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PART I—Orders and Notifications by the Governor of West Bengal, the High Court, Government Treasury, etc.

DIGHA SANKARPUR DEVELOPMENT AUTHORITY

P.O.-Digha, Dist.-Purba Medinipur
Pin – 721463

Memo No. 1747/XXX-41/DSDA/2026 **Dated, Digha, the 6th November, 2026**

NOTIFICATION

In pursuance of provisions contained U/S 38 of the West Bengal Town & Country (Planning & Development) Act, 1979, it is hereby notified for information of all concerned that the Amended Land Use & Development control plan for part planning area (Comprising 42 nos. mouzas) under Digha Sankarpur Development Authority (Earlier notified vide 1712/XXX-49/DSDA/2015, dt. 20.03.2015), w.r.t. compliance reduction & deregulation exercise under Govt. of India has been prepared by the Authority & the same may be inspected at the following Office/places from 11 am to 4 pm on any working day following the publication of the notification.

The said amendment Land use & Development Control Plan has been approved U/S 37 of the West Bengal Town & Country (Planning & Development) Act, 1979 by the State Govt. in Urban Development & Municipal Affairs Deptt. (Town & Country Planning branch), Govt. of West Bengal vide No. 1976-UDMA/16/2026-DAC SEC-Dept. of UDMA, dt.- 06.11.2026.

-: Office/Place wherein the Amendment of Development control regulation of LUDCP may be inspected:-

1. Office of the Digha Sankarpur Development Authority at New Digha, Purba Medinipur & website: https://www.dsda.org.in.
2. Office of the Urban Development & Municipal Affairs Deptt. (Town & Country Planning branch), Nagarayan, DF-8, Sector-I, Salt Lake, Kolkata-700 064 & website https://udma.wb.gov.in.

Sd/-
PRATIK ASHOK DHUMAL
Executive Officer
Digha Sankarpur Development Authority
& Special Officer, U.D.&M.A. Department

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Final amendment of the Land Use Development Control plan for the **Digha Sankarpur Development Authority (DSDA)** being a portion of the Digha Sankarpur Planning area (42 mouzas) notified in the Official Gazette under Notification No. 1712/XXX-49/DSDA/2015 dated 20.03.2015 is placed below:

In reference to the directions issued with respect to "Compliance reduction and De-Regulation Docket under Ease of Doing Business" for adoption of flexible zoning framework allowing mixed-use development activities in principle of "permitted until prohibited" and directives issued in Notification No.1954-UDMA-22013(99)/18/2025-DAC SEC-Dept. of UDMA dated 15.12.2025 of UD&MA, GoWB the existing Development control regulations provisions w.r.t. different land use zones as prescribed in the LUDCP may be replaced as per the following table:

Sl. No	**Land use / Planning Zone**	**Provision / Para No./ Table No. No. (as the case may be)**	**Proposed Provisions as negative list i.e. non permissible activities, apart from these activities, all other activities will be permitted activities.**
(a)	**(b)**	**(c)**	**(d)**
1	Residential	Development Control Regulation	**Industrial, Hazardous and Nuisance-Causing Uses** • Industrial uses, including Red, Orange and Blue Category industries; any new industrial building or extension of an existing industrial building. • Any obnoxious, hazardous or pollution-generating activity, including heavy machinery, large manufacturing units, large-scale commercial operations, heavy production-related activities generating significant waste (bulk waste), biomedical waste facilities, noise or toxic pollutants. **Wholesale, Warehousing and Storage Uses** • Mercantile (wholesale) buildings and extension of existing mercantile (wholesale) buildings. • Warehouses, godowns and storage facilities. • Storage of explosives, petroleum or other incendiaries. • Sale or storage of hazardous goods, including liquor, timber, coal, toxic chemicals and petroleum. **Transport and Livestock Related Uses** • Any activity involving heavy vehicle movement, parking, loading or unloading, creating transport-related pollution. • Fuel Stations (unless NOC obtained from statutory Authority) • Animal farming, animal husbandry activities involving animal excreta **Slaughter-Related Uses** • slaughterhouses, tanneries and similar uses. **Burial and Cremation Uses** • Extension of existing or establishment of new burial grounds and cremation sites.

Sl. No	Land use / Planning Zone	Provision / Para No./ Table No. No. (as the case may be)	Proposed Provisions as negative list i.e. non permissible activities, apart from these activities, all other activities will be permitted activities.
2	Commercial	Development Control Regulation	**Industrial and Heavy Logistics Uses** • Industrial uses, including Red, Orange and Blue Category industries; any new industrial building or extension of an existing industrial building. • Activities related to heavy logistics and warehousing. Note: Small-scale industries/household industries employing fewer than 10 persons (with power) or 20 persons (without power) shall be allowed, provided that they do not produce pollution or waste. Prior written permission of the Authority shall be required in each such case. **Hazardous, Polluting and Livestock-Related Uses** • Any activity involving hazardous, toxic, explosive, incompatible or polluting goods, materials or techniques. • Storage of inflammable, explosive or other hazardous materials, including gas godowns. • Animal farming and activities involving animal excreta. Note: • In DSDA, various types of commercial zones and activities exist, such as local retail, Central Business District (CBD) and arterial commercial areas, each having distinct requirements. • In CBD and other principal commercial areas, activities shall be permitted only where adequate parking and transport facilities are available. • All commercial activities shall ensure proper waste management arrangements.

Sl. No	Land use / Planning Zone	Provision / Para No./ Table No. No. (as the case may be)	Proposed Provisions as negative list i.e. non permissible activities, apart from these activities, all other activities will be permitted activities.
3	Public-Semi public	Development Control Regulation	**Industrial, Hazardous and Pollution-Causing Uses** • Industrial uses including Red, Orange and Blue Category industries. • Manufacturing, hazardous chemical processing, and any industry or activity emitting significant noise, pollution or noxious fumes. • Storage of inflammable, explosive or other hazardous materials, including gas godowns. • Any use generating severe noise, smoke, fumes or heavy traffic that disrupts the peaceful functioning of schools, hospitals and government offices. **Heavy Logistics, Freight and Commercial Uses** • Activities related to heavy logistics and warehousing. • Wholesale markets and freight-related activities. • Heavy commercial operations, including cold storage facilities, sawmills and large transport/logistics hubs. **Residential and Livestock-Related Uses** • Large-scale real estate and residential uses. • Animal farming and activities involving animal excreta. Note: Ancillary residential and commercial uses may be allowed, such as staff housing, dormitories, small canteens, bookshops and similar ancillary facilities.
3	Transportation & Communication	Development Control Regulation	All activities/ uses except ancillary commercial/manufacturing uses eg. Repairing of auto mobile/ Pharmacy / motel etc.
4	Utility & Services	Development Control Regulation	All uses, except existing and any new utilities eg. Electrical distribution facilities, water/sewage pumping stations, water reservoirs (overhead/underground), solid waste collection yards/transfer points and other public facilities.
5	Industrial	Development Control Regulation	**Residential Uses** • Residential uses, except accommodation for essential operational, service, security and watch & ward staff associated with the industrial establishment and those specifically permitted under the Urban Development and Municipal Affairs Department's Notification No. 481-UDMA-24/17/2024-DAC SEC-Dept. of UDMA dated 19.05.2025, as amended from time to time. **Commercial Uses** • Non-ancillary commercial uses. Note: For the purpose of promotion of industrial activities, ancillary commercial retail uses may be allowed up to 20%. **Public and Semi-Public Uses** • Non-ancillary public and semi-public uses.

Sl. No	Land use / Planning Zone	Provision / Para No./ Table No. No. (as the case may be)	Proposed Provisions as negative list i.e. non permissible activities, apart from these activities, all other activities will be permitted activities.
6	Recreational	Development Control Regulation	**Residential, Commercial, Institutional and Mixed Uses** • Any new residential, business, educational, institutional, mercantile (retail), mixed-use and storage building, and extension of existing such buildings or uses, except water bodies, parks, playgrounds, gardens, multi-purpose open spaces, community open spaces, and extension of existing parks and open spaces. **Nuisance-Causing Uses** • Any use generating severe noise, smoke, fumes or heavy traffic that disrupts the peaceful functioning of schools, hospitals and government offices. **Assembly, Storage and Utility Uses** • Assembly, storage and utility uses, except clubs, restaurants, eating houses, passenger stations, transport terminals and bathing ghats
7	Agriculture	Development Control Regulation	Under this zone, the plots presently being used for agriculture, as recorded in settlement records, change of use is prohibited. The development of buildings in these plots shall be controlled as per WB Fisheries Act and all other statute. For any development under this zone, permission of Land dept is essential. In areas of agricultural land with high crop yield, all kind of uses shall be prohibited. In this zone sub-division of plots is prohibited. Note: Ancillary activities like animal husbandry, storage of corps etc. shall be allowed.
8.	CRZ zone (Sea dyke)	Development Control Regulation	All uses/ activities as per CRZ notification, provided that any activities only be allowed, as per the provision of CRZ notification.
9.	Mixed Use Zone	Development Control Regulation	**Heavy Mercantile Uses** • Big mercantile uses, except retail shops (other than hazardous or nuisance-causing retail activities) permitted within residential premises up to a maximum of 25 percent of the ground floor coverage or 50 square metres of floor area, whichever is less, and restricted to the ground floor. **Polluting and Hazardous Uses** • Polluting healthcare facilities. • Polluting industries in residential or commercial buildings.
10.	Railway Land	Development Control Regulation	Note: All existing authorised/ permitted activities/ utilities could be allowed. Any activities of Rail authorities shall be allowed subject to proper intimation to the competent authority.
11.	Forest zone	Development Control Regulation	All uses/ activities as per Forest acts/ rules.

Sl. No	Land use / Planning Zone	Provision / Para No./ Table No. No. (as the case may be)	Proposed Provisions as negative list i.e. non permissible activities, apart from these activities, all other activities will be permitted activities.
12	Green Belt	Development Control Regulation	All uses/ activities except plantation and ancillary recreational activities, subject to approval of the authority.
13	Water body	Development Control Regulation	All uses/ activities except fisheries and ancillary uses

Note:

- Following the de-regulation docket, all previous conditional approvals are fully omitted. Only activities explicitly declared under the Prohibited Activities column are barred; all alternative configurations are permitted by right.
- Any land use or activity found to violate statutory laws, environmental clearances, judicial mandates, or established public safety regulations may be restricted on a case-by-case evaluation.
- While issuing development permission, the concept of inclusive zoning, on the context of this prohibited land uses that are non-permissible in the zone, will be encouraged by allowing all other uses and by allowing mixed use development following the concept of flexible land use zoning.
- This prohibited list has been prepared to enable enhancement of more commercial and industrial activities wherever possible.
- Land use practices that enhance productivity or conserve environmental value without causing long-term degradation shall be encouraged. Conversely, land use practices that are detrimental to public safety and security, the environment (including flora, fauna, and biodiversity), or neighbouring properties may be prohibited.
- The State Government reserves the right to amend or introduce additional provisions within this list in the public interest via official gazette notifications.
- All directions issued u/s 135 of the WB T&C (P&D) Act, 1979 shall be followed.
- Notwithstanding anything contained in the foregoing provisions, any use or activity prohibited under any applicable law, statute, rule, regulation, notification, or by any order, judgment or direction of a competent Court, Tribunal or Authority in India, as amended from time to time, shall also be deemed to be prohibited.