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

WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.

(A Govt. of West Bengal Undertaking)
"HIDCO BHABAN", Premises No.: 35-1111, Biswa Bangla Sarani, 3rd Rotary,
New Town, Kolkata - 700 156.

NOTIFICATION

No. 409/HIDCO/Plng/865/2023 **Date : 05.11.2026**

In pursuance of Sub-Section (1) of Section 36, read with Section 40 of the West Bengal Town & Country (Planning & Development) Act 1979, it is hereby notified for information to all concerned that the amendment of Development Control Regulation of Land Use & Development Control Plan (LUDCP) of a portion of Newtown Planning Area (carlier notified vide no. 20/HIDCO/Plng/142/2/2012 dated 14.01.2015) has been prepared by the West Bengal Housing Infrastructure Development Corporation Limited (WBHIDCO Ltd) being the Planning Authority of New Town Planning Area (NTPA).

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.

The said amendment has been approved u/s 35 of the West Bengal Town & Country (Plarming & Development) Act 1979 by the State Govt in Urban Development and Municipal Affairs Department (Town and Country Planning Branch), Govt of West Bengal vide no. 1910-UDMA/16/2026-DAC SEC-Dept. of UDMA dated 30.10.2026.

The copy of the aforesaid amended LUDCP can be inspected in the following Offices (on working days hetween 11:00 am to 4:00 pm) and the websites.

1. Office of the Sabhadhipati of the North 24 Parganas Zilla Parishad. Barasat
2. Office of the Sabhadhipati of the South 24 Parganas Zilla Parishad, Alipore
3. Office of the District Magistrate. North 24 Parganas, Barasat

4. Office of the District Magistrate. South 24 Parganas, Alipore
5. Office of the Addl. District Magistrate (Development) North 24-Parganas. Barasat
6. Office of the Addl. District Magistrate (Development) South 24-Parganas, Alipore
7. Offices of the BDO, Rajarhat Bhangore
8. Offices of the BL & LRO. Rajarhat Bhangore
9. The Panchayat Pradhans of the concerned Gram Panchayats:
   (a) Chandipur, Janagrahatiara, Mahishbathan, Patharghata, Rajarhat Bishnupur-I, Rajarhat Bishnupur-II
   (b) Bamanghata, Beonta I, Beonta II, Bhagawanpur, Chaltuberia
10. Office of the Municipal Commissioner. Bidhannagar Municipal Corporation
11. Office of the Chief Executive Officer, KMDA
12. Office of the Chief Executive Officer, NKDA
13. Official Website of UD & MA Department: https://udma.wb.gov.in/
14. Official Website of WBHIDCO Ltd.: https://www.whhidcoltd.com

Therefore, objection(s) in writing under sub-section (1) of Section 36 of the West Bengal Town and Country (Planning and Development) Act, 1979, with regard to the said proposed amendment of the document are invited which may be sent within 60 days of publication of this notice to: the Office of the General Manager (Planning), WBHIDCO Ltd. 3rd Floor, "HIDCO BHABAN", Premises No.35-1111. Major Arterial Road. 3rd Rotary, Kolkata-700156.

Sd/-
SUBHRAJYOTI GHOSH, W.B.C.S.(EXE.)
Joint Managing Director-I
WBHIDCO Ltd.

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Draft amendment of the Land Use and Development Control Plan (LUDCP) for the Area: Zone A, a portion of the Newtown Planning Area of WBHIDCO Ltd as **New Town Planning Authority** earlier notified on gazette vide notification no .20/HIDCO/Plng/142/2/2012 dated 14.01.2015 is placed below:

In reference to the directions issued by the Department vide Memo No. 1954-UDMA-22013(99)/18/2025-DAC Sec-Dept. of UDMA dated 15.12.2025 regarding certain enabling provisions of LUDCPs, and with respect to the "Compliance Reduction and De-Regulation Docket under Ease of Doing Business" for adoption of a flexible zoning framework allowing mixed-use development activities based on the principle of *"permitted unless prohibited"*, the existing Development Control Regulation (DCR) provisions with respect to different land use zones, as prescribed in the LUDCP, may be replaced in accordance with the following table:

Sl. No	**Land use / Planning Zone**	**Provision / Para No./ Table No. No. (as the case may be)**	**Proposed Provisions as negative list i.e. non permissible activities, apart from these activities, all other activities will be permitted activities**
(a)	**(b)**	**(c)**	**(d)**
1.	Land Use Zone (LUZ) Category-I: Residential	Sec-5, Para no. 1 (existing gazette notified LUDCP) no such prescriptions provided 10.1 (draft proposed amendment)	**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, Special Red and Blue Categories of WBPCB, excluding small-scale home industries employing fewer than 5 persons (with power) or 10 persons (without power) that do not produce smoke, dust, liquid waste, obnoxious gases, vibration, noise or are not prejudicial to residential quarters. • Manufacture, storage or handling of hazardous, combustible, inflammable or explosive materials; • Mining, quarrying, brick kilns, material removal and other extractive activities. **Wholesale, Warehousing and Storage Uses** • Wholesale trade facilities, warehouses, logistics facilities/logistic parks, godowns, cold storages, and storage or handling of perishable, hazardous or inflammable commodities. • Wholesale/mercantile use and wholesale loading, unloading and warehousing business. • Storage, segregation and sale of second-hand/junk goods/recyclables, gas godowns/ combustion. **Waste Management and Utility Infrastructure Uses** • Waste disposal sites including landfills and hazardous waste dumping grounds, bio-medical waste management facilities. **Agricultural and Livestock Activities**

			• Commercial livestock-rearing activities, including Animal farming, dairies, poultry farms, piggeries, livestock breeding centres. **Slaughter-Related Uses** • Slaughterhouses, tanneries and similar uses. **Transport and Automobile-Related Uses** • Terminals for goods vehicles, new petrol pumps / filling stations (unless NOC obtained from statutory Authority) **Burial and Cremation Uses** • New crematoriums, cemeteries and burial grounds, electric crematoriums, cremation sites and burning places. **Health Facilities** • Health facilities for contagious diseases.
2.	Land Use Zone (LUZ) Category-II: **Business & Mercantile**	Sec-5, Para no. 2 (existing gazette notified LUDCP) no such prescriptions provided 10.2 (draft proposed amendment)	**Industrial, Extractive and Hazardous Uses** • Industries listed under the Green Category of WBPCB (other than small-scale industries) and all industries listed under the Orange, Ordinary Red Special Red and Blue Categories of WBPCB, excluding small-scale home industries employing fewer than 5 persons (with power) or 10 persons (without power) that do not produce smoke, dust, liquid waste, obnoxious gases, vibration, noise or are not prejudicial to residential quarters. • Mining, quarrying, brick kilns, material removal and other extractive activities. **Slaughter-Related Uses** • slaughterhouses, tanneries and similar uses. **Wholesale, Storage and Waste Uses** • Storage of hazardous or flammable materials, including gas godowns / combustion, oil depots, petroleum storage and inflammable materials. • Waste disposal sites including landfills and hazardous waste dumping grounds, Junkyards. **Agricultural and Livestock Activities** • Animal farming. **Burial and Cremation Uses** • New crematoriums, cemeteries and burial grounds, electric crematoriums, cremation sites and burning places. **Health Facilities** • Health facilities for contagious diseases.

3.	Land Use Zone (LUZ) Category-III: **IT and ITES**	Sec-5, Para no. 3 (existing gazette notified LUDCP) no such prescriptions provided 10.3 (draft proposed amendment)	**Industrial, Extractive and Hazardous Uses** • Industries listed under the Orange, Ordinary Red, Special Red , Blue Categories of WBPCB; • extractive industries, quarrying activities, mining, brick kilns, material removal, and hazardous buildings/occupancies, including storage of hazardous or perishable materials. **Slaughter-Related Uses** • slaughterhouses, tanneries and similar uses. **Agricultural and Livestock Activities** • Commercial livestock-rearing activities, including Animal farming, dairies, poultry farms, piggeries, livestock breeding centres. **Burial and Cremation Uses** • New crematoriums, cemeteries and burial grounds, cremation sites and burning places. **Health Facilities** • Health facilities for contagious diseases.
4.	Land Use Zone (LUZ) Category-IV: **Public, and Semi-Public**	Sec-5, Para no.4 (existing gazette notified LUDCP) no such prescriptions provided 10.4 (draft proposed amendment)	**Industrial, Hazardous and Incompatible Uses** • Industries listed under the Green Category of WBPCB (other than small-scale industries) and all industries listed under the Orange, Ordinary Red, Special Red and Blue Categories of WBPCB, excluding small-scale home industries employing fewer than 5 persons (with power) or 10 persons (without power) that do not produce smoke, dust, liquid waste, obnoxious gases, vibration, noise or are not prejudicial to residential quarters. • Manufacture, storage or handling of hazardous, combustible, inflammable or explosive materials; • mining, quarrying, brick kilns, material removal and other environmentally incompatible activities. **Agricultural, Livestock and Allied Uses** • Animal farming, dairy and poultry farms. **Wholesale, Storage and Service Uses** • Wholesale trade and distribution activities, Wholesale mandis, Logistic parks/warehouses, freight terminals, terminals for goods vehicles, wholesale loading, unloading and warehousing business, gas godowns, cold storage/ store/ godown. **Waste Management and Utility Infrastructure Uses** • Waste disposal sites including landfills and hazardous waste dumping grounds, bio-medical waste management facilities. **Slaughter-Related Uses** • slaughterhouses, tanneries and similar uses. **Scrap and Waste-Related Uses**

			• Gas godowns / combustion, junk yards, scrap handling and similar activities. **Burial and Cremation Uses** • New crematoriums, cemeteries and burial grounds, cremation sites and burning places.
5.	Land Use Zone (LUZ) Category-V: **Industrial**	Sec-5, Para no. 5 (existing gazette notified LUDCP) no such prescriptions provided 10.5 (draft proposed amendment)	**Residential Uses** • Residential use (excluding industrial staff/EWS resettlement 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, Hospitality and Non-Industrial Uses** • Commercial uses, excluding restaurants, guest houses, boarding houses and banks incidental to industries. • Hotels above 20 rooms. **Institutional, Cultural and Recreational Uses** • Educational institutions, libraries, reading rooms; community/auditorium/assembly halls, public venues incidental to industries. • Sports, stadiums, recreation complexes incidental to industries; **Agricultural and Allied Uses** • Farm produce storage/sale; pisciculture, floriculture, community farming; animal farming. • Commercial livestock-rearing activities, including Animal farming, dairies, poultry farms, piggeries, livestock breeding centres. **Extractive and Slaughter-Related Uses** • Brick kilns, quarrying, material removal; mining; slaughter house , tanneries and similar uses.
6.	Land Use Zone (LUZ) Category-VI: **Transport and Communication**	Sec-5, Para no. 6 (existing gazette notified LUDCP no such prescriptions provided) 10.6 (draft proposed amendment)	**Industrial, Extractive and Hazardous Uses** • Industries listed under the Orange, Ordinary Red, Special Red and Blue Categories of WBPCB; • Extractive industries, quarrying activities, mining, brick kilns, and hazardous buildings/occupancies. **Slaughter-Related Uses** • slaughterhouses, tanneries and similar uses. **Agricultural and Livestock Activities** • Commercial livestock-rearing activities, including Animal farming, dairies, poultry farms, piggeries, livestock breeding centres. **Waste Management Uses** • Waste disposal sites including landfills and hazardous waste dumping grounds. **Burial and Cremation Uses**

			• New crematoriums, cemeteries and burial grounds, cremation sites and burning places. **Health Facilities** • Health facilities for contagious diseases.
7.	Land Use Zone (LUZ) Category-VII: **Recreational, Sports and Open space**	Sec-5, Para no. 7 (existing gazette notified LUDCP) no such prescriptions provided 10.7 (draft proposed amendment)	**Industrial, Extractive and Hazardous Uses** • Industries listed under the Orange, Ordinary Red, Special Red and Blue Categories of WBPCB; • Extractive industries, quarrying activities, mining, brick kilns, material removal, and hazardous buildings/occupancies. **Storage, Wholesale and Transport Uses** • Storage of hazardous or perishable materials; storage, segregation and sale of second-hand/junk goods/recyclables. • Manufacture and storage of explosives and petroleum or other incendiaries. • Wholesale loading, unloading and warehousing business; terminals for goods vehicles. • Waste disposal site, including land fill and hazard waste disposal ground. **Slaughter-Related Uses** • slaughterhouses, tanneries and similar uses. **Agricultural and Livestock Activities** • Commercial livestock-rearing activities, including Animal farming, dairies, poultry farms, piggeries, livestock breeding centres. **Burial and Cremation Uses** • Crematoriums, cemeteries and burial grounds, electric crematoriums, burning places and similar uses. **Health Facilities** • Health facilities for contagious diseases.
8.	Land Use Zone (LUZ) Category-VIII: **Utility and Services**	Sec-5, Para no. 8 (existing gazette notified LUDCP) no such prescriptions provided 10.8 (draft proposed amendment)	**Industrial, Extractive and Hazardous Uses** • Industries listed under the Orange, Ordinary Red or Special Red Categories of WBPCB; extractive industries, quarrying activities, mining, brick kilns, and hazardous buildings/occupancies. **Slaughter-Related Uses** • slaughterhouses, tanneries and similar uses. **Agricultural and Livestock Activities** • Commercial livestock-rearing activities, including Animal farming, dairies, poultry farms, piggeries, livestock breeding centres. **Health Facilities** • Health facilities for contagious diseases.
9.	Land Use Zone (LUZ) Category- **Township**	779/HIDCO/Plng/Plng Area/142/2/2012	As per the provision of the West Bengal Town & Country Planning (Development of Township Projects) Rules, 2008 and its latest amendment.

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.