

ook Distribu

The West Bengal Municipal (Building) Rules, 2007

[With effect from 14th February, 2007]

As amended by

**Notification No. 446/MA/O/C-4/3R-3/2014
dated 22nd June, 2018**

*[Published in the Kolkata Gazette, Extraordinary,
Part I, dated June 22, 2018]*

**Notification No. 571/MA/O/C-4/3R-14/2015
dated 29th August, 2017**

*[Published in the Kolkata Gazette, Extraordinary,
Part I, dated August 31, 2017]*

and

**Notification No. 105/MA/O/C-4/3R-14/2015
dated 26th February, 2016**

*[Published in the Kolkata Gazette, Extraordinary,
Part I, dated February 29, 2016]*

2019

₹ 200/-

SWASTIK BOOKS

4, R. N. Mukherjee Road, Kolkata - 700 001
(P) : 2243 6010, (M) 82965 40302

- (i) In case the whole of one side or part of at least two sides of every habitable room is not abutting either the front open space, rear open space or side open spaces, it shall abut an interior open space. Interior open space at ground level shall be called courtyard.
- (ii) Any room which is separated only by a verandah from the interior open space shall be deemed to abut on such interior open space for the purpose of this rule.
- (iii) The minimum dimension of any side of every interior open space (a) at ground level all sides of which are enclosed by a building or part thereof shall be 30% of the height of the building or 3.0 metres, whichever is more (b) at any other level, all sides of which are enclosed by a building or part thereof shall be 30% of the height of the building or 3.0 metres, whichever is more, measured from the said level where interior open space is formed.
- (iv) Notwithstanding anything contained in these rules if all sides of an interior open space is enclosed by a combination of higher and lower blocks of a building, the minimum dimension of such interior open space shall be governed by the height of lower block :

Provided that in no case the covered area under such lower block shall be less than 25% of the total covered area of the concerned building constituting the interior open space.

- (v) For the purpose of this rule, if any interior open space or courtyard enclosed on three sides by a building or part thereof is meant to serve lighting and ventilation purpose to a part or whole of one side of one or more habitable rooms, the minimum width of such open space shall be 2.4 metres for buildings upto 1[15.5] metres in height, 3.5 metres for buildings above 1[15.5] metres upto 1[25.5] metres height, 5.0 metres for buildings above 1[25.5] metres upto 1[40.0] metres height, and 7.0 metres for all buildings above 1[40.0] metres height:

Provided that the depth of such open space shall not exceed twice its width and the same may be reduced to 1.2 m, if no habitable room, or balcony attached to the habitable room is facing the interior open space. However, in case the depth of such interior open space is less than the width, the same shall not be considered as interior open space but be called as Notch and the same will be permitted without any restriction.

- (vi) A ventilation shaft having no access to the same except through one door for service purposes shall not be treated as a courtyard if the area of such shaft is less than 20 square metres.

(b) Ventilation Shafts for Kitchen or Toilet—

For ventilation of bathroom or water closet or if it does not open into the front open space, rear open space or side open space or an interior open space, it shall open into a ventilation shaft which shall not be less than the specification in Table 1 and Table 2 below :—

1. The numbers and sign "15.5", "25.5" and "40.00" subs. by cl. (12)(ii) of the Notification No. 105/MA/O/C-4/3R-14/2015, dated 26.2.2016 for the numbers and sign "14.5", "24.0" and "36.0" respectively.