

Government of West Bengal
Urban Development & Municipal Affairs Department
 Nagarayan, 6th Floor,
 DF-8, Sector – I, Salt Lake, Kolkata – 700 064

ORDER

No. 161/MA/O/C-4/1M-31/2015 Pt. - III

Dated, Kolkata, the 19th February, 2020

The Governor is pleased hereby to make the following amendment in this Department notification No. 208/MA/O/C-4/1M-31/2015 (Pt – II), dated, the 6th March, 2019 (hereinafter referred to as the said Order) issued for the purpose of classification of buildings on the basis of any or all the risk factors.

Amendment

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

Table 1 (Applicable for Urban Local Bodies other than Hill areas)

Sl. No.	Building Height	Area/ Use/ Topography/ Category of building	Risk Classification	Technical Personnel to be engaged
1.	Up to 10 meters (not involving deep foundation or underground structure)	(i) If the Plot area up to 200 sqm for residential building of own use; or (ii) Covered/ Built up area up to 250 sqm. for Storage/ Warehouse/ Godown/Institution building (excluding inflammable or any reactive materials).	Low risk	Licensed Building Surveyor Class II
1A.	Up to 10 meters (not involving deep foundation or underground structure)	Any building in Sl. No. 1 falling (i) under Zone IV of Earthquake Hazard Map as per vulnerability Atlas of India; or (ii) in areas prone to soil erosion and/ or areas with black cotton soil or (iii) directly abutting to (a) Railway line (b) High tension line (c) Electrical Sub-station (d) Metro Railway line and alignment (e) Water body of more than 500 sqm. area/ canal/ Coastal Region Zone.	Medium risk	Licensed Building Surveyor Class II along with written certification from Structural Engineer Class II and Geo Technical Engineer Class II.
2.	Above 10 meters up to 15.5 meters (not involving deep foundation or underground structure)	(i) If the Plot area above 200 sqm. but up to 500 sqm. for residential building of own use; or (ii) Covered/ Built up area above 250 sqm. but up to 2000 sqm. for Storage/ Warehouse/ Godown/Institution building (excluding inflammable or any reactive materials); or (iii) Covered/ Built up area up to 250 sqm. for Industrial building; or (iv) Any quantum of Covered/ Built up area for Commercial building/ Mercantile building/ Apartment for residential use/ Group Housing.	Medium risk	Licensed Building Surveyor Class I along with written certification from Structural Engineer Class II and Geo Technical Engineer Class II.
2A.	Above 10 meters up to 15.5 meters (not involving deep foundation or underground structure)	Any building in Sl. No. 2 falling (i) under Zone IV of Earthquake Hazard Map as per vulnerability Atlas of India; or (ii) in areas prone to soil erosion and/ or areas with black cotton soil or (iii) directly abutting to (a) Railway line (b) High tension line (c) Electrical Sub-station (d) Metro Railway line and alignment (e) Water body of more than 500 sqm. area/ canal/ Coastal Region Zone.	High risk	Licensed Building Surveyor Class I, Structural Engineer Class II and Geo Technical Engineer Class II

3.	Up to 15.5 meters (involving deep foundation or underground structure)	A. All buildings of Area/ Use/ Topography/ Category	High risk	Architect, Structural Engineer Class II and Geo Technical Engineer Class II
4.	Above 15.5 meters up to 20 meters	A. (i) If the Plot area above 500 sqm. for Residential building of own use; or	High risk	Architect, Structural Engineer Class II and Geo Technical Engineer Class I
5.	Above 20 meters up to 25.5 meters	(ii) Covered/ Built up area above 2000 sqm. for Storage/ Warehouse/ Godown building; or	High risk	Architect, Structural Engineer Class I and Geo Technical Engineer Class I
6.	Above 25.5 meters	(iii) Covered/ Built up area above 250 sqm. for Industrial building; or	High risk	Architect, Structural Engineer Class I, Geo Technical Engineer Class I and Structural Reviewer
		(iv) Any quantum of Covered/ Built up area for Commercial building/ Mercantile building/ Apartment for residential use/ Group Housing.	High risk	Architect, Structural Engineer Class I, Geo Technical Engineer Class I and Structural Reviewer
7.	Any Height	All Assembly Buildings/ Hazardous Buildings.	High risk	Architect, Structural Engineer Class I, Geo Technical Engineer Class I and Structural Reviewer

Table 2 (Applicable for Urban Local Bodies in Hill areas)

Sl. No.	Building Height	Area/ Use/ Topography/ Category of building	Risk Classification	Technical Personnel to be engaged
1.	Up to 6.5 meters	A. (i) If the Plot area up to 200 sqm for Residential building of own use; or (ii) Covered/ Built up area upto 250 sqm. for Storage/ Warehouse/ Godown/Institution building (excluding inflammable or any reactive materials).	Low risk	Licensed Building Surveyor Class II
1A.	Up to 6.5 meters	All building in Sl. No. 1 falling (i) in areas prone to soil erosion or (iii) directly abutting to (a) High tension line (b) Electrical Sub-station (c) Water body of more than 500 sqm. area.	Medium risk	Licensed Building Surveyor Class II along with written certification from Structural Engineer Class II and Geo Technical Engineer Class II.
2.	Above 6.5 meters up to 13.5 meters	A. (i) If the Plot area above 200 sqm. but up to 500 sqm. for Residential building of own use; or (ii) Covered/ Built up area above 250 sqm. but up to 2000 sqm. for Storage/ Warehouse/ Godown/Institution building (excluding inflammable or any reactive materials); or (iii) Covered/ Built up area up to 250 sqm. for Industrial building; or (iv) Any quantum of Covered/ Built up area	Medium risk	Licensed Building Surveyor Class I along with written certification from Structural Engineer Class II and Geo Technical Engineer Class II.

		for Commercial building/ Mercantile building/ Apartment for residential use/ Group housing.		
2A.	Above 6.5 meters up to 13.5 meters	All building in Sl. No. 2 falling (i) in areas prone to soil erosion or (ii) directly abutting to (a) High tension line (b) Electrical Sub-station (c) Water body of more than 500 sqm. area.	High risk	Licensed Building Surveyor Class I, Structural Engineer Class II and Geo Technical Engineer Class II.

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

By order of the Governor,

Sd/- S. K. Dutta

Joint Secretary to the Govt of West Bengal

No. 161/1(150)/ MA/O/C-4/1M-31/2015 Pt. - III

Dated, Kolkata, the 19th February, 2020

Copy forwarded for information and necessary action to the, -

1. Mayor/Administrator, Asansol/ Bidhannagar/ Chandernagore/ Durgapur/ Siliguri Municipal Corporation, P.O. _____, Dist. _____.
2. Chairman/ Chairperson/Administrator, _____ Municipality/ Notified Area Authority, P.O. _____, Dist. _____.
3. District Magistrate, _____, P.O. _____, Dist. _____.
4. Joint Secretary, Statutory Wings (Municipal Affairs Branch) of this Department.
5. Executive Director, WBIDC/WBIIDC/WBSIDC.
6. Commissioner, Asansol/ Bidhannagar/ Durgapur/ Chandernagore/ Siliguri Municipal Corporation, P.O. _____, Dist. _____.
7. Secretary, Municipal Engineering Directorate, Government of West Bengal, Bikash Bhawan, Salt Lake, Kolkata – 700 091.
8. Superintending Engineer, Planning Circle (South/North), Municipal Engineering Directorate.
9. Private Secretary to the Hon'ble Minister-in-Charge, Urban Development & Municipal Affairs Department.
10. Section Officer, IT/e-Gov. of this Department with a request to upload this Notification in the Departmental Website.
11. Sr. P.A. to Principal Secretary, Urban Development & Municipal Affairs Department.

S. K. Dutta
Joint Secretary 19/02/2020