

Land Use Plan of KDS, KoPT

Sl No	Location	Prevailing LUDCP of KMDA	Purpose as per Draft Land use Plan of KDS as per BOT Reso 26.11.15	Purpose to be included as per KMDA's LUDCP in the instant and future Tender which was not in the KDS Draft Land use Plan	Land use now proposed for approval of Board for the purpose of future allotment of land & structure in KDS	Remarks
1	Cossipore	Residential Building, Business Building, Mercantile (Retail) Building, Institutional Building, Educational Building, Assembly Building	River front open space, Plaza, Ferry ghat, River front recreational space, Mercantile Building, Storage Building, Business Building, Assembly Building, Tourism	Institutional Building, Educational Building	Institutional Building, Storage Building, Business Building, Assembly Building (club, political & religious purpose are not permitted), mercantile Building, Riverfront open space, Plaza, Ferry ghat, River front recreational space.	As per KMDA LUDCP, only Mercantile (Retail) has been permitted but in KoPT's proposed Land use Mercantile which includes Mercantile (Retail & Wholesale) has been proposed as there are may existing users in the category of Mercantile (Wholesale) in the Zone.
2	Circular Canal (Chitpur) on the North Tolly's Nullah on the south and the adjacent area	A) From Circular Canal (Chitpur) on the north to Rabindra Setu on the south- Residential Building, Business Building, Mercantile (Retail) Building, Institutional Building, Educational Building, Assembly Building B) From Rabindra Setu on the North and Tolly's Nullah on the South- Clubs, Restaurants and Eating House, Passenger Stations, Transport Terminals, Crematoriums & Bathing Ghats	River front recreational space, Parks, Plaza, Landscaping, parking facilities, water ways, River front open space, ferry ghat, Business Building, Mercantile Building, Assembly Building, Storage Building and Tourism	Institutional Building, Educational Building, Clubs, Restaurants and Eating House, Passenger Stations, Transport Terminals, Crematoriums and Bathing Ghats	For A & B both as mentioned in column 3- River front recreational space, Parks, Plaza, Landscaping, parking facilities, water ways, River front open space, ferry ghat, Business Building, Mercantile Building, Assembly Building (club, political & religious purpose are not permitted), Storage Building, Tourism Institutional Building, , Restaurants and Eating House, Transport Terminals,	As per KMDA LUDCP, only Mercantile (Retail) has been permitted but in KoPT's proposed Land use Mercantile which includes Mercantile (Retail & Wholesale) has been proposed as there are may existing users in the category of Mercantile (Wholesale) in the Zone.

3	i) Garden Reach road from Tolly's Nullah to Bhutghat and adjacent Area	Residential Building, Business Building, Mercantile (Retail) Building, Institutional Building, Educational Building, Assembly Building, Storage Building and extension of existing Industrial Building	Mercantile Building, Business Building, extension of existing Industrial Building, Storage Building, Dry docking, Boat/ Vessel Repair, Cargo Handling, Port related allied facilities, jetties	Institutional Building, Educational Building, Assembly Building	Institutional Building, Assembly Building (club, political & religious purpose are not permitted), Mercantile (Retail) Building, Business Building, extension of existing Industrial Building, Storage Building, Dry docking, Boat/ Vessel Repair, Cargo Handling, Port related allied facilities, jetties	Dry docking, Boat/ Vessel Repair, Cargo Handling, Port related allied facilities, jetties have not been there in KMDA LUDCP but the same have been included as those purposes are either prevalent in the Zone or cannot be ruled out in future in the said zone.
	ii) Garden Reach road from Ramnagar to Dhankheti Khal	Do	Mercantile Building, Business Building, extension of existing Industrial Building, Storage Building, Dry docking, Boat/ Vessel Repair, Cargo Handling, jetties	Institutional Building, Educational Building, Assembly Building	Mercantile Building, Business Building, extension of existing Industrial building, Storage Building, Institutional Building, Assembly Building (club, political & religious purpose are not permitted), Dry docking, Boat/ Vessel Repair, Cargo Handling, jetties	Dry docking, Boat/ Vessel Repair, Cargo Handling, jetties have not been there in KMDA LUDCP but the same have been included as those purposes are either prevalent in the Zone or cannot be ruled out in future in the said zone.
4	Satya Doctor Road, Gopal Doctor Road and Adjacent area	Do	Mercantile Building, Business Building, extension of existing Industrial building, Storage Building,	Institutional Building, Educational Building, Assembly Building	Mercantile Building, Business Building, extension of existing Industrial building, Storage Building, Institutional Building, Assembly Building (club, political & religious purpose are not permitted),	Mercantile (wholesale) Building which is not there in KMDA LUDCP has been included as such use is already there in the Zone and inclusion will make plots attractive.
5	Dock Eastern Boundary Road, Bhukailash Road and Kantapukur and adjacent area	Do	Mercantile Building, Truck Parking, Educational Building, extension of existing Industrial building, Storage Building.	Institutional Building, Assembly Building, Business Building	Mercantile Building, Parking, extension of existing Industrial building, Storage Building, Institutional Building, Assembly Building (club, political & religious purpose are not permitted), Business Building.	Mercantile (wholesale) Building and Truck parking which are not there in KMDA LUDCP have been included as such uses are already there in the Zone.
6	Remount Road and vicinity excluding	Do	Mercantile Building, Business Building,	Institutional building, Educational building,	Mercantile Building, Business Building, extension of existing Industrial	Mercantile (Wholesale) Building and Parking which are not there in KMDA LUDCP have been

	areas under existing KoPT Qtrs. Complex (reserved for township area) and adjacent area		extension of existing Industrial Building, Storage Building, Assembly Building, Parking.		Building, Storage Building, Assembly Building (club, political & religious purpose are not permitted), Institutional building, Parking.	included as such uses are already there in the Zone.
7	Durgapur Siding excluding area under proposed township and adjacent area	Do	Mercantile Building, Business Building, extension of existing Industrial building, Storage Building, Institutional Building.	Educational Building, Assembly Building	Mercantile Building, Business Building, extension of existing Industrial building, Storage Building, Institutional Building, Assembly Building (club, political & religious purpose are not permitted),	Mercantile (wholesale) Building which is not there in KMDA LUDCP has been included as such use is already there in the Zone and inclusion will make plots attractive.
8	Helen Kelar Sarani, Transport Depot Road, Goragacha Road, Incinerator Road and adjacent area excluding KoPT Hospital Complex	Do	Mercantile Building, Business Building, extension of existing Industrial Building, Storage Building, Container yard	Institutional Building, Educational Building, Assembly Building	Mercantile Building, Business Building, extension of existing Industrial Building, Storage Building, Institutional Building, Assembly Building (club, political & religious purpose are not permitted), Container yard	Mercantile (Wholesale) Building & Container Yard which are not there in KMDA LUDCP have been included as such uses are already there in the Zone and inclusion will make plots attractive.
9	KoPT Hospital Complex	Do	Institutional Building, Residential Building	Business Building, Mercantile (Retail) Building, Educational Building, Assembly Building, Storage Building and extension of existing Industrial Building	Institutional Building, Residential Building	Since it is a Hospital Complex, other uses as prescribed in KMDA LUDCP need not be included in proposed Land use
10	Stretch of KoPT estates at Diamond Harbour Road and Taratala Road barring KoPT's quarters complex area earmarked for township project and adjacent area	Do	Mercantile Building, Business Building, extension of existing Industrial Building, Storage Building, Institutional Building, Assembly Building.	Educational Building,	Mercantile Building, Business Building, extension of existing Industrial Building, Storage Building, Institutional Building, Assembly Building (club, political & religious purpose are not permitted),	Mercantile (wholesale) Building which is not there in KMDA LUDCP has been included as such use is already there in the Zone and inclusion will make plots attractive.
11	Hide Road, Hide Road Extension, J.J.P. and adjacent area	Do	Mercantile Building, Business Building, extension of existing Industrial Building, Storage	Institutional Building, Educational Building, Assembly Building	Institutional Building, Assembly Building (club, political & religious purpose are not permitted), Mercantile Building	Mercantile (wholesale) Building and Container Yard which are not there in KMDA LUDCP have been included as such uses are already there in the Zone and inclusion will

			Building, Container yard		, Business Building , extension of existing Industrial building, Storage building, Container yard	make plots attractive.
12	Hoboken Depot, Hoboken Road, Hide Shed Dump, Old Goragacha Road, Naval Transit Depot and adjacent area	Do	Storage Building, Mercantile Building, Parking Facilities	Business building, Institutional building, Educational building, Assembly building and extension of existing Industrial building	Storage Building, Mercantile Building, Business building, Institutional building, Educational building, Assembly building (club, political & religious purpose are not permitted), and extension of existing Industrial building, Parking Facilities	Mercantile (Wholesale) Building & Parking which are not there in KMDA LUDCP have been included as such uses are already there in the Zone
13	Coal Dock Road, Coal Berth and adjacent area	Do	Mercantile Building, Business Building, extension of existing Industrial Building, Storage Building, Container yard, Ship Breaking, Port & Allied Facilities	Institutional Building, Educational Building, Assembly Building,	Mercantile Building, Business Building, extension of existing Industrial Building, Storage Building, Institutional Building, Assembly Building (club, political & religious purpose are not permitted), Container yard, Ship Breaking, Port & Allied Facilities, Parking	Mercantile (wholesale) Building which is not there in KMDA LUDCP has been included as such use is already there in the Zone. Parking has been included as KoPT has recently undertaken the job of developing parking yard at Coal Dock Road.
14	EJC Yard and adjacent area	Do	Storage Building, Mercantile Building, Business Building, Port & Allied Facilities	Institutional Building, Educational Building, Assembly Building and extension of existing Industrial Building	Storage Building, Mercantile Building, Business, Institutional Building, Assembly Building (club, political & religious purpose are not permitted), and extension of existing Industrial Building Port & Allied Facilities	Mercantile (wholesale) Building Port & Allied Facilities which are not there in KMDA LUDCP have been included as such uses are already there in the Zone and inclusion will make plots attractive.
15	C.G.R. Road Diverted C.G.R. Road and Harimohan Ghosh Road and adjacent area except township area	Do	Mercantile Building Business Building, Storage Building, Institutional Building, extension of existing Industrial Building	Educational Building, Assembly Building	Mercantile Building, Business Building, Storage Building, Institutional Building , Assembly Building (club, political & religious purpose are not permitted), extension of existing Industrial building	Mercantile (wholesale) Building which is not there in KMDA LUDCP has been included as such use is already there in the Zone.
16	Sonapur Road, Oil Installation	Do	Mercantile Building, Business	Institutional Building, Educational	Mercantile Building , Business Building, Storage Building ,	Mercantile (wholesale) Building Parking and Container Yard which are

	Road, Brooklyn Area and adjacent area		Building, Storage Building, Parking, container yard and extension of existing Industrial Building	Building, Assembly Building	Institutional Building, Assembly Building(club, political & religious purpose are not permitted), Parking, container yard and extension of existing Industrial building	not there in KMDA LUDCP have been included as such uses are already there in the Zone and inclusion will make plots attractive.
17	G.C.D. Yard, Gravel Siding, Sonai and adjacent area	Do	Mercantile building, Business building, extension of existing Industrial building, Storage building, Parking & Container yard, Parking area, Port & Allied facilities.	Institutional building, Educational building, Assembly building	Mercantile building, Business building, Institutional building, Assembly building(club, political & religious purpose are not permitted), extension of existing Industrial building, Storage, Parking & Container yard, Parking area, Port & Allied facilities.	Mercantile (wholesale), Parking, Port & Allied facilities and Container Yard which are not there in KMDA LUDCP have been included as such uses are already there in the Zone and inclusion will make plots attractive.
18	Brace Bridge road, G.R. jetty area, Surinam and adjacent area	Do	Storage Building, Mercantile Building, Business Building, Inland Ferry Operation, Institutional Building, Port & Allied facilities and Parking	Institutional Building, Educational Building, Assembly Building, extension of existing Industrial Building	Institutional Building, Assembly Building(club, political & religious purpose are not permitted), Storage Building, Mercantile Building, Business Building extension of existing Industrial Building, Inland Ferry Operation, Institutional building, Port & Allied facilities and Parking.	Mercantile (wholesale) Building which is not there in KMDA LUDCP has been included as such use is already there in the Zone. Inland Ferry Operation, Port & Allied facilities and Parking which are not there in KMDA LUDCP have been included as such uses are already there in the Zone and inclusion will make plots attractive.
19	Nimak Mahal Road and Dumayne Avenue and adjacent area Except Township Area	Do	Storage Building, Mercantile Building, Business Building, Institutional Building and Educational Building	Assembly Building, and extension of existing Industrial building	Storage Building, Mercantile Building, Business Building, Institutional Building, Assembly Building(club, political & religious purpose are not permitted), and extension of existing Industrial building	Mercantile (wholesale) Building which is not there in KMDA LUDCP has been included as such use is already there in the Zone.
20	Inside NSD and KPD (Within Custom Bonded Area) and adjacent area	Do	Storage Building, Business Building (Only Port related), Port & Allied Facilities, Hazardous	Mercantile (Retail) Building, Institutional Building, Educational Building, Assembly Building and extension of existing Industrial	Storage Building, Business Building (Only Port related), Port & Allied Facilities	Mercantile (Retail) building, Institutional building, Educational building, Assembly building and extension of existing Industrial building are not permitted within Docks & hence not proposed to be included.

				Building		
21	Dhobitalao Park	Do	Container yard and open Storage	Business Building, Mercantile (Retail) Building, Institutional Building, Educational Building, Assembly Building, Storage Building and extension of existing Industrial Building	Container yard and open Storage	Dhobitalao Park is designed & earmarked for Container parking and open storage only
22	Chetla except Township area	Residential Building, Business Building, Mercantile (Retail) Building, Institutional Building, Educational Building, Assembly Building, Storage Building	Storage Building, Mercantile Building, Business Building, Educational Building, Assembly Building, small workshop	Institutional Building	Business Building, Mercantile (Retail) Building, Institutional Building, Assembly Building (club, political & religious purpose are not permitted), Storage Building, small workshop	Mercantile (wholesale), and small workshop which are not there in KMDA LUDCP have been included as such uses are already there in the Zone and inclusion will make plots attractive
23	Budge Budge and adjacent area	KMDA land use plan is not known and available with KoPT. It would have to be obtained by KoPT	Storage Building, Mercantile Building, Oil Installation, Business Building & Industrial Activities related to bulk cargo, Port & Allied facilities, Hazardous	Nil	Storage Building, Mercantile Building, Oil Installation, Business Building & Industrial Activities related to bulk cargo, Port & Allied facilities	
24	Land between Nityadhan Mukherjee Road and Jagat Banerjee Ghat Road and adjacent area	Residential Building, Business Building, Mercantile (Retail) Building, Institutional Building, Educational Building, Assembly Building	Assembly Building, Storage Building, Business Building, Mercantile Building,	Institutional Building, Educational Building,	Assembly Building (club, political & religious purpose are not permitted), Storage Building, Mercantile Building, Business Building, Institutional Building, & extension of existing Industrial activities/Building	Mercantile (Wholesale) Building and extension Industrial activities/building which are not there in KMDA LUDCP have been included as such uses are already there in the Zone and inclusion will make plots attractive.
25	Land between Jagat Banerjee Ghat Road and South Eastern Railway Shalimar Yard and adjacent area	Residential Building, Business Building, Mercantile (Retail) Building and only those assembly buildings which are related to passenger stations and	Assembly building, Storage building, Business building, Mercantile building,	Only those assembly buildings which are related to passenger stations and terminals and other public transportation services	Assembly building (club, political & religious purpose are not permitted), Storage building, Business building, Mercantile building, & extension of existing Industrial activities/building.	Mercantile (Wholesale) Building and extension Industrial activities/building and Storage Building which are not there in KMDA LUDCP have been included as such uses are already there in the Zone and inclusion will make plots attractive.

		terminals and other public transportation services				
26	Land at Timber Pond	Institutional Building related to timber and boat making, business Building, Institutional Building and assembly Building related to public transportation service	Storage Building, Business Building, Assembly Building, Ship/Vessel Building and repairing.	Institutional Building related to timber and boat making, and Assembly Building related to public transportation service	Storage Building, Business Building, Assembly Building (club, political & religious purpose are not permitted), related to public transportation services, Mercantile Building, Ship/Vessel building and repairing. Institutional building related to timber and boat making.	
27	Chandamari Ghat Opposite Howrah Station and adjacent area	Residential Building	River front recreational uses, shops and Establishments, Ferry Service, Open Space	Nil	River front recreational uses, shops and Establishments, Ferry Service, Open Space	
28	Land at North of Rabindra Setu on Howrah side and adjacent area except Township area	Residential Building	River front recreational uses, Ferry Service, Mercantile and Business	Nil	River front recreational uses, Ferry Service, Mercantile Business and Business Building, Storage Building	Storage Building has now been included as such uses is already there in the Zone and inclusion will make plots attractive.
29	Golabadi Ghat	This falls under RF Zone as per LUDCP	River front recreational uses, Ferry Service, Crematorium, Bathing Ghat	Nil	River front recreational uses, Ferry Service	
30	Bandha Ghat	This falls under RF Zone as per LUDCP	River front recreational uses, Ferry Service, Crematorium, Bathing Ghat	Nil	River front recreational uses, Ferry Service, Crematorium, Bathing Ghat and Mercantile Building	Mercantile Building has now been included as such use is already there in the Zone and inclusion will make plots attractive.
31.	Outside properties [Falta, Moyapur, Nurpur (Hooghly Point), Raichawk, Durgapur, Swaroopgung, Balagarh, Simurali, Pairadanga, Behrampur]	This is outside & beyond the KMDA zone/purview.	Riverfront Recreational Use, Parks, Plaza, Ferry Service, Dry Docking, Boat/Vessel repairing, Storage Building, Institutional Building, Mercantile Building, Industrial Building, Assembly Building, Business		No change suggested i.e proposed Land Use - Riverfront Recreational Use, Parks, Plaza, Ferry Service, Dry Docking, Boat/Vessel repairing, Storage Building, Institutional Building, Mercantile Building, Industrial Building, Assembly Building (club, political & religious purpose	

			Building, Port & Allied Facilities.		are not permitted), Business Building, Port & Allied Facilities.	
32.	Outside properties (Diamond Harbour, Gangrachar, Khejuri, South Khalichar, Nischintapur, Saugar Island, Fresurganj) and other scattered isolated small pockets of outside properties.	The is outside the KMDA zone	It will be decided on individual case basis in keeping with the relevant environmental acts, rules and regulations and CRZ Notification.		No change proposed	
33.	Township area [Portland Park Quarters (Qtrs.) Complex, Chetla Qtrs including Boat Canal and Durgapur Siding, Remount Road Qtrs Complex, Taratala Colony, New Howrah Bridge Qtrs Complex, Brooklyn Qtrs		Reserved for Township Development.		No change proposed	

a) "residential building" that is to say any building in which sleeping accommodation is provided for residential purpose as the principal use with or without cooking facility or dining facility or both. Such building shall include one or two or multi-family dwellings, lodging or rooming houses, hostels, dormitories, apartment houses and flats, and private garages ;

b) 'educational building" that is to say any building used for school, college, library or day-care purposes as principal use involving assembly for instruction, education or recreation incidental to education ;

Institutional Buildings

- c) "industrial building" that is to say any building or part thereof ordinarily providing sleeping accommodation for occupants and used principally for the purposes of medical or other treatment or care of persons suffering from physical or mental illness, disease or infirmity, care of infants, convalescents or aged persons and for penal or correctional detention in which the liberty of the inmates is restricted, such building shall include hospitals, clinics, dispensaries, sanatoria, custodial institutions and penal institutions like jails, prisons, mental hospitals and reformatories ;
- d) "assembly building" that is to say building or part thereof where groups of people congregate or gather for amusement or recreation or for social, religious, patriotic, civil, travel, sports, and similar other purposes as the principal use . Such building shall include theatres, motion picture houses, drive-in-theatres, city halls, town halls, auditoria, exhibition halls, museums, skating rinks, gymnasiums, restaurants, eating houses, bars, hotels, club rooms, gymkhanas, passenger station and terminals of air, surface and other public transportation services, recreation piers and stadiums ;
- e) "business building" that is to say any building or part thereof used principally for transaction of business for keeping of accounts and records or for similar purposes. Such building shall include offices, banks, professional establishments, court houses if the principal function of such offices, banks, professional establishments or court houses is transaction of public business or keeping of books and records. Such building shall also include buildings or premises solely or principally used as an office or for office purpose ;
- f) "mercantile building (retail)" that is to say any building or part thereof used principally as shops, stores or markets for display or retail sale of merchandise or for office and storage of service facilities incidental thereto ;
- g) "mercantile building (wholesale)" that is to say any building or part thereof used principally as shop, store or market for display or sale of merchandise on wholesale basis, or for office storage or service facilities incidental thereto, and shall include establishments, wholly or partly engaged in wholesale trade, manufacturer's wholesale outlets including related storage facilities, warehouses and establishments engaged in truck transport (including truck transport booking agencies) ;
- h) "industrial building" that is to say any building or structure or part thereof used principally for fabrication, assembly and or processing of goods and materials of different kinds. Such building shall include laboratories, power plants, smoke houses, refineries, gas plants, mills, dairies, factories and workshops ;
- i) "storage building" that is to say any building or part thereof used principally for the storage or sheltering of goods, wares or merchandise as in warehouses. Such building shall include cold storages, freight depots, transit sheds, store houses, public garages, hangars, silos and barns ;
- j) "hazardous building" that is to say any industrial or storage building or part thereof used principally for the storage, handling, manufacture or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity or which may produce poisonous fumes or explosions during storage, handling, manufacture or processing or which involve highly corrosive , toxic or noxious alkalises, acids or other liquids or chemicals producing flames, fumes, explosions or mixtures of dust or which result in the division of matter into fine particles subject to spontaneous ignition ;