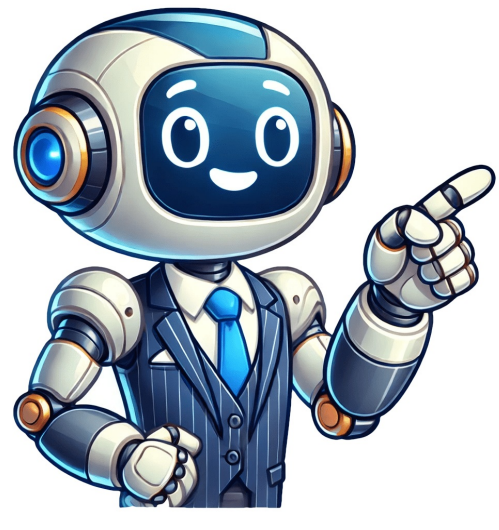


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The Kolkata Municipal Corporation (KMC) has introduced comprehensive building norms to ensure uniformity and safety across the city. These instructions cover aspects such as height restrictions, setback regulations, and fire safety measures. Compliance is mandatory for all builders and developers seeking approval for new projects within KMC's jurisdiction. The KMC aims to streamline construction and prevent unauthorized deviations from approved plans, enhancing Kolkata's urban infrastructure. Fines or penalties may be imposed by local authorities if you don't follow the rules. It's also recommended to inspect your basement regularly for signs of damage or potential risks. No kitchen or bathroom is allowed without proper drainage. The minimum required height of your basement must be at least 2.1 m from floor to ceiling. Exterior walls shouldn't be flush with exterior spaces, and you should install seepage resistance, damp proofing, and pumping facilities to keep water surface drainage under control. For basement parking, one ramp is mandatory for areas less than 1000 square meters, and a minimum of two ramps are required for areas above 1000 square meters. Each ramp must be at least 4 meters wide and have adequate clearance. The KMC has set minimum requirements for open spaces in residential complexes based on building height. These details can be found in the table below. When it comes to building projects, understanding these rules is crucial. The people of Kolkata should know that all building projects are required to follow the rules established by the Kolkata Municipal Corporation (KMC). Building regulations often include guidelines that enhance the aesthetic appeal of urban areas, promoting harmonious and visually pleasing environments. By following these recommendations, cities can become more beautiful and inviting. Environmental sustainability is also a key aspect of urban development, with regulations focusing on waste management, water conservation, and energy efficiency to reduce the environmental impact of buildings and create a healthier atmosphere. Additionally, building standards prioritize public health and well-being by addressing issues such as ventilation, sanitation, and indoor air quality, while also allocating space for facilities like parks and leisure centers to boost community welfare. Orderly development is ensured through regulations that limit building height, density, and land use, preventing overcrowding and chaotic growth. Clear and transparent building laws also stimulate investment in real estate and infrastructure projects by reducing uncertainty and risk. Furthermore, community engagement is fostered through consultations with stakeholders, including homeowners, developers, and urban planners, to ensure development initiatives meet local needs and aspirations. The Kolkata Municipal Corporation (KMC) plays a crucial role in overseeing public affairs in Kolkata, providing and maintaining vital infrastructure, and carrying out tasks such as urban planning, road management, public health, and social welfare initiatives. The KMC categorizes buildings into residential and commercial based on occupancy, with residential buildings including flats, apartments, and hostels, and construction of these buildings subject to specific regulations. Commercial, Industrial, and Institutional Buildings: apart from residential structures, the KMC regulates buildings used for these purposes. These buildings must meet regulations and standards established by the KMC to ensure safety, functionality, and compliance. This classification ensures that buildings across various occupancy types meet prescribed standards and contribute to urban development. Key Building Regulations By KMC: Floor Area Ratio (FAR) Rules: The FAR is calculated by dividing the entire floor space by the plot size. The maximum FAR permitted by the KMC depends on the width of the road next to the plot. The rules are as follows: * Width of Road Near Plot (in metres) + Residential Buildings: Nil + Educational Buildings: Nil + Industrial, Storage and Hazardous Buildings: 1.25 + Assembly, Institutional, Business, Mercantile Buildings: 2.5 Boundary Wall Rules: The KMC requires building boundary walls or fences around structures for security and property demarcation. There are explicit rules for the minimum and maximum heights as well as the separations from structures. The following are the main clauses: * Building Type + Residential: Minimum Boundary Height 1.5 m, Maximum Boundary Height 2.75 m, Minimum Distance from Building 1.2 m + Commercial and Industrial: Minimum Boundary Height 2.75 m, Maximum Boundary Height 3.65 m, Minimum Distance from Building 2.4 m Building Height Rules: The maximum height of a building is restricted by the KMC in accordance with the width of the nearby road. The rules are as follows: * Width of Road (in metres) + > 2.4 to 3.0: Maximum Height of Building 7 + > 3.0 to 5.0: Maximum Height of Building 10 + > 5.0 to 7.0: Maximum Height of Building 12.5 + > 7.0 to 9.0: Maximum Height of Building 20 + > 9.0 to 12.0: Maximum Height of Building 40 + < 15.0: No restriction Basement Rules: Basements in residential buildings can be utilised for various purposes, subject to compliance with KMC regulations and fire safety codes. Specific rules cover aspects like minimum height, drainage, and parking facilities. Basement Regulations Ensure Safety, Functionality, and Compliance To guarantee the structural integrity and safety of basements, several key provisions must be followed. These include: 1. **Drainage System**: A suitable drainage system is necessary to prevent water buildup and maintain hygiene. 2. **Minimum Height**: The basement must have a minimum height of 2.1 metres from the floor to the lowest point of the ceiling. 3. **Outer Walls**: Outside walls should not line up with external areas to ensure stability and avoid structural problems. 4. **Water Management**: Proper surface drainage, seepage resistance, damp proofing, and pumping facilities are advised to manage water and prevent damage. For basement parking lots, specific requirements apply: 1. **Parking Areas**: Smaller than 1000 sq.m. must have at least one ramp, while larger areas must have at least two ramps. 2. **Ramp Dimensions**: Ramps must be at least four metres wide and well-spaced for convenient vehicle access. In non-parking basements, a secure evacuation staircase is required: 1. **Staircase Requirements**: There must be at least two enclosed staircases that meet the required width standards. Compliance with national building codes, KMC rules, and state fire safety acts is necessary to ensure structural integrity and safety in basements. Additionally, specific regulations apply for parking spots: 1. **Vehicle Type Minimum Area Headroom** - Two-wheelers: 3 sq.m. (1.2m x 2.5m) - Four-wheelers: 12.5 sq.m. (2.5m x 5m) - Heavy Vehicles: 37.5 sq.m. (3.7m x 10m) Kitchen regulations include: 1. **Dimensions**: A kitchen's dimensions must be 4.5 metres long by 1.5 metres wide. 2. **Surface Area**: There must be a minimum surface area of 9.5 square metres in the kitchen if it doubles as a dining room. 3. **Utensil Washing Area**: A sink-equipped space must be set aside for cleaning utensils. 4. **Flooring**: The kitchen floor needs to be impermeable, and there must be a minimum of one window that is at least one square metre in size. Bathroom regulations also include: 1. **Minimum Dimensions**: Specific dimensions, ventilation requirements, and other specifications must be followed to ensure hygiene and safety. 2. **Ventilation Requirements**: A minimum number of windows are required for natural light and ventilation while providing a view of an outdoor area. Bathroom standards in Kolkata ensure hygiene, safety, and functionality through minimum dimensions, ventilation requirements, location restrictions, wall and door specifications, flooring guidelines, and water closet usage rules. For instance, bathrooms must be at least 1.8 meters long by 1.2 meters wide and 2.1 meters high, with a shower cubicle area of not less than 2.6 square meters. Ventilation is promoted through windows or ventilators covering at least 0.40 square meters on one wall facing an open area. Additionally, bathrooms can only be built above rooms that don't serve bathing or laundry purposes if the floor is waterproof. The KMC's Building Rules play a crucial role in ensuring the safety and well-being of both residents and businesses by minimizing risks and fostering a secure environment. These rules also prioritize environmental stewardship and visual appeal, leading to the creation of beautiful, eco-friendly, and habitable urban spaces through provisions for green areas, energy-efficient construction techniques, and thoughtful architectural designs. By embracing forward-thinking urban planning strategies, the KMC promotes controlled growth, efficient land use management, and vibrant neighbourhoods by limiting congestion and balancing development through zoning regulations, height restrictions, and open space requirements. Additionally, clear and transparent regulatory frameworks instil confidence among stakeholders, while consistent rules and streamlined permission processes boost investment potential, driving economic expansion and infrastructure development in Kolkata. (Pre-conditions for Building Sanction Application) To submit a building sanction plan application, the individual or entity with legal rights to construct on a plot of land must meet certain criteria: they must be the registered owner of the property, possess a valid conveyance deed, mutation certificate, and have no outstanding dues towards municipal taxes or property.

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