

GOVERNMENT OF WEST BENGAL
DEPARTMENT OF MUNICIPAL AFFAIRS
WRITERS' BUILDINGS, KOLKATA

NOTIFICATION

No.633/MA/O/C-4/3R-4/2014

Dated, Kolkata, the 14th day of September, 2015

WHEREAS in terms of the amendment of the Kolkata Municipal Corporation (Buildings) Rules, 2009, issued vide notification No. 54/MA/O/C-4/3R-3/2014 dated 05.02.2015 (herein referred as the said rules) the definition of "Green Building" has been incorporated in the clause 31A under Rule 2 of the said rules ;

AND WHEREAS, in the clause 31A under Rule 2 of the said rules, it has been mentioned that the Green Building, should be certified by the designated authorities or agencies notified by the Municipal Affairs Department, Government of West Bengal ;

AND WHEREAS Ministry of Environment & Forest, Government of India vide No. 19-58/2011-1A.III dated 27th June, 2011 has issued memorandum on consideration for environmental clearance in respect of Building and Construction Sector Projects having green rating ;

NOW THEREFORE the Governor in cancellation of earlier notification issued in this regard vide notification No. 367/MA/O/C-4/3R-3/2014 dated 11th June, 2014 ; is pleased to notify that the agencies 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/- M. Chatterjee

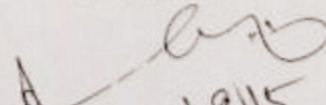
Joint Secretary to the Govt. of West Bengal

No. 633/1(15)/MA/O/C-4/3R-4/2014

Dated, Kolkata, the 14th day of September, 2015

Copy forwarded for information and necessary action to the -

1. Secretary to Chief Minister, West Bengal, NABANNA, Howrah.
2. Municipal Commissioner, Kolkata Municipal Corporation.
3. Commissioner, Howrah Municipal Corporation.
4. Chairman, State Level Building Committee (SLBC), ILGUS Bhavan, Salt Lake, Kolkata : 700 106.
5. Mr., President, CREDAI, Bengal.
6. Mrs., Head, CII, West Bengal.
7. Chief Engineer, Municipal Engineering Directorate, Government of West Bengal, Bikash Bhawan, Salt Lake, Kolkata : 700 001.
8. Director-General (Building), Kolkata Municipal Corporation.
9. Private Secretary to the Minister-in-Charge, Municipal Affairs & Urban Development Department.
10. Pr. S. to Principal Secretary of this Department.
11. Guard file of Cell-4 of this Department.


14/9/15
Joint Secretary

GOVERNMENT OF WEST BENGAL
DEPARTMENT OF MUNICIPAL AFFAIRS
WRITERS' BUILDINGS, KOLKATA

No. 658/MA/O/C-4/3R-3/2014

Dated, Kolkata the 23rd day of September, 2015

ORDER

WHEREAS in terms of the amendment of the Kolkata Municipal Corporation (Buildings) Rules, 2009, issued vide Notification No. 54/MA/O/C-4/3R-3/2014 dated 05.02.2015 (herein referred as the said rules), the definition of "Green Building" has been incorporated in clause (31A) under rule 2 of the said rules which, inter alia, states – " 'Green Building' 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";

AND WHEREAS as stated in clause (31A) under rule 2 of the said rules, designated authorities or agencies for certification of "Green Building" (pre-certification or provisional certification and final certification) have been notified by the Department of Municipal Affairs vide Notification No. 633/MA/O/C-4/3R-4/2014 dated 14.09.2015 ; and

AND WHEREAS the Schedule of Rates to be charged for allowing the additional Floor Area Ratio (hereinafter to be referred as F.A.R.) for "Green Building" have been notified by the Municipal Affairs Department with the concurrence of Finance Department vide No. 624/MA/O/C-4/3R-3/2014 (Pt.) dated 09.09.2015 ;

AND WHEREAS it has been proposed by the Finance Department, Government of West Bengal to lay down the norms/ procedures for certification of "Green Building" by the Municipal Affairs Department, Government of West Bengal;

NOW THEREFORE, the Governor is pleased to notify the following guidelines relating to grant of additional F.A.R. and certification of "Green Building":-

Guidelines

- (1) 10% additional Floor Area Ratio for "Green Building" as per provision under rule 69A of the said rules, notified by the Municipal Affairs Department vide Notification No. 54/MA/O/C-4/3R-3/2014 dated 05.02.2015 shall be allowed only for buildings which have been granted "Gold" rating or higher under IGBC rating system or at least "Four Star" rating or higher under GRIHA Rating Systems.
- (2) 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 agencies that are following GRIHA / IGBC Rating System as notified vide Notification No. 633/MA/O/C-4/3R-4/2014 dated 14.09.2015.

- (3) The projects which are under construction / implementation and are pre-certified under the Rating System as notified by the Municipal Affairs Department will also be eligible for availing additional F.A.R. subject to observation of other conditions mentioned in this Notification.
- (4) The fees / charges for availing additional F.A.R. shall be deposited as per rates notified by the Municipal Affairs Department vide Notification No. 624/MA/O/C-4/3R-3/2014 (Pt.) dated 09.09.2015 and as per provisions under sub-rule (2) of rule 41A of Kolkata Municipal Corporation (Buildings) Rules, 2009 ;
- (5) 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.
- (6) Grant of additional F.A.R. should not be in contravention of any building rules of any regulatory / statutory authorities.
- (7) Plan Sanctioning Authorities may issue partial completion certificate on the basis of inspection report from the rating agency. However, final completion certificate shall be issued by the Plan Sanctioning Authority only after receipt of the "FINAL CERTIFICATION" from the rating agency.
- (8) 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.

By Order of the Governor

Sd./- M. Chatterjee

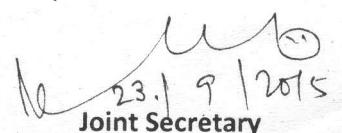
Joint Secretary to the Govt. of West Bengal

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23.9.2015
Joint Secretary