

**COMPARATIVE ANALYSIS BETWEEN NATIONAL BUILDING CODE 2016 AND WEST BENGAL
MUNICIPAL BUILDING RULE 2007 (REVISED, Notification No. 105/MA/O/C-4/3R-14/2015 dt.26.02.16).**

SL. No.	ASPECTS	Documents as per NBC 2016	Documents as per WBMBR 2007	Remarks	
				As per NBC 2016	As per WBMBR 2007
1	Definition	Vol.-1, Part-2 & 3, Clause-2	Part-I, Rule-2	Provision exist	Provision exist
2	Use-groups (Classification of Buildings)	Vol.-1, Part-3, Clause-7	Part-IA, Rule-2A	There are total 9 principal groups.	There are total 11 principal groups.
3	Qualification and Competence of Professional	Vol.-1, Part-2, Annex-A	Part-II, Rule-15 (Revised)	Provision exist	Provision exist with more elaboration.
4	Prohibition to erect building	Vol.-1, Part-2, Sec.-3, Clause-11	Part-II, Rule-11	Provision exist	Provision exist
5	Parts of Buildings and other	Vol.-1, Part-3, Clause-12	Part-X, Rule-117	Provision exist	Provision exist
6	Application for permission to erect building	Vol.-1, Part-2, Sec.-3, Clause-12	Part-II B, Rule-12	Provision exist	Provision exist
a)	Key Plan	Vol.-1, Part-2, Sec.-3, Clause-12.2.2	Part-II, Rule-11(9)(a)	Provision exist	Provision exist
b)	Site Plan Sanction	Vol.-1, Part-2, Sec.-3, Clause-12.2.3	Form-A, Part-II, Rule-4	Submitted with the building plan.	Prior sanction is required. May be submitted with the building plan at the own risk and cost of owner if not sanctioned earlier.
c)	Particulars of drawings and statements	Vol.-1, Part-2, Sec.-3, Clause-12.2, Annexure-"A"	Part-II B, Rule-12	Provision exist	Provision exist
d)	Means of Access	Vol.-1, Part-3, Clause-4	Part-III, Rule-45	Provision exist	Provision exist
e)	Height of building	Vol.-1, Part-3, Clause-9.4	Part-III, Rule-49 (Revised)	Provision exist	Provision exist
f)	Floor Area Ratio (FAR)	Vol.-1, Part-3, Table-5	Part-III, Rule-48A (Revised)	Provision exist	Provision exist
g)	Open space	Vol.-1, Part-3, Clause-8	Part-IV, Rule-50 (Revised)	Provision exist	Provision exist
h)	Parking	Vol.-1, Part-3, Clause-10	Part-IV, Rule-52	Provision exist	Provision exist
i)	Fire Protection	Vol.-1, Part-4	Part-VII, Rule-76	Provision exist	Provision exist
j)	Structural Design	Vol.-1, Part-2, Sec.-3, Clause-12.2.5.1	Form-B, Part-II, Rule-17	Certification conditions are more stringent than WBMBR, Design calculation is needed.	Certification conditions are also present.
k)	Service Plan specification structural design and sufficiency Certificate	Vol.-1, Part-2, Sec.-3, Clause-12.2.6 to 12.2.9	Form-B, Part-II, Rule-13	Provision exist	Provision exist

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l)	Building Servicess	Vol.-2, Part-8 & 9	Part-VI, Rule-74 Part-IX, Rule-90 & 91	Provision exist	Provision exist
m)	Sub-division Layout Plan	Vol.-1, Part-2, Sec.- 3, Clause-12.2.4	Part-II, Rule-9	Provision exist	Provision exist
n)	Barrier free accessibility	Vol.-1, Part-3, Clause-4.6.1.3(g), 3.4 and 13.5 [Annex-B]	Part-XII, Rule-173	Provision exist	Provision exist
7	Construction permission of Highrise Buildings	Vol.-1, Part-2, Sec.- 3, Clause-12.2.5.1	Part-II, Rule-12(6)B	Provision for two Stages sanction exist for building height of 15 meters and above.	Provision exist for building height of 15.5 meters and above
8	Construction permission of Special Building (Educational, Institutional, Business)		Part-IA, Rule-2A	Provision for two Stages sanction exist.	Provision exist separately for each type of building
9	Fees for sanction of building plan	Vol.-1, Part-2, Sec.- 3, Clause-12.1 and 12.5	Part-II, Rule-24	Provision exist	Provision exist
10	Revalidation fees on building sanction	Vol.-1, Part-2, Sec.- 3, Clause-12.6	Part-II, Rule-24	Mentioned by not elaborated	Exist and elaborate
11	Deviation during building construction	Vol.-1, Part-2, Sec.- 3, Clause-12.7	Part-II, Rule-31	Provision exist	Provision exist
12	Grant of sanction and refusal	Vol.-1, Part-2, Sec.- 3, Clause-12.10, Annex-E.	Form-C & Form-D, Part-II, Rule-21	Provision exist in single Annex.	Provision exist in separate forms Form-C for permit & Form-D for refusal
13	Notice for the authority for commencement	Vol.-1, Part-2, Sec.- 3, Clause-12.2.D, Annex-A.	Form-E, Part-II, Rule-28	Provision exist	Provision exist
14	Completion of work upto Plinth Level	Vol.-1, Part-2, Sec.- 3, Clause-12.2.E,	Form-F, Part-II, Rule-30(1)	Provision exist	Provision exist
15	Completion of building	Vol.-1, Part-2, Sec.- 3, Clause-13.2 (F), Annex-H	Form-G, Part-II, Rule-33, 151(3)	Provision exist	Provision exist
16	Occupancy Certificate	Vol.-1, Part-2, Sec.- 3, Clause-13.2 (H), Annex-I	Form-H, Part-II, Rule-34 (2)	Provision exist	Provision exist
17	Environmental consideration	Vol.-1, Part-2	Part-II, Rule-8c(ii) & Part-XI, Rule-157h(iv)	Provision exist	Provision exist