



MADHYAMGRAM MUNICIPALITY

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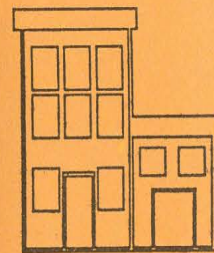
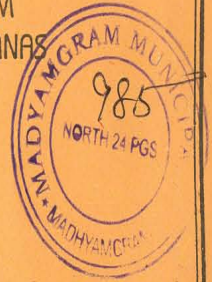
<u>Width of means of Access (in Meters)</u>	<u>Maximum Permissible height</u>
a) 1.8 M. to 3.5 M.	08.00 M.
b) Above 3.5 M. to 6 M.	11.00 M.
c) Above 6.0 M.	14.5 M.

<u>LAND AREA</u>	<u>Minimum Side Space</u>	<u>Minimum Rear Space</u>	<u>Minimum Front Open</u>
(i) Up to 2K Hight of Building upto 8 M.	.600 M.	1.2 M.	.6 M
Hight of Building Above 8 M. to 11.0 M.	.900 M.	1.8 M.	.9 M.
Above 11.0 M. to 14.5 M.	1.2 M.	3.0 M.	1.2 M.
ii) Above 2K and upto 4 K.			
Hight of Building up to 8 M.	1.2 M.	1.8 M.	1.2 M.
Above 8 M. to 11 M.	1.2 M.	3.0 M.	1.2 M.
Above 11 M. to 14.5 M.	1.2 M.	3.0 M.	1.2 M.
(iii) More than 4 K.			
Hight of Building upto 11 M.	1.2 M.	3.0 M.	1.2 M.
Above 11 M. to (One side) 1.2 M. 14.5 M. and another 2.4 M.		3.0 M. 3.9 M.	1.2 M. 1.2 M.

Chairman
Madhyamgram Municipality.

Madhyamgram Municipality

MADHYAMGRAM
NORTH 24 PARGANAS



BUILDING BYE-LAW IN
CONCURRENCE WITH THE
WEST BENGAL MUNICIPAL
(BUILDING) RULES, 1996 AND
THE WEST BENGAL
MUNICIPAL ACT, 1993.

Rs. 15.00 only

G. P.-1000 books,

These rules and regulations have been prepared on the basis of the West Bengal Municipal (Building) Rules, 1996 vide Notification No. : 600/MA/0/ C-4/3R-6/95, published in the Calcutta Gazette dated 30/12/96. For any further clarifications regarding matters not containing with these summarised bye-laws, the said Notification along with the West Bengal Municipal Act, 1993 are to be consulted with.

A. Sec. 225 for the West Bengal Municipal Act, 1993

- 1) The Board of Councillors may make regulations, consistent with the provisions of this Act and the rules made by the State Government thereunder.
- 2) Such regulations may supplement the provisions of this Act and the rules as aforesaid on the relating matters.
 - a) Plans, specifications and other documents or particulars to be furnished with any application for building plan.
 - b) Alterations or additions of any specific description, not falling within the scope of the provisions this chapter.
 - c) Fees in accordance with such scale for plans, specification and information as are not otherwise provided for.
 - d) Type or description of building which, and the purpose for which a building may or may not be erected in any specified area or areas.
 - e) Licensing of builders, surveyors and plumbers for erection of building as well as fees to be paid by the builders, surveyors and plumbers for obtaining such license and the qualifications to be possessed by the for the purpose of this Act.

- f) Precautions to be taken during construction of a building, including scaffolding, fencing and storing of materials.
- g) Materials and method of construction to be used for external party walls, rooms and floors.
- h) Materials and method of construction of fire place, chimneys, drains, privies, urinals and cesspools.
- i) The proportion of any Building site which shall not be built over, the amount of space to be left at the sides and proportion to the floor area of rooms abutting thereon.
- j) Height of any building or portion of a building in relation to the width of street or streets or which it abuts.
- k) Ventilation and flushing of drains, latrines, urinals from streets and where a sewerage system has been provided, the connection of service privies with a sewer and the method of connection.
- l) Width of foundation; height of plinth and stability of structure.
- m) Minimum floor area, minimum height and ventilation or sanitation of the building.
- n) Regulations by specific rules of special classes of buildings taking fire safety and health safety into accounts.
- o) Laying out of huts in a bustee in accordance with alignment lines, prescribed and demarcated on the grounds.
- p) Distance to be kept open between huts and alignment lines.

- q) Special provisions for buildings above 13.5 M in height, taking construction safety, circulation space and the fire escape into account.
- r) Greenery, Beautification and Landscaping to be provided in erection of a building.
- s) Regulations in any manner not specifically provided for in this Act, the erection of any enclosures, wall, fence, tent, or any other structure, of whatsoever kind or nature on any land within the limits of a municipal area.
- t) Special rules for building which are used or intended to be used as storage buildings, Institutional Buildings, Congregational Buildings, Industrial Buildings or Hazardous Buildings to the extent not specifically provided for in this chapter or in the Schedules or in the rules made under this Act.

B. Any person willing to erect a new Building or to extend / modify old one, he / she has to follow the guidelines, as specified below :-

- 1) In case of any building upto 2 story (8.5 M. height) a Building plan must include plan. Front elevation Section through Stair case and W.C. Layout plan, details of typical structural numbers, septic tank and soak pit details.

Drainage system and site plan. The site plan should include nearest electrical main, water supply main and Municipal Drainage Location.

2) In case of any Building above 2 story (8.5. M. height)
A Building plan must include the items stated in

i) along with structural design calculation sheet and separate structural drawing sheet.

3) In case of any Building above 3 story, soil test report and key plan are required to be submitted along with the items stated in (2).

4) Every person who intends to erect a building shall get its plan prepared and structural work designed and supervised by an Architect or Engineer or Licenced or Diploma Civil Engineer or Diploma holding Architect.

5) Every person who intends to erect, re-erect or alter any building shall have to engage :-

i) For all buildings from 11.5 M. to 14.5 M. in height for erection involving piling works, deep foundation of basement works, a licenced Building Surveyor and a Structural Engineer.

a) HABITABLE ROOM :

i) Minimum Area : 6 M²
ii) Minimum shorter dimension : 2.40 M
iii) Minimum height : 2.75 M. from surface or floor to lowest point of Ceiling.

b) KITCHEN :

i) Minimum Area 4.50 M²
ii) Minimum shorter dimension : 1.80 M.
iii) Minimum height : 2.75 M

(4)

iv) Ventilation : Minimum one window of size not less than 1.0 Sq.m.

c) PANTRY : Minimum Area 3.0 M²

d) BATH ROOM AND WATER CLOSET :

1) Bath Room :-

i) Minimum Area : 1.80 M²
ii) Minimum shorter dimension : 1.20 M.
iii) Minimum height : 2.20 M

2) Water Closet :-

i) Minimum Area : 1.10 Sq.m.
ii) Minimum shorter dimension : 0.900 M.

e) COMBINED BATHROOM & WATER CLOSET :

i) Minimum Area : 2 Sq.m.
ii) Minimum shorter dimension : 1.10 m.

f) GARAGE :

i) Minimum Dimension : 5.0 M – 2.50 M.
ii) Minimum Head Room : 2.10 M.

Every Bathroom or water closer shall be so positioned that at least one of its alls shall open to an interior or exterior, open space to shaft and shall have an opening in form of window or ventilator or louver not less than 0.37 Sq.m. in area.

(5)

g) The regulations regarding ---- space to be left aside will be as follows :

Land Area	Minimum Side Space	Minimum Rear Space	Minimum Front Open
i) Upto 2 Cottah	0.600/2'-0" on each side	1.200 M (4'-0")	0.600 M (2'-0")
ii) Above 2 Cottah and upto 4 Cottah	- Do - 0.900/3'-0"	- Do -	0.900 M (3'-0")
iii) More than 4 Cottah			
a) Height of Building upto 8.0 M	1.200 M (4'-0") on Both side	2.0 M (6'-8")	0.900 M (3'-0")
b) Height above 11.0 M. upto 14.50 M	1.20 M on one side 2.50 M (8'-4") on either side.	4.0 M (13'-0")	- Do -

2) Projection like window, Chaja, Carnis etc. may be allowed upto a maximum of 0.450 M within the concerned plot (in case of new construction only) more over so much projection will be allowed where the storm water may pass out to neighbour's premises. In case of land upto 2 Cottahs projection of 0.300 M (1'-0") will be allowed.

3) In case of corner plot a piece of land of size as per following table is required to be left aside at the junction of two pathways, in addition to the normal open space, as specified above. The additional piece of land will be used for by the Municipal Authority for widening of road, drains etc.

(6)

Road Width	Size of Piece of Land
i) Upto 4.50 M.	i) Piece of land of radius 1.5 M.
ii) Above 4.50 M.	ii) Piece of land of radius 2.0 M.

In case of corner plot, connecting two roads of different width, the road width is to be considered in this connection.

h) Height of a particular Building will depend on the width of means of access to the land, as specified below :-

Width Means of Access	Minimum Permissible Height (Including Stair case Roof)
Upto 1.80 M to 3.5 M	8.00 M
Above 3.5 M to 6 M	11.00 M
Above 6 M. to 10 M.	14.50 M

D. Penalties for un-authorized construction :

Any construction without valid sanction from Municipal Authority or any deviation from sanctioned Building plan will be liable to penalties. However deposit of penalty will not lead to regularisation of such un-authorized construction.

(7)

As per provision laid down under Section 218 of W.B. Municipal Act, 1993 and C 1.13 of Municipal Building Rules.

(1) The Board of Councillors may be for demolition or alteration of any building, if the Competent Authority is satisfied.

- a) That the erection of any Building,
 - i) has been commenced without obtaining the sanction of the Competent Authority or,
 - ii) is being carried on or has been commenced otherwise than in accordance with the particulars on which such sanction is based or after sanction has been lawfully withdrawn or,
 - iii) is being carried on or has been completed in breach of any provision of the Act or their rules or of any condition, modification, direction or requisition lawfully given or made under the Act.

b) That any building or projection exists in violation of any condition, modification, direction or requisition lawfully given or made under this Act.

2. If any material alteration or of addition to, any building has been commenced or is being carried on or has been completed in breach or an, provision, of the Act, or if any alteration required by any notice issued under these rules have not been duly made, Chairman-in-Council may make an order directing such erection, alteration or addition or so much turn off as has been exceeded un-lawfully or if any structure specified in the application or plan or specification as

a structure to be demolished or altered before the erection of new building has not been demolished or altered or if any material alteration or addition has been made such alteration or additions shall :

- a) be demolished by the owner thereof or altered by him to the satisfaction of the Competent Authority.
- b) be demolished or altered by the Competent Authority at the expense of the said owner.

In addition to the above provision the owner of such unauthorised construction is to pay penalties as per following rates :

G) Un-authorised construction by deviation from sanctioned plan :

- i) Thatched House / Tiled roof with brick work --- 200/-
- ii) Built up structure with R.C. roof
 - a) Residential House upto
 - 500 Sq. ft. --- 1,000/-
 - Above 500 Sq. ft. --- 2,000/-
 - b) Commercial house upto
 - 500 q. ft. --- 3,000/-
 - Above 500 Sq. ft. --- 6,000/-

THE OWNER is also required to get his plan sanctioned from Municipal Authority.

H) Un-authorized Construction violating Building Rule :

i) Thatched house / Tiled roof
with brick works 50/-

ii) Built up structure with R.C. Roof

a) Residential house upto 500 Sq. ft. 500/-
(Total sanctioned area) above

500 Sq. ft. 1,000/-

b) Commercial house upto 500 Sq. ft. 2,000/-
(Total sanctioned area) above

500 Sq. ft. 4,000/-

I) Un-authorized Construction violating Building Rule :

i) Thatched House / Tiled roof
with brick works 500/-

ii) a) Residential house upto 500 Sq. ft. 3,000/-
(Total sanctioned area) above

500 Sq. ft. 6,000/-

b) Commercial house upto 500 Sq. ft. 6,000/-
Above 500 Sq. ft. 12,000/-

EVERY BUILDING PLAN, submitted for obtaining sanction from MUNICIPAL AUTHORITY with certain declaration by the owner in the form of :

"I / We will execute the Construction as per Building Rules and as per sanctioned plan and I / We will pay the Amount as against the cost of demolition to the Municipality in addition to the stipulated penalty in case of un-authorise construction if any".

In case of necessity of obtaining approval from Municipal Authority, the owner is to pay the requisite fee to the Municipality afresh.

J) Provisions regarding existing Building :

Existing building, for this purpose, shall mean any building which as erected before the date of coming into force of this rules in accordance with a building plan sanctions under Bengal Municipal Act. 1932.

In the case of existing Building :

a) excepting storage building, where the open spaces required have not been provided, an addition in the number of storise, if otherwise permissible may be allowed with a setback, provided such building continued with the same occupancy. Provided that no formal setback may be necessary upto a height of 8.0 M only one floor over an existing single storied residential building.

b) Otherwise, the extent of the setback from the property boundary shall be such as to make the addition of the building conform to the provisions of side, front and rear open spaces to be felt aside.

SEC. : 217

If at any time, sanction or provisional sanction to erect any building has been given and the Board or Councillors is satisfied that such sanction was given in consequence of any material mis-representation of

fraudulent statement, contained in the plan, elevation sections or specifications, of land or any material particulars submitted in respect of such building it may cancel such sanction and any work done thereunder shall be deemed to have been done without sanction.

ANNEXURE - 1

The following points may kindly be noted. Your opinions are being sought on these issues :

1) Sub-divided Property / Division of Property.

In view of varied and complicated nature of this item no generalised rule can be adopted and therefore every such case will be dealt on the basis of merit of each case individually by the members, of C.I.C. (P.W.D.).

2) Restriction of mutation and sanction of plan on the plots measuring below 600 Sq. ft. That is suggested that mutation and sanctioning of plan for structure, used for commercial purpose, e.g. shop, godown etc. may be allowed on a plot measuring below 600 Sq. ft. In all other cases, restrictions may be impaired, as stated above.

In case of commercial holdings too, efficient arrangements will have to be provided for toilet and latrine.

FOLLOWING PARTICULARS ARE ESSENTIAL TO PREPARE A PLAN :

1. Heading of Plan :

Proposed single / two / three / four storied Residential / Commercial Building Plan of Shri
..... in C.S. or
R.S. Dag No.
Khatian No. At Mouza
and J.L. No. In Ward No.
and Holding No. with Street / Road
P.S. Dist. North 24 Parganas
under MADHYAMGRAM MUNICIPALITY.

2. Certificate of ENGINEER :

Certified that the Plan has been designed and draw up strictly according to the Building-rules for Madhyamgram Municipality.

Certified that the foundation and super-structure of the Building have been so designed by me / us as to safe in all respects including the consideration of bearing capacity and settlement of soil, etc. as per I S I NB CODE.

Signature of Engineer with SEAL

3. Certificate of Owner :

Certified that I shall not on a later date make any addition or alternation to this Plan.

Certified that I have gone through the Building rules for Madhyamgram Municipality and also abide by those rules during and after construction of the Building.

Signature of the OWNER

4. Certificate of Ward Councillor :

This plot is fit for construction of residential / Commercial / factory / building.

Signature of Ward Councillor

5. Schedule of Door & Windows ;
6. Area statement is details ;
7. Details fo column and column foundation and schedule of column – footings. ;
8. Site Plan ;

(14)

9. Beam arrangement and details of beam section, schedule of beams ;
10. Excavation Plan of Building ;
11. Details of septic tank and Soak-pit ;
12. Section of Building, Septic Tank & Soak-pit ;
13. Front Elevation of Building ;
14. Floor plan in each floor with roof Plan of Building ;
15. Attested copy of Deed with seal in each page ;
16. Signature of Ward Councillor in Plan & Form with Stamp / Seal ;
17. Upto-date Mpl. Tax Receipt.

FOR SANCTION OF PLAN :

THE FOLLOWING PAPERS TO BE SUBMITTED :

1. Commercial / Residential copies Plan.
2. DEED
3. Soil Test Report for above three storied Building.
4. No objection Certificate from Bazar Committee / Neighbour where necessary.
5. Design Calculation Sheet for above three storied building in respect of Soil test Report.
6. Structural Soundness Certificate.

(15)

7. Permission from Airport Authority, where necessary (i.e. above Total $14.5 + 2.4 = 16.9$ M. height from road top) (including Stair height & plinth height).
8. Affidavit and Indemnity Bond (U.L.C. Act, 1976) where necessary (i.e. above 7.5 Kathas).
9. Prescribed Application Form.
10. Mpl. Tax Receipt.

(Chairman)
Madhyamgram Municipality

THE FOLLOWING PAPERS TO BE SUBMITTED:

1. Commercial & Residential..... copies Plan
2. DEED
3. Soil Test Report for above three storied Building
4. No objection Certificate from local Government & Neighbour where necessary
5. Design Calculation Sheet for above three storied building in respect of Soil test Report
6. Structural Soundness Certificate