

Government of West Bengal
Urban Development Department
"Nagarayan", DF-8, Sector-I,
Salt Lake, Kolkata-700 064.

No. 2052-UD/O/M/HID/5M-28/2016

Dated: 11th July, 2016

ORDER

In pursuance of Order No. 658/MA/O/C-4/3R-3/2014 dated 23.09.2015 issued by Municipal Affairs Department, read with Orders No. 624/MA/O/C-4/3R-3/2014(Pt.) dated 09.09.2015 and 633/MA/O/C-4/3R-4/2014 dated 14.09.2015 issued by that Department and also this Department Notification No. 4150-UD/O/M/HID/4I-3/2011 dated 18.12.2014, the Governor is pleased hereby to spell out the definition of 'Green Building', specify the incremental fees/charges on the additional Floor Area Ratio (F.A.R.) and lay down the guidelines for certification and grant of additional Floor Area Ratio (F.A.R.) and also designate the agencies for certification of 'Green Building' within New Town, Kolkata, as described in Schedule-I of New Town Kolkata Development Authority Act, 2007, as follows :

1) **Definition :-**

" 'Green Building' inter alia means a structure created by using processes that are environmentally responsible and resource efficient throughout the building's life cycle i.e. from design, construction, operation, maintenance, renovation and demolition".

2) **Incremental fees/charges on additional Floor Area Ratio(F.A.R.) on 'Green Buildings':-**

(i) In case of "Green Buildings" the rates / charges payable for availing additional "Floor Area Ratio" shall be 10% of the incremental land, as per the circle rates of the Inspector General(Registration) or Lease Premium Rates of WBHIDCO Ltd. of the particular land.

(ii) The fees / charges for availing additional F.A.R. for Green Buildings shall be deposited as prescribed in the Notification issued by Urban Development Department vide No. 4150-UD/O/M/HID/4I-3/2011 dated 18.12.2014 subject to the following conditions :

a) The grant of additional FAR must be in conformity with the LUDCP and must not contravene the norm for structural stability and or any norm of other regulatory authorities (e.g. Environment Department, Pollution Control Board, Fire & Emergency Services Authority, Airport Authority etc.).

b) The rate/fee/charge payable for the additional FAR should be decided in terms of the circle rates of the Inspector General(Registration) or Lease Premium Rates of WBHIDCO Ltd. of the particular land.

c) All incremental fees/charges collected on account of grant of additional FAR will be payable to WBHIDCO Ltd. directly.

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3) **Guidelines for certification and grant of additional Floor Area Ratio (F.A.R.):-**

- (i) 10% additional Floor Area Ratio for "Green Building" shall be allowed only for buildings which have been granted "Gold" rating or higher under Indian Green Building Council (IGBC) rating system or at least "Four Star" rating or higher under GRIHA Rating Systems.
- (ii) Sanction of building plan for construction of "Green Building" and grant of additional F.A.R. shall be allowed on the basis of pre-certification by the designated agencies that are following GRIHA/IGBC Rating System as mentioned hereinafter.
- (iii) The projects which are under construction / implementation and are pre-certified under the Rating System will also be eligible for availing additional F.A.R. subject to observation of other conditions mentioned in the relevant Notification issued by Municipal Affairs Department.
- (iv) The issue of fees / charges shall be governed in terms of the foregoing clause No. (2).
- (v) Periodic inspection during the construction in regard to compliance of "Green Building" norms shall be done by the rating agencies who has issued the pre-certification.
- (vi) Grant of additional F.A.R. should not be in contravention of any building rules of any regulatory / statutory authorities.
- (vii) Plan Sanctioning Authorities, i.e. New Town Kolkata Development Authority may issue partial completion certificate on the basis of inspection report from the rating agency. However, final completion certificate shall be issued by the Authority only after receipt of the "FINAL CERTIFICATION" from the rating agency.
- (viii) In case of non-compliance of the guidelines and upon failure to obtain the rating as mentioned at para (1) above, penalty equivalent to one hundred fifty percent of the value of the floor area sanctioned for availing the additional F.A.R., as per IGR value of the said building, shall be imposed by the Plan Sanctioning Authority i.e. New Town Kolkata Development Authority.

4) **Agencies designated for certification :-**

The agencies to be notified, which follow the rating programme given below will be the designated agencies for certification (Pre-certification or Provisional Certification and Final-certification of 'Green Building').

- (i) Green Rating integrated Habitat Assessment (GRIHA) India; and
- (ii) Indian Green Building Council (IGBC).

By Order of the Governor,

Sd/-

Special Secretary to the
Government of West Bengal.

No. 2052/1(9)-UD/O/M/HID/5M-28/2016

Dated: 11th July, 2016

Copy forwarded for information and necessary action to :-

- 1) The Principal Secretary, Municipal Affairs Department, Government of West Bengal.
- 2) The Secretary, Municipal Affairs Department, Government of West Bengal.
- ✓ 3) The Joint Managing Director, West Bengal Housing Infrastructure Development Corporation Limited, 135, Major Arterial Road, New Town, Kolkata – 700 156.
- 4) The Chief Executive Officer, New Town Kolkata Development Authority.
- 5) The Member-Secretary, New Town Kolkata Development Authority.
- 6) The Chief Executive Officer, New Town Kolkata Development Authority, with the request to circulate this order to all concerned.
- 7) The Officer-on-Special Duty to Hon'ble Minister-in-Charge, Municipal Affairs and Urban Development Department, Government of West Bengal.
- 8) P.S. to Additional Chief Secretary of this Department.
- 9) This Departmental website.



Sd/-
Special Secretary to the
Government of West Bengal.