

**Government of West Bengal**  
**Department of Urban Development & Municipal Affairs**  
**Municipal Affairs Branch**  
**NAGARAYAN**  
**DF – 8, Sec – I, Salt Lake, Kolkata - 700064**

No. 208/MA/O/C-4/1M-31/2015 Pt - III

Date: 06/03/2019

**ORDER**

**Subject: Sanction of Building Plan on the basis of risk-based classification of buildings.**

The Urban Development & Municipal Affairs Department, Government of West Bengal has decided that all buildings may be classified into the following categories on the basis of any or all the risk factors, as detailed in column (3) and (4) of the table below:

Sl. No. (1)	Risk Classification (2)	Factor – I: Height of Building (3)	Factor – II: Category of building (4)
1.	High Risk	<b>Above 15.5 meter (Above 11.5 meter for hill areas)</b>	<p>A. All buildings involving (i) deep foundation or (ii) basement;</p> <p>B. All buildings directly abutting (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/ CRZ;</p> <p>C. All buildings falling under Zone IV of Earthquake Hazard Map as per vulnerability in Atlas of India;</p> <p>D. All buildings in areas prone to soil erosion and/ or areas with black cotton soil;</p> <p>E. any other use/ type/category or a specific building as may be directed by the State Government in writing from time to time.</p>
2.	Medium Risk	<b>Above 10.0 meter up to 15.5 meter (Above 6.5 meter but upto 11.5 meter for hill areas)</b>	All buildings not involving (i) deep foundation or (ii) basement.
3.	Low Risk	<b>Up to 10.0meter (Up to 6.5 meter for hill areas)</b>	All buildings not qualifying the criteria under serial no. 1 & 2 above.

2. (a) In case of Low Risk Buildings necessary sanction of buildings will be accorded on the basis of self-certification by the empanelled technical personnel in Urban Local Bodies in terms of the West Bengal Municipal Building Rules, 2007, as amended;

(b) For Medium Risk Buildings the necessary sanction will be accorded by way of obtaining Third Party Certification from reputed institutions like Jadavpur University and Indian Institute of Engineering Science and Technology, Shibpur in terms of the West Bengal Municipal Building Rules, 2007, as amended;

(c) For High Risk Buildings having height upto 15.5 meter (upto 11.5 meter for hill areas), necessary sanction will be accorded by way of joint inspection in presence of Municipal Authority, representatives of concerned Departments issuing NOC etc. along with Third Party Certification from reputed institutions like Jadavpur University and Indian Institute of Engineering Science and Technology, Shibpur. in terms of the West Bengal Municipal Building Rules, 2007, as amended.

(d) For High Risk Buildings having height above 15.5 meter (above 11.5 meter for hill areas), necessary sanction will be accorded by way of joint inspection joint inspection in presence of empanelled structural reviewer, Architect, concerned ULB personnel, NOC issuing authority etc. in terms of the West Bengal Municipal Building Rules, 2007, as amended.

3. This order issues with the approval of higher authority in supersession of earlier order No. 505/MA/O/C-4/1M-31/2015 (Pt – I) dtd. 27/07/2017.

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

Sd./- S. K. Dutta  
**Joint Secretary to the  
Government of West Bengal**

**No. 208/1(250)/MA/O/C-4/1M-31/2015 Pt - III**

**Date: 06/03/2019**

Copy forwarded for information to, the:-

1. Mayor/ Chairman/ Chairperson, \_\_\_\_\_ Mu. Corporation/ Municipality/ NAA
2. Addl. Chief Secretary, IT&E Department, Govt. Of West Bengal
3. Director, ILGUS
4. Head, EODB Cell
5. Joint Secretary, \_\_\_\_\_ Department, Govt. Of West Bengal.
6. Chief Engineer, Municipal Engineering Directorate.
7. Commissioner, \_\_\_\_\_ Municipal Corporation.
8. Executive Officer, \_\_\_\_\_ Municipality/ NAA.
9. P.S to Hon'ble MIC, UD & MA Department, Govt. of West Bengal.
10. P. S. to Pr. Secretary, UD & MA Department, Govt. of West Bengal.

  
Joint Secretary to the  
Government of West Bengal