

**Proposed "Land Use Plan for Kolkata Dock System of Kolkata Port Trust, 2015" is hereby displayed in the website of Kolkata Port Trust to enable citizens of India to offer their comments/suggestions on the same. Such comments/suggestions may please be sent to the email ID of Estate Manager, Kolkata Port Trust (i.e. [sk.dhar@kopt.in](mailto:sk.dhar@kopt.in)), by 15.01.2016.**

**On consideration of the comments/suggestions, as would be received, Board of Trustees for the Port of Kolkata would finalise "Land Use Plan for Kolkata Dock System of Kolkata Port Trust, 2015.**

**The proposed Land Use Plan/Zoning, 2015 of KoPT estate under KDS**

| Zone No. | Location   | Prevailing LUDCP of KMDA  | Recommended Land Use w.e.f. 2014   | Proposed tenure of lease | Remarks   |
|----------|--|---|--|--------------------------|---|
| 1.       | Cossipore  | Residential Building,<br>Business Building,<br>Mercantile (Retail) Building,<br>Institutional Building,<br>Educational Building,<br>Assembly Building.  | Riverfront open space,<br>Plaza, Ferry Ghat,<br>Riverfront recreational<br>Space, Mercantile, Storage,<br>Business, Assembly,<br>Tourism.  | Upto 30 years            | The proposed land use is largely in conformity with LUDCP of KMDA.<br><br>KoPT has its own warehouses in the said area and therefore, storage purpose though not included in the LUDCP of KMDA has been recommended.<br>Necessary permission from KMDA has to be obtained |
| 2.       | Circular Canal (Chitpur) on the north upto Tolly's Nullah on the south and adjacent area | From Circular Canal (Chitpur) on the north to Rabindra Setu on the south-<br>Residential Building,<br>Business Building,<br>Mercantile (Retail) Building,<br>Institutional Building,<br>Educational Building,<br>Assembly Building. | Riverfront Recreational<br>Space, Parks, Plaza,<br>Landscaping, Parking<br>Facilities, Waterways,<br>Riverfront, Open space, ,<br>Ferry Ghat, Mercantile,<br>Assembly, Storage, business<br>and Tourism. | Upto 30 years            | Since Mercantile, Assembly, Storage and business purposes are already existing in the zone, the same is proposed not to be disturbed. Necessary permission from KMDA has to be obtained   |

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|    |  | From Rabindra Setu on the north to Tolly's Nullah on the south –<br>Clubs, Restaurants and eating house, passenger stations, transport terminals, crematoriums and bathing ghats                        |  |               |  |
| 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, Business, Extension of existing Industrial Building, Storage, Dry docking, Boat/Vessel repair, cargo handling, port-related allied facilities, jetties | Upto 30 years | The proposed land use is largely in conformity with LUDCP of KMDA. |
|    | ii) Garden Reach Road from Ramnagar to Dhankheti Khal                  | -Do-  | Mercantile, Extension of existing Industrial Building, Business, Storage, Dry -docking, Boat/Vessel repair, cargo handling, jetties                                | Upto 30 years | The proposed land use is largely in conformity with LUDCP of KMDA. |
| 4. | Satya Doctor Road, Gopal Doctor Road and adjacent area                 | -Do-  | Mercantile, Extension of existing Industrial Building, Storage, Business.  | Upto 30 years | The proposed land use is largely in conformity with LUDCP of KMDA. |
| 5. | Dock Eastern Boundary Road, Bhukailash Road and Kantapukur and         | -Do-  | Mercantile, Extension of existing Industrial Building Storage, Truck Parking, Educational.   | Upto 30 years | The proposed land use is largely in conformity with LUDCP of KMDA. |

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|     | adjacent area   |      |   |               | The area already has uses of parking facility.                     |
| 6.  | Remount Road and vicinity excluding areas under existing KoPT Qtrs. Complex (reserved for township area) and adjacent area    | -Do- | Mercantile and business. Extension of existing Industrial Building, Storage, Assembly, Parking. | Upto 30 years | The proposed land use is largely in conformity with LUDCP of KMDA. |
| 7.  | Durgapur Siding excluding area under proposed township and adjacent area  | -Do- | Mercantile and business. Extension of existing Industrial Building Storage, Institutional.      | Upto 30 years | The proposed land use is largely in conformity with LUDCP of KMDA. |
| 8.  | Helen Kelar Sarani, Transport Depot Road, Goragacha Road, Incinerator Road and adjacent area excluding KoPT Hospital Complex. | -Do- | Mercantile and business. Extension of existing Industrial Building, Storage and Container yard. | Upto 30 years | The proposed land use is largely in conformity with LUDCP of KMDA. |
| 9.  | KoPT Hospital Complex   | -Do- | Institutional, Residential  | Upto 30 years | The proposed land use is largely in conformity with LUDCP of KMDA. |
| 10. | Stretch of KoPT estates at Diamond  | -Do- | Mercantile and business. Extension of existing  | Upto 30 years | The proposed land use is largely in                                |

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|     | Harbour Road and Taratala Road barring KoPT's quarters complex area earmarked for township project and adjacent area |      | Industrial Building, Storage, Institutional, Assembly.  |               | conformity with LUDCP of KMDA.   |
| 11. | Hide Road, Hide Road Extension, J.J.P. and adjacent area   | -Do- | Mercantile and business. Extension of existing Industrial Building, Storage, Container yard.  | Upto 30 years | The proposed land use is largely in conformity with LUDCP of KMDA.   |
| 12. | Hoboken Depot, Hoboken Road, Hide Shed Dump, Old Goragacha Road, Naval Transit Depot, and adjacent area              | -Do- | Storage, Mercantile, Parking Facilities.  | Upto 30 years | The proposed land use is largely in conformity with LUDCP of KMDA.<br><br>The area already has uses of parking facility. |
| 13. | Coal Dock Road, Coal Berth and adjacent area   | -Do- | Storage, Mercantile, business, Extension of existing Industrial Building, Ship Breaking, Port & Allied Facilities and Container yard. | Upto 30 years | The proposed land use is largely in conformity with LUDCP of KMDA.   |
| 14. | EJC Yard and adjacent area   | -Do- | Storage, Mercantile, business, Port & Allied Facilities.  | Upto 30 years | The proposed land use is largely in conformity with LUDCP of KMDA.   |

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| 15. | C.G.R. Road, Diverted C.G.R. Road and Harimohan Ghosh Road and adjacent area except township area | -Do- | Mercantile, business, Extension of existing Industrial Building, Storage, Institutional.  | Upto 30 years | The proposed land use is largely in conformity with LUDCP of KMDA. |
| 16. | Sonapur Road, Oil Installation Road, Brooklyn area and adjacent area                              | -Do- | Mercantile, business, Extension of existing Industrial Building, Storage, Parking and Container yard.   | Upto 30 years | The proposed land use is largely in conformity with LUDCP of KMDA. |
| 17. | G.C.D. Yard, Gravel Siding, Sonai and adjacent area   | -Do- | Mercantile, Storage, Parking Area, business, Extension of existing Industrial Building, Port & Allied Facilities, Parking and Container yard. | Upto 30 years | The proposed land use is largely in conformity with LUDCP of KMDA. |
| 18. | Brace Bridge Road, GR Jetty Area, Surinam and adjacent area                                       | -Do- | Mercantile, Storage, business, Inland Ferry Operation, Institutional, Port & Allied Facilities and Parking.                                   | Upto 30 years | The proposed land use is largely in conformity with LUDCP of KMDA. |
| 19. | Nimak Mahal Road and Dumayne Avenue and adjacent area except township area                        | -Do- | Mercantile, Storage, Business, Institutional, Educational.  | Upto 30 years | The proposed land use is largely in conformity with LUDCP of KMDA. |
| 20. | Inside NSD and KPD (within Custom Bounded area) and adjacent area                                 | -Do- | Storage, Business (only port related), Port & Allied Facilities, Hazardous.   |               | The proposed land use is largely in conformity with LUDCP of KMDA. |
| 21. | Dhobitalao Park   | -Do- | Container Yard , open   | Upto 30 years | The proposed land use  |

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|     |   |  | storage   |               | is largely in conformity with LUDCP of KMDA.   |
| 22. | Chetla except township area   | Residential Building, Business Building, Mercantile (Retail) Building, Institutional Building, Educational Building, Assembly Building and Storage Building. | Mercantile, Storage, Business, Educational, Assembly, small workshops.  | Upto 30 years | The proposed land use is largely in conformity with LUDCP of KMDA. The area is full of small workshops but the same are not permitted under LUDCP. Considering reality, the existing workshops may continue with permission of KMDA. |
| 23. | Budge Budge and adjacent area.  | KMDA land use plan would have to be obtained by KoPT   | Storage, Mercantile, Oil Installation, Business & Industrial Activities related to bulk cargo, Port & Allied Facilities, Hazardous. | Upto 30 years | The Land Use will be in conformity and aligned with the KMDA Land Use Plan. Till such time the same is obtained, recommended Land Use may be followed  |
| 24. | Land between Nityadhan Mukherjee Road and Jagat Banerjee Ghat Road and adjacent area. | Residential Building, Institutional Building, Educational Building, Business Building, Mercantile (Retail) Building, Assembly Building.                      | Assembly, Storage, Business, Mercantile.  | Upto 30 years | The proposed land use is largely in conformity with LUDCP of KMDA. Because of high potential of the area   |

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|     |  |  |  |               | for use as residential purpose in future, the Land Use may be reviewed after 10 years to explore whether the same may be confined to residential buildings only.  |
| 25. | Land between Jagat Banerjee Ghat Road & 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 terminals and other public transportation services. | Storage, Business, Mercantile, Assembly.                                   | Upto 30 years | The proposed land use is largely in conformity with LUDCP of KMDA. Recommended Land Use is the current utilization of the relevant zone. Therefore, though, not included in the LUDCP of KMDA, the same has been recommended. |
| 26. | Land at Timber Pond  | Institutional Building related to timber and boat making, Business Building, Institutional Building and Assembly Building related to public transportation services.                                     | Storage, Business, Assembly, Mercantile, Ship/Vessel Building & Repairing. | Upto 30 years | -Do-  |
| 27. | Chandmari Ghat Opp. Howrah Station and adjacent area.  | Residential Building   | Riverfront Recreational Uses, Shops & Establishments, Ferry                | Upto 30 years | Recommended Land Use is the current utilization of the  |



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|     |   |  | Service, Open space   |               | relevant zone. Therefore, though, not included in the LUDCP of KMDA, the same has been recommended. Necessary permission from KMDA has to be obtained |
| 28. | Land at north of Rabindra Setu on Howrah side and adjacent area except township area. | KMDA land use plan would have to be obtained by KoPT | Riverfront Recreational Uses, Mercantile, Ferry Service, Business.                            | Upto 30 years | -Do-  |
| 29. | Golabari Ghat   | This falls under RF Zone as per LUDCP                | Riverfront Recreational Uses, Ferry Service, Crematorium, Bathing Ghat                        | Upto 30 years | Most of the land uses like Industrial, Mercantile, Residential, Business, Educational are prohibited in 'RF' Zone                                     |
| 30. | Bandha Ghat   | This falls under RF Zone as per LUDCP                | Riverfront Recreational Uses, Ferry Service, Crematorium, Bathing Ghat                        | Upto 30 years | Most of the land uses like Industrial, Mercantile, Residential, Business, Educational are prohibited in 'RF' Zone                                     |
| 31. | Outside properties [Falta, Moyapur, Nurpur (Hooghly Point), Raichawk,                 | This is outside & beyond the KMDA zone/purview.      | Riverfront Recreational Use, Parks, Plaza, Ferry Service, Dry Docking, Boat/Vessel repairing, | Upto 30 years |   |

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|     | Durgapur, Swaroopgung, Balagarh, Simurali, Pairadanga, Behrampur]  |                              | Storage, Institutional, Mercantile, Industrial, Assembly, Business, Port & Allied Facilities.  |  |  |
| 32. | Outside properties (Diamond Harbour, Gangruchar, 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. | Duration may be decided on case to case basis. |  |
| 33. | Township area (Portland Park Quarters Complex, Chetla Quarters including Boat Canal and Durgapur Siding, Remount Road Quarters Complex, Taratala Labour Colony, New Howrah Bridge Quarters Complex, Brooklyn Quarters Complex. |                              | Township Development.  | Upto 99 years                                  |  |

- a) “Residential building” that is to say any building in which sleeping accommodation is provided for normal 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 (including research) or recreation incidental to education;
- c) “Institutional 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 any building or part thereof where groups of people congregate or gather for amusement or recreation or for social, patriotic, civil, travel, sports and similar other purposes as the principal use excluding and except religious and political purpose. 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, boarding houses, dance halls, 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 alkalies, 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;
- k) “Township Development” means future development of certain existing land parcels of KoPT which are being used for township/residential purpose and the vacant plots, as specifically shown for this purpose in the Land Use Plans. Such areas are proposed to be developed as commercial state-of-the-art township complexes through developers/agencies. “Township” would include –

- residential complexes,
- educational institutions,
- commercial complexes,
- auditoria, multiplexes,
- plazas,
- clubs,
- restaurants,
- hotels,
- entertainment parks,
- parking facilities,
- swimming pools,

- market complex,
- shops,
- fuel stations
- helipad
- and any other related activities as permitted under local Municipal rules and regulations.

However, allotment for religious and/or political purposes and/or for Trade Unions would be strictly prohibited.

- 1) Other uses which are not specifically included in the above definitions are all standard uses and will have meaning as per Oxford English Dictionary.

**NOTE :**

- i) **Recommended/proposed land use is not applicable for existing tenants/licensees enjoying occupation for purposes other than the proposed land uses.**
- ii) **Educational and institutional purposes though approved under the KMDA LUDCP, the same have not been recommended to be included in the proposed land use as the said purposes will not gel with Mercantile, Storage or existing industrial activity. Educational and institutional purposes have only been recommended in those zones which already have such uses.**
- iii) **Zoning has been made on the basis of practical field experience, present and possible land uses and effective management at micro level. This zoning has no relation with the rental zones prescribed in the KoPT schedule of rent. KMDA LUDCP being drawn up on the basis of the Kolkata Municipal Corporation Ward, the same has also not be replicated while drawing up the zones of the Land Use Plan of KoPT.**
- iv) **Regarding question of interpretation of Land Use Plan/Zoning, the decision of the Board of Trustees will be final and binding.**