit housing, multi-unit housing, group housing and other forms of residential development. • All commercial, business, retail, hospitality and trading activities. • All industrial, manufacturing, processing, storage and allied industrial activities. • All public, semi-public, institutional, educational, healthcare, cultural and community facilities. • Farmhouses, farm stays, dairy farms, cattle colonies, poultry farms and similar livestock-related activities. • Any other development, use or activity not specifically permitted under applicable laws or by the competent authority for river conservation, protection, management, public safety, or essential infrastructure purposes. Additional Conditions • Any permissible development within the River Front Zone shall comply with the applicable built-up area restrictions, which shall not exceed 200 sq. metres where prescribed. • For development within the River Front Zone along the River Damodar, prior No Objection Certificate (NOC) from the Irrigation Department, Government of West Bengal, shall be mandatory before undertaking any development activity.	
10	Special Zone	Table 40	Prohibited Development Uses • No development shall be permitted within: ○ S1 Zone – Areas of historical or archaeological importance; and ○ S2 Zone – Areas recorded as ‘<i>Bagan</i>’ and identified as ecologically important areas. Conditional Exception • Government-sponsored or Government-approved projects may be permitted subject to obtaining all applicable environmental clearances, statutory approvals and No Objection Certificates from the concerned authorities/departments. Special Regulation for S3 Zone • Development within S3 Zone (embankments surrounding ponds, water bodies and other ecologically important areas) shall be regulated in accordance with the provisions prescribed under Point 8 of Section 9.3.2.	

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.