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**Government of West Bengal**  
**Housing Department**  
**(L.A. Branch)**  
**New Secretariat Buildings,**  
**1, K. S. Roy Road, Kolkata - 700 001.**

No.737-H1/1M-2/2007(Pt.)

Dated, Kolkata, the 17<sup>th</sup> August, 2015.

**NOTIFICATION**

**Subject : Revision flat prices / flat sizes / income eligibility / other conditions in respect of Housing Projects of West Bengal Housing Board.**

The revision of flat prices / flat sizes / income eligibility / other conditions in respect of Housing Projects of West Bengal Housing Board itself has been under consideration for sometime past.

Now, after due examination of the issue and after due consideration of various other factors, the Governor has been pleased to fix the following conditions in respect of the LIG / MIG (Lower) / MIG (Upper) / HIG flats pertaining to different housing projects to be implemented by the West Bengal Housing Board itself.


Sl. No.	Category of flat	Monthly family Income-Eligibility	Standard Built up area of the flat in Sq. ft.	Maximum Sale Rate per Sq. ft. of the flat	Remarks
1.	LIG	Up to Rs. 30,000/-	500 Sq. ft. to 700 Sq. ft.	Rs. 2400/- per sq. ft.	Only Direct cost and no overhead / administrative costs are to be charged
2.	MIG (Lower)	Rs. 30,001/- to Rs. 50,000/-	701 Sq. ft. to 900 Sq. ft.	Rs. 3000/- per sq. ft.	
3.	MIG (Upper)	Rs. 50,001/- to Rs. 80,000/-	901 Sq. ft. to 1100 Sq. ft.	Rs. 3500/- per sq. ft.	
4.	HIG	Above Rs. 80,000/-	Above 1100 Sq. ft.	Final pricing to be decided by the West Bengal Housing Board itself. It will include direct cost of the flats, total overhead / administrative costs of the Project and other market factors which may vary from project to project.	

Normally, a minimum 20% of the total no of flats of a single housing project should be provided for the LIG category, and, similarly, a minimum 20% of the total no of flats of a single housing project should be provided for the MIG category (lower & upper taken together). At the same time, in every housing project, the no of HIG flats should not exceed 50% of the total no of flats of the same project. In other words, the ratio of the flats to be constructed by the implementing authorities in any single housing project should be in the ratio like **LIG : MIG : HIG = ≥20% : ≥20% : ≤50%** .

However, LIG & MIG dwelling units may be constructed in plots where land value component is lower, and, construction of HIG dwelling units on comparatively high-value lands . But, to maintain overall ratio as stated above, the provision may be calculated for total projects of WBHB all over the State in a single financial year (instead of keeping the provision in each and every project). In course of doing that, if there be any deficit in number of constructed LIG/MIG flats, the residue will be covered up in the following financial year.

This supersedes all the previous orders of this Department on this subject, and, will come into force with effect from the date of issue of this notification.

This has the concurrence of the Finance (Audit) Department vide their U.O. No. Group-T/2015-2016/0326 Dated 30-07-2015.

  
(Subrata Biswas)

**Principal Secretary to the Government of West Bengal**

No.737/1-H1/1M-2/2007(Pt.)

Dated, Kolkata, the 17<sup>th</sup> August, 2015.

Copy forwarded, for information and necessary action, to the Housing Commissioner, West Bengal Housing Board.

  
**O.S.D. & ex-officio Special Secretary**  
**Housing Department**