

**Baddi - Barotiwala - Nalagarh Development Authority**  
**Govt of Himachal Pradesh**

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Draft  
Development Control Regulations, 2007

**Prepared as part of**

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Master Plan preparation for BBN Region

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**1. PREAMBLE**

**2. DEFINITIONS**

**3. PROCEDURE FOR SECURING DEVELOPMENT PERMISSION**

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**3.1 APPLICATION FOR DEVELOPMENT PERMISSION**

**3.2 SCRUTINY FEE**

**3.3 FORMS OF APPLICATION**

**3.4 GENERAL NOTATION FOR PLAN**

**3.5 REJECTION OF APPLICATION**

---

**4. GENERAL REQUIREMENTS FOR DEVELOPMENT**

---

**4.1 MARGIN AND/OR SETBACK**

**4.2 DEVELOPMENT OF LAND IN THE DEVELOPMENT AREA**

**4.3 DEVELOPMENT WORK TO BE IN CONFORMITY WITH THE REGULATIONS**

**4.4 DOCUMENT AT SITE**

**4.5 INSPECTION**

**4.6 GENERAL**

---

**5 DECISION OF THE AUTHORITY**

---

**5.1 GRANT OR REFUSE OF THE PERMISSION APPLICATION**

**5.3.2 Service and Amenities Fees**

**5.4 LIABILITY**

**5.5 RESPONSIBILITIES OF THE APPLICANT**

**5.6 DEVELOPMENT WITHOUT PRIOR LEGITIMATE PERMISSION**

**5.7 DEVIATION DURING COURSE OF CONSTRUCTION**

---

**6 INSPECTION**

---

**6.1 GENERAL REQUIREMENTS**

**6.3 OCCUPANCY CERTIFICATE**

**6.4 ILLEGAL OCCUPATION OF BUILDING**

**6.5 ILLEGAL DEVELOPMENT**

**6.6 DEVELOPMENT WITHOUT PERMISSION**

---

**7 OCCUPANCY CERTIFICATE**

**8 DEVELOPMENT UNDERTAKEN ON BEHALF OF GOVERNMENT**

**9 REGISTRATION OF ARCHITECT, ENGINEER, STRUCTURAL DESIGNER, SURVEYORS,  
CLERK OF WORKS, DEVELOPER.**

---

**9.1 APPLICATION FOR REGISTRATION**

**9.2 REVOCATION OF REGISTRATION**

**9.3 DUTIES & RESPONSIBILITIES**

---

**10 DEVELOPMENT OF LAND**

---

**10.1 LAYOUT OF BUILDING UNIT**

**10.2 INTERNAL BUILDING LAYOUT IN A BUILDING UNIT**

**10.3 LEVEL OF BUILDING UNIT**

**10.4 REQUIREMENT OF ROAD WIDTH FOR 10.1 & 10.2**

**10.5 APPROACHES TO THE BUILDING**

**10.6 Common Plot**

**10.7 MIXED USE DEVELOPMENT (LOW RISE AND HIGH-RISE)**

**10.9. PERCOLATING WELL WITH RAIN WATER HARVESTING SYSTEM**

**10.10 Soak Pit**

---

**11 SPECIAL DEVELOPMENT REQUIREMENTS FOR GAMTAL AREA**

**12 DEVELOPMENT REQUIREMENTS FOR AREAS OTHER THAN GAMTAL**

---

**12.1 USES NOT PERMISSIBLE**

**12.2 MINIMUM AREA OF A BUILDING UNIT**

**12.3 FLOOR SPACE INDEX (F.S.I.)**

**12.4 MARGIN AND SETBACKS**

**12.5 MAXIMUM BUILT-UP AREA ON ANY FLOOR**

**12.6 OPEN SPACE**

**12.7 DEVELOPMENT OF BUILDING UNIT IN EXISTING OLD CITY**

**12.8 DEVELOPMENT OF EXISTING DETACHED AND SEMI-DETACHED DWELLING UNIT**

**12.9 HIGH RISE BUILDING WITH PODIUM AND TOWER:**

---

## **COMPOUND WALLS AND GATES**

---

### **14 DISTANCE FROM WATER COURSE**

### **15 DEVELOPMENT OF LOW COST HOUSING**

## **16 GENERAL BUILDING REQUIREMENTS**

---

### **16.1 Elevators (lifts)**

### **16.2 Fire Protections :**

### **16.3 Safety of Buildings :**

### **16.4 Plinth :**

### **16.5 Cellar**

### **16.6 HEIGHT OF FLOORS**

### **16.7 Loft**

### **16.8 Stairs, Lifts, Lobbies and Corridor**

### **16.9 Sanitary Accommodation :**

#### **16.10 Ventilation**

#### **16.13 Ramps**

#### **16.14 Roofs**

#### **16.15 Terrace**

#### **16.16 Parapet**

#### **16.17 Mosquito-proof water tank :**

#### **16.18 REFUSE AREA/Disposal of Solid Waste :**

#### **16.19 DISCHARGE OF RAIN WATER:**

#### **16.20 STRUCTURES OF HISTORICAL AND/OR AESTHETICAL AND/OR ARCHITECTURAL AND/OR CULTURAL VALUE**

#### **PROVISION OF LETTER BOX**

#### **16.21 Temporary Structures :**

#### **16.22 Deposit and fees for temporary structures:**

---

## **17 REGULATIONS FOR SPECIAL STRUCTURES**

---

### **17.1 SPECIAL STRUCTURE**

### **17.2 FIRE PROTECTION REQUIREMENTS**

---

**17.3 REQUIREMENTS OF INDIVIDUAL EXITS AT EACH FLOOR :**

**17.4 STRUCTURAL SAFETY AND SERVICES**

**17.5 BUILDING SERVICES**

---

**18 PARKING**

---

**18.1 Minimum parking space**

**18.2 The parking layout shall fulfill the following conditions**

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**19 GASOLINE (MOTOR FUEL) FILLING STATIONS AND GASOLINE FILLING CUM SERVICE STATIONS**

---

**19.1 DEFINITION**

**19.2 Requirements of Filling stations and Filling-cum Service - Station.**

**19.2.1 SPACE REQUIREMENTS**

**19.3 TRAFFIC REQUIREMENTS**

**19.4 ENTRANCE AND EXIT CONSIDERATIONS**

---

**20 CONTROL OF SIGNS (HOARDINGS) AND OUTDOOR DISPLAY STRUCTURES AND PAGING TOWER AND TELEPHONE TOWER AND OUTDOOR DISPLAY STRUCTURES**

---

**20.1 PERMISSION**

**20.2 Design and Size**

**20.3 Prohibited signs**

**20.4 General restrictions**

**20.5 Hoarding on Roof**

**20.6 Wall Signs**

**20.7 Projecting Signs**

**20.8 Signs in Urban Renewal Project Areas**

**20.9 historic buildings**

**20.10 Deposit and Fees**

---

**20.11 TELECOMMUNICATION INFRASTRUCTURE (PAGING, CELLULAR MOBILES, 'V' SAT. , MTNL ETC.)**

**21 MINING, QUARRYING AND BRICK KILN**

**22 CONTROL OF AIR AND WATER POLLUTION**

---

**23 CONTROL OF DRAINS, SEWERS, DRAINAGE AND SEWAGE WORKS**

**24 APPLICABILITY OF REGULATIONS**

**25 MAINTENANCE OF BUILDINGS**

**26 RELAXATION**

**27 ACCESS FOR PHYSICALLY HANDICAPPED PERSONS**

**28 SUPPLEMENTAL AND MISCELLANEOUS PROVISIONS**

**29 PLANTATION**

**30 PENALTIES**

**31 LAND ZONING AND USE PROVISIONS**

**LANDUSE ZONE TABLE :**

**EXPLANATION :**

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## Appendixes

**Appendix-A: LAND USE ZONING IN HAZARD PRONE AREAS – GUIDELINES (**

**Appendix – B: PROTECTION OF BUILDINGS STRUCTURES AND INFRASTRUCTURES IN HAZARD PRONE AREAS**

**APPENDIX : C: LIST OF OBNOXIOUS AND HAZARDOUS INDUSTRIES**

**FORM NO. C. Application for development permission under sections 27, 34 and 49 of G.T.P. & U. D. Act. 1976 / The**

**FORM NO. C(a)**

**FORM NO. 2 (A): CERTIFICATE OF UNDERTAKING OF REGISTERED ARCHITECT/ENGINEER**

**FORM NO.2 (B): CERTIFICATE OF UNDERTAKING OF REGISTERED STRUCTURAL DESIGNER**

**FORM NO. 2(C): CERTIFICATE OF UNDERTAKING OF REGISTERED CLERKS OF WORKS/SITE SUPERVISER**

**FORM No 2(d): CERTIFICATE UNDERTAKING FOR HAZARD SAFETY (REGULATION No. 18.4) REQUIREMENT**

**SPECIAL BUILDING INFORMATION SCHEDULE**

**FORM NO. 3.**

**FORM NO. 4.**

**FORM NO. D.: DEVELOPMENT PERMISSION**

**FORM NO.6 (A) : PROGRESS CERTIFICATE**

**FORM NO.6 (B) PROGRESS CERTIFICATE - FIRST STOREY**

**FORM NO.6(C): PROGRESS CERTIFICATE - MIDDLE STOREY IN CASE OF HIGH-RISE BUILDING**

**FORM NO.6 (D): PROGRESS CERTIFICATE - LAST STOREY**

**FORM NO. 7 : COMPLETION REPORT**

**FORM NO.8: BUILDING COMPLETION CERTIFICATE**

**FORM NO.9: FORM OF OCCUPANCY CERTIFICATE**

**FORM NO. 10.: Registration for Architect/Engineer /Structural Designer/Surveyor/ Clerk of Work/Site Supervisor/, Developer/ owner.**

**FORM NO. 11.: STRUCTURAL INSPECTION REPORT**

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# 1 PREAMBLE

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In pursuance of the provisions contained in clause ..... of sub-section .... of section ... and clause ... of subsection ... of section .... of the Himachal Pradesh Town and Country Planning Act, 1977, the Baddi-Barotiwala-Nalagarh Development Authority hereby makes the following Regulations.

## 1.1 SHORT TITLE-EXTENT AND COMMENCEMENT

1.1.1 These regulations may be called the revised draft ‘General Development Control Regulation of the draft ‘special area development plan’ of Baddi-Barotiwala-Nalagarh Special Area (BBN area), including areas of Nagar Panchayat Baddi-Brotowala and Municipal Council Nalagarh.

1.1.2 These Regulations shall come into force on and from the date prescribed in the notification of sanction of the Development Plan.

1.1.3 Subject to the provisions of the Himachal Pradesh Town and Country Planning Act, 1977, these regulations shall apply to all the developments in the urban development area including Baddi-Barotiwala-Nalagarh Special Area (BBN Area), including areas of Nagar Panchayat Baddi, Barotiwala and Municipal Council Baddi area notified under sub-section .... of section... of the act.

1.1.4 The sanctioned General Development Control Regulations of BBND A are replaced by these Regulations.

### SAVINGS:

Notwithstanding anything done or any action taken under the regulations in force prior to such revision shall be deemed to be valid and continue to be so valid, unless otherwise specified.

## **2 DEFINITIONS**

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In these regulations, unless the context otherwise requires, the terms and expressions defined as follows shall have the meaning indicated against each of them.

The terms and expressions not defined in these regulations shall have the same meanings as in the Himachal Pradesh Town and Country Planning Act, 1977, or Local Acts and the rules framed there under or as mentioned in National Building Code (NBC) as the case may be, unless the context otherwise requires.

### **2.1 ACT**

Means the Himachal Pradesh Town and Country Planning Act, 1977, (Act No.12 of 1977) and B. P. M. C. ACT 1949 or Local Acts as stated in the context.

### **2.2 ADDITIONS AND /OR ALTERATIONS**

Means any change in existing authorised building or change from one use to another use, or a structural change such as additions to the area or height, or the removal of part of a building, or a change to the structure such as the construction or cutting into or removal of any wall or part of a wall, partition, column, beam, joist, floor including a mezzanine floor or other support or a change to or closing of any required means of ingress or egress or a change to fixtures or equipments, as provided in these regulations. The addition to any existing structure shall only be permitted if it complies with the provisions of regulation No.17.4.

### **2.3 ADVERTISING SIGN/HOARDING**

Means any surface or a structure with character, letter or illustration, applied there to and displayed in any manner whatsoever out of doors for the purpose of advertising giving information regarding or to attract the people to any place, person, public performance, article or merchandise, and which surface or structure is attached to, forms part of, or is connected with any building or is fixed to a tree or to the ground or to any pole, screen, hoarding or displayed any space or in or over any water body included in the limits of notified area of Competent Authority.

### **2.4 AIR-CONDITIONING**

Means the process of treating air to control simultaneously its temperature, humidity, cleanliness and distribution to meet the requirement of an enclosed space.

### **2.5 AMENITIES**

Means roads, streets, open spaces, parks, recreational grounds, play-grounds, gardens, water supply, electric supply, street lighting, drainage, sewerage, public works and other utilities, communication network, surface and convenience.

### **2.7 AUTOMATIC SPRINKLER SYSTEM**

Means an arrangement of pipes and sprinklers, automatically operated by heat and discharging water on fire, simultaneously an audible alarm.

### **2.8 BASEMENT OR CELLAR**

Shall mean the lower storey of a building having at least half of the clear floor height of the basement or cellar below average ground level.

## 2.9 BUILDING

Means all types of permanent building defined in (a) to (r) below, except structure of temporary nature like tents, hutment as well as shamianas erected for temporary purposes for ceremonial occasions, with the permission of the Competent Authority, shall be considered to be "buildings".

(a) "Assembly building" means a building or part thereof where groups of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes. "Assembly building" include buildings of drama and cinema theatres, city halls, town halls, auditoria, exhibition halls, museums, "marriage hall", "skating rings", gymnasia, stadia, restaurants, eating or boarding houses, place of worship, dance halls, clubs, gymkhanas, road, air, sea or other public transportation stations and recreation piers.

(b) "Business building" means any building or part thereof used for transaction of record therefor, offices, banks, all professional establishments, court houses classified as business buildings if their principal function is transaction of business and/or keeping of books and records.

(c) "Detached building" means a building with walls and roofs independent of any other building and with open spaces on all sides.

"Semi-Detached Building" means a building having one or more side attached with wall and roof with other building.

(d) "Apartment/Flats": apartment/flats shall means residential buildings constructed in a detached or semi-detached manner being designed as ground floor plus more upper floors and constructed as separate dwelling unit with common staircase.

(e) "Educational building" means a building exclusively used for a school or college, recognised by the appropriate Board or University, or any other Competent Authority involving assembly for instruction, education or recreation incidental to educational use, and including a building for such other uses incidental thereto such as a library or a research institution. It shall also include quarters for essential staff required to reside in the premises, and a building used as a hostel captive to an educational institution whether situated in its campus or not.

(f) "Hazardous building" means a building or part thereof used for, -

(i) storage, handling, manufacture or processing of radio-active substances or of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/or producing poisonous fumes or explosive enabatuibs.

(ii) storage, handling, manufacture or processing of, which involves highly corrosive, toxic obnoxious alkalis, acids, or a other liquids, gases or chemicals producing flame, fumes, and explosive mixtures or which result in division of matter into fine particles and capable of spontaneous ignition.

(g) "Industrial building" means a building or part thereof wherein products or, material are fabricated, assembled or processed, such as assembly plants, laboratories, power plants, refineries, gas plants, mills dairies and factories.

(h) "Institutional building" means a building constructed by Government, Semi-Government organisations, public sector undertakings, registered Charitable Trusts for their public activities, such as education, medical, recreational and cultural , hostel for working women or men or for an auditorium or complex for cultural and allied activities or for an hospice, care of orphans, abandoned women, children and infants, convalescents, destitute or aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation, and includes dharamshalas, hospitals, sanatoria, custodian and penal institutions such as jails, prisons, mental hospitals, houses of correction, detention and reformatories building constructed for the promotion of Tourism such a, stared hotels, clubs, golf course, sport stadium and all activities of Tourist Unit as may be declared by Government from time to time.

(i) "Mercantile building" means a building or part thereof used as shops, stores or markets, for display and sale of wholesale or retail goods or merchandise, including office, storage and service facilities incidental thereto located in the same building.

(j) "Low rise building" shall mean a building having height up to 16.5 mts. and having ground floor plus four floors. However parapet on terrace up to 1.5 mts shall not be counted.

(k) "High-rise building" shall mean building other than mentioned in 2.9 (j) "Low Rise Building" provided the maximum permissible height shall not exceed 40 mts.

(l) "Office building" means a building or premises or part thereof whose sole or principal use is for an office or for office purposes or clerical work, "Office purposes" includes the purpose of administration, clerical work, handling money, telephone, telegraph and computer operation; and clerical work" includes writing, book-keeping, sorting papers typing, filing, duplicating, punching cards or tapes, machines calculations, drawing of matter for publication and editorial preparation of matter of publication.

(m) "Public Building" means a building constructed by Government, Semi-Government organisations, public sector under-takings, registered Charitable Trust or such other organisations for their non-profitable public activities

(n) "Residential Building" means a building in which sleeping accommodation is provided for normal residential purposes, with or without cooking or dining facilities, and includes one or more family dwellings, lodging or boarding houses, hostels, dormitories, apartment houses, flats and private garages of such buildings.

(o) "Special Building" means

(i) a building solely used for the purpose of a drama or cinema theatre, motion picture a drive-in-theatre, an assembly hall or auditorium, town hall, lecture hall, an exhibition hall, theatre museum, stadium, community hall, marriage hall.

(ii) a hazardous building;

(iii) a building of a wholesale establishment;

(iv) centrally air-conditioned building which exceeds 15 mts. in height, in case where in building is constructed on stilt

(p) "Storage Building" means a building or part thereof used primarily for storage or shelter of goods, merchandise and includes a building used as a warehouse, cold storage freight depot, transit shed, store house, public garage, hanger, truck terminal grain elevator, barn and stable.

(q) "Unsafe Building" means a building which,

(i) is structurally unsafe,

(ii) is insanitary,

(iii) is not provided with adequate means of egress,

(iv) constitutes a fire hazard,

(v) is dangerous to human life,

(vi) in relation to its existing use constitutes a hazard to safety or health or public welfare by reasons of inadequate maintenance, dilapidation or abandonment.

(r) "Wholesale establishment" means an establishment wholly or partly engaged in wholesale trade and, manufactures wholesale outlets, including related storage facilities, warehouses and establishments engaged in truck transport, including truck transport booking warehouses.

## **2.10 BUILDING LINE**

means the line up to which the plinth of a building adjoining a street or an extension of a street or on a future street may lawfully extend and includes the lines prescribed, in any Sectoral plan and/or Development Plan.

## **2.11 BUILDING UNIT**

Shall mean a land/plot or part of a land/plot or combination of more than one land/plot as approved by the Competent Authority. Provided however where an alignment has been fixed on any road by any Competent Authority, the building unit shall mean and refer to the land excluding the portion falling in alignment.

## **2.12 BUILT-UP AREA**

Means the area covered by a building on all floors including cantilevered portion, if any, but except the areas excluded specifically under these Regulations.

## **2.13 COMPETENT AUTHORITY**

Means any person or persons or Authority or Authorities authorized by the Baddi-Barotiwala-Nalagarh Development Authority as the case may be to perform such functions as may be specified. Different persons or Authorities may be authorized to perform different functions.

## **2.14 CHIMNEY**

Means a construction by means of which a flue is formed for the purpose of carrying products of combustion to the open air and includes a chimney stack and the flue pipe.

## **2.15 CHHAJJA / WEATHER SHED**

Means a structural overhang provided over opening on external walls for protection from the weather.

## **2.16 CHOWK**

Means a fully or partially enclosed space permanently open to the sky within a building at any level, inner chowk being enclosed on all sides except as provided in Regulation 11 and 12 and an outer chowk having one unenclosed side.

## **2.17 COMBUSTIBLE MATERIAL**

Means that material which when burnt adds heat to a fire when tested for combustibility in accordance with the IS : 3808-1966 Method of Test for Combustibility of Building Material, National Building Code.

## **COMMERCIAL USE**

### **2.18 CONTIGUOUS HOLDING**

Means a contiguous piece of land in one ownership irrespective of separate property register cards /record of rights.

### **2.19 CORRIDOR**

Means a common passage or circulation space including a common entrance hall.

### **2.20 COURTYARD**

Means a space permanently open to the sky within the site around a structure and paved/concrete.

### **2.21 COMMON PLOT**

Shall mean a common open space exclusive of margins and approaches, at a height not more than ground level of the building unit. The owner shall have to give an undertaking that the common plot shall be for the common use of all the resident or occupants of the building unit, free of cost.

On sanction of the development permission, the common plot shall deem to have vested in the society/association of the residents/occupants. In case such society or Association is to be formed, the possession/custody of common plot shall remain with Competent Authority until such association/society is formed. The common plot shall not be sold to any other person and it shall not be put to any other use except for the common use of the residents/occupants.

#### **2.22 DEVELOPER**

Means the person who is legally empowered to construct or to execute work on a building unit, building or structure, or where no person is empowered, the owner of the building unit, building or structure.

#### **2.23 DHARMASHALA**

Means a building used as a place of religious assembly, a rest house, a place in which charity is exercised with religious or social motives, or a place where in a certain section of people have a right of, or are granted, residence without payment or nominal payment.

#### **2.24 DRAIN**

Means a system or a line of pipes, with their fittings and accessories such as manholes, inspection chambers, traps gullies, floor traps used for drainage of building or yards appurtenant to the buildings within the same cartilage. A drain includes an open channel for conveying surface water or a system for the removal of any liquid.

#### **2.25 DWELLING UNIT**

Means a shelter consisting of residential accommodation for one family. Provided that the minimum accommodation in a dwelling unit shall be one room of minimum carpet area of 9 sq.mts. with a minimum side of 2.4 Mts. and a w.c.

#### **2.26 ENCLOSED STAIRCASE**

Means a staircase separated by fire resistant walls and doors from the rest of the building.

#### **2.27 EXISTING BUILDING**

Means a authorised building or a structure existing before the commencement of these Regulations.

#### **2.28 EXISTING USE**

Means use of a authorised building or a structure existing before the commencement of these Regulations.

#### **2.29 EXIT**

Means a passage, channel or means of egress from any building, storey or floor area to a street or other open space of safety; horizontal exit, outside exit and vertical exist having meanings at (i), (ii) and (iii) respectively as under :

- (i) "HORIZONTAL EXIT" :- means an exit which is a protected opening through or around a fire wall or bridge connecting two or more buildings.
- (ii) "OUTSIDE EXIT" :- means an exit from a building to a public way, to an open area leading to a public way or to an enclosed fire resistant passage leading to a public way.

(iii) "VERTICAL EXIT" :-means an exit used for ascending or descending between two or More levels, including stairways, smoke-proof towers, ramps, escalators and fire escapes.

### **2.30 EXTERNAL WALL**

Means an outer wall of a building not being a party wall even though adjoining a wall of another building and also means a wall abutting on an interior open space of any building.

### **2.31 ESCAPE ROUTE**

Means any well ventilated corridor, staircase or other circulations space, or any combination of the same, by means of which a safe place in the open air at ground level can be reached.

### **2.32 FIRE AND/OR EMERGENCY ALARM SYSTEM**

Means an arrangement of call points or detectors, sounders and other equipment for the transmission and indication of alarm signals working automatically or manually in the event of fire.

### **2.33 FIRE LIFT**

Means a special lift designed for the use of fire service personnel in the event of fire or other emergency.

### **2.34 FIRE PROOF DOOR**

Means a door or shutter fitted to a wall opening, and constructed and erected with the requirement to check the transmission of heat and fire for a specified period.

### **2.35 FIRE PUMP**

Means a machine, driven by external power for transmitting energy to fluids by coupling the pump to a suitable engine or motor, which may have varying outputs/capacity but shall be capable of having a pressure of 3.2 kg/cm<sup>2</sup> at the topmost level of multi-storey or high rise building.

### **2.36 FIREPUMP-BOOSTER FIRE PUMP**

Means a mechanical/electrical device which boosts up the water pressure at the top level of a multi-storied/high-rise building and which is capable of a pressure of 3.2 kg/cm<sup>2</sup> at the nearest point.

### **2.37 FIRE RESISTANCE**

Means the time during which a fire resistant material i.e. material having a certain degree of fire resistance, fulfils its function of contributing to the fire safety of a building when subjected to prescribed conditions of heat and load or restraint. *The fire resistance test of structures shall be done in accordance with IS: 3809-1966 Fire Resistance Test of Structure.*

### **2.38 FIRE SEPARATION**

Means the distance in meter measured from any other building on the site or from another site, or from the opposite side of a street or other public space to the building.

### **2.39 FIRE SERVICE INLET**

Means a connection provided at the base of a building for pumping up water through-in-built fire-fighting arrangements by fire service pumps in accordance with the recommendation of the Chief Fire Officer.

#### 2.40 FIRE TOWER

Means an enclosed staircase which can only be approached from the various floors through landings or lobbies separated from both the floor area and the staircase by fire resisting doors.

#### 2.41 FLOOR

Means the lower surface in a storey on which one normally walks in a building, and does not include a mezzanine floor. The floor at ground level with a direct access to a street or open space shall be called the ground floor; the floor above it shall be termed as floor 1, with the next higher floor being termed as floor 2, and so on upwards.

#### 2.42 FLOOR SPACE INDEX (F.S.I.)

Means quotient of the ratio of the combined gross floor area of the all floors including areas of all walls, except areas specifically exempted under these Regulations, to the total area of the plot/building unit.

$$\text{Floor Space Index} = \frac{\text{Total floor area including walls of all floors}}{\text{Plot Area / Building Unit.}}$$

Provided that the following shall not be counted towards computation of F.S.I.

- (i) Parking spaces without any enclosures and partitions of any kind, with clear height of 2.4 mts. and in case of slabs with beams, height should not exceeds 2.8 mts.
- (ii) Spaces of hollow plinth with maximum clear height of 2.8 mts in addition to depth of beams as per structural requirements in residential buildings only (not even in mixed development) at ground level without any enclosures/walls and partitions in any form excluding shear walls as per structural requirements
- (iii) Interior open spaces and ducts required under these Regulations subject to maximum 4 % of the builtup area . Canopy and Architechtural projections not to be used for any other purpose
- (iv) Basement exclusively used for required parking with maximum clear height of 2.6 mts excluding beams.
- (v) Security Cabin up to 4 sq.mts.
- (vi) Weather shed up to 0.60 mt width.
- (vii) Stair case with maximum intermediate landing width equal to the width of stair, maximum landing width at floor level shall be twice the width of stair.
- (viii) lift, lift well with lift cabin, stair cabin, lift landing of lift well and water tank.
- (ix) Open air space/chowk required under this regulation in Walled City and Gamtal.
- (x) Electric room as specified by S.E.C.

#### 2.43 FLOOR AREA

Means Built up area excluding the area of walls.

#### 2.44 FRONT

Front as applied to a plot; means the portion facing the road and in case of plot abutting on more than one road and or more than 18 Mts. in width, the front shall be decided by the Competent Authority considering the existing and future development trend of the surrounding area.

#### 2.45 FOOTING

Means a foundation unit constructed in brick work, stone masonry or concrete under the base of a wall column for the purpose of distributing the load over a large area.

#### 2.46 FOUNDATION

Means that part of the structure which is in direct contact with and transmitting loads to the grounds.



#### **2.47 HEIGHT OF BUILDING**

Means the vertical distance measured from the average ground level/ high flood level/plot level and up to the top of the finished level of the topmost floor slab in case of flat roofs and upto the midpoint of the height of the slopping roof, excluding the genuine stair cabin, water tank, and lift room. The height of the slopping roof shall be taken as an average height of the relevant floor.

Note :- High flood level shall be decided by Competent authority.

#### **2.48 GANTAL/ABAADI**

Shall mean all land that have been included by the Govt./Collector within the site of village, Town or city on or before the date of declaration of intention to make a Development Scheme or publication of Draft Development Plan but shall not include any such other land which may thereafter be included within the site of any village by the Govt./Collector under the provision of Land Revenue Code.

#### **2.49 GROUND LEVEL**

Shall mean the level of the crown of the existing nearest constructed road or existing ground level, High flood level whichever is higher as may be decided by Competent Authority.

Note :- High flood level shall be decided by Competent authority.

#### **2.50 GARAGE-PRIVATE**

Means a building or a portion thereof designed and used for the parking of vehicles.

#### **2.51 GARAGE-PUBLIC**

Means a building or portion thereof, designed other than as a private garage, operated for gain, designed and/or used for repairing, servicing, hiring, selling or storing or parking motor-driven or other vehicles.

#### **2.52 HABITABLE ROOM**

Means a room occupied or designed for occupancy for human habitation and uses incidental thereto, including a kitchen if used as a living room, but excluding a bath-room, water closet compartment, laundry, serving and storing, pantry, corridor, cellar, attic, store-room, pooja-room and spaces not frequently used, height of such room shall not be less than 2.80 Mts. measured from finished floor to finished ceiling.

#### **2.53 HEIGHT OF A ROOM**

Means the vertical distance measured from the finished floor surface to the finished ceiling/slab surface. The height of a room with a pitched roof means the average height between the finished floor surface and the bottom of the eaves and the bottom of the ridge.

#### **2.54 HOME OCCUPATION**

Means customary home occupation other than the conduct of an eating or a drinking place offering services to the general public, customarily carried out by a member of the family residing on the premises without employing hired labour, and for which there is no display to indicate from the exterior of the building that it is being utilised in whole or in part for any purpose other than a residential or dwelling use and in connection with which no article or service is sold or exhibited for sale except that which is produced therein, which shall be non-hazardous and not affecting the safety of the inhabitants of the building and the neighbourhood, and provided that no mechanical equipment is used except that as is customarily used for purely domestic or household purposes and /or employing licensable goods. If motive power is used, the total electricity load should not exceed 0.75 KW. "Home Occupation" may also

include such similar occupations as may be specified by the Competent Authority and subject to such terms and conditions as may be prescribed.

#### **2.55 HAZARDOUS MATERIAL**

- (i) Means radio active substances :
- (ii) Material which is highly combustible or explosive and/or which may produce poisonous fumes explosive emanations, or storage, handing, processing or manufacturing of which may involve highly corrosive, toxic, obnoxious alkalis or acids or other liquids;
- (iii) Material defined as Hazardous under Hazardous Waste (Management and Handling) Rules, 2004 (Amended) or under Hazardous Chemicals (Management and Handling) Rules.
- (iv) Other liquids or chemicals producing flame, fumes, explosive, poisonous, irritant or corrosive gases or which may produce explosive mixtures of dust or fine particles capable of spontaneous ignition.

#### **2.56 LIFT**

Means a mechanically guided car, platform or transport for persons and materials between two or more levels in a vertical or substantially vertical direction.

#### **2.57 LOFT**

Shall mean an intermediate floor between two floor with a maximum height of 1.2 Mts. and which is constructed and adopted for storage purpose. The loft if provided in a room shall not cover more than 30% of the floor area of the room.

#### **2.58 MARGIN**

Shall mean space fully open to sky provided at the plot level from the edge of the building wherein built-up area shall not be permitted except specifically permitted projections under this regulation.

#### **2.59 MEZZANINE FLOOR**

Shall mean an intermediate floor between two floors overhanging or overlooking a floor beneath.

#### **2.60 NEIGHBOURHOOD CENTRE AND CIVIC CENTRE**

Neighbourhood Centre and civic Centre shall include following activities such as sectoral shopping centre, market, office building, cinema, small hospital, playground, gardens, public squares, swimming pool, Town hall, open air theatre, civic and cultural facilities, library, higher secondary school, parking plots, public utility and service building such as post office, fire station, police station, religious building and building of public uses.

#### **2.61 NATURAL HAZARD**

The probability of occurrence, within a specific period of time in a given area, of a potentially damaging natural phenomenon.

#### **2.62 NATURAL HAZARD PRONE AREAS**

Areas likely to have moderate to high intensity of earthquake, or cyclonic storm, or significant flood flow or inundation, or land slides/mud flows/avalanches, or one or more of these hazards.

Note: Moderate to very high damage risk zones of earthquakes are as shown in Seismic Zones III, IV and V specified in IS:1893; moderate to very high damage risk zones of cyclones are those areas along the sea coast of India prone to having wind velocities of 39 m/s or more as specified in IS:875(Part 3;) and flood prone areas in river plains (unprotected and protected) are indicated in the Flood Atlas of India prepared by the Central Water Commission.

### **2.63 NON-COMBUSTIBLE**

Means not liable to burn or add heat to a fire when tested for combustibility in accordance with the IS-3808-1966 Method of Test for Combustibility of Building Materials.

### **2.64 OCCUPANCY OR USE**

Means the principal occupancy or use for which a building or a part of it is used or intended to be used, including contingent subsidiary occupancies; mixed occupancy building being those in which more than one occupancy are present in different portions of the building.

### **2.65 OPEN SPACE**

Means an area forming an integral part of the plot, left permanently open to sky.

### **2.66 OWNER**

“Owner”, in relation to any property, includes any person who is for the time being, receiving or entitled to receive, whether on his own account or on account of or on behalf of, or for the benefit of, any other person or as an agent, trustee, guardian, manager or receiver for any other person or for any religious or charitable institution, the rents or profits of the property; and also includes a mortgaging possession thereof.

### **2.67 PARAPET**

Means a low wall or railing built along the edge of roof of a floor.

### **2.68 PARKING SPACE**

Means an enclosed or unenclosed covered or open area sufficient in size to park vehicles, including driveway connecting them with a street or alley and permitting ingress or egress of vehicles.

### **2.69 PARTITION**

Means an interior non-load bearing divider wall one storey or part storey in height.

### **2.70 PERMANENT OPEN AIR SPACE**

Means air space permanently open -

- (i) if it is a street,
- (ii) if its freedom from encroachment is protected by any law or contract ensuring that the ground below it is either a street or is permanently and irrevocably appropriated as an open space.

In Determining the open air space required for construction of a building, any space occupied by an existing structure may, if it is ultimately to become a permanently open air space, be treated as if it were already such a place.

### **2.71 PERMISSION**

Means a valid permission or authorisation in writing by the Competent Authority to carry out development or a work regulated by the Regulations.

### **2.72 PLINTH**

Plinth shall mean the portion of the external wall between the level of the street and the level of the storey first above the street.

### **2.73 PLINTH AREA**

Means the built-up covered area measured at the floor level of the basement or of any storey.

#### **2.74 PORCH**

Means a covered surface supported on pillars or otherwise for the purpose of a pedestrian or vehicular approach to a building.

#### **2.75 PUBLIC PURPOSE**

The expression “Public Purpose” includes-

- 1) The provision of village sites, or the extension, planned development or improvement of existing village sites ;
- 2) The provision of land for town or rural planning ;
- 3) The provision of land for planned development of land from public funds in pursuance of any scheme or policy of Government and subsequent disposal thereof in whole or in part by lease, assignment or outright sale with the object of securing further development as planned ;
- 4) The provision of land for a corporation owned or controlled by the state ;
- 5) The provision of land for residential purposes to the poor or landless or to persons residing in areas affected by natural calamities, or to persons displaced or affected by reason of the implementation of any scheme undertaken by Government, any local Authority or a corporation owned or controlled by the state ;
- 6) The provision of land for carrying out any educational, housing, health or slum clearance scheme sponsored by Government or by any Authority established by Government for carrying out any such scheme or with the prior approval of the appropriate Government by a Local Authority or a society registered under the societies Registration Act, 1860 or under any corresponding law for the time being in force in a state, or a co-operative society within the meaning of any law relating to co-operative society for the time being in force in any state;
- 7) The provision of land for any other scheme of development sponsored by Government or with the prior approval of appropriate Government, by a local Authority ;
- 8) The provision of any premises or building for locating a public office, but, does not include acquisition of land for Companies.

#### **2.76 REAL ESTATE DEVELOPMENT**

Shall mean development undertaken for sale to persons other than the one undertaking the development.

#### **2.77 REGISTERED ARCHITECT / ENGINEER / SURVEYOR / STRUCTURAL DESIGNER, CLERK OF WORKS, SITE SUPERVISOR, DEVELOPER**

Means respectively a person registered by the Competent Authority for the purpose of this Act as an Architect, Engineer, Surveyor, Structural Designer, Clerk of works, Site Supervisor, Developer, under these Regulations or any other Act prevailing for the area.

#### **2.78 RETENTION ACTIVITY**

Means an activity or use which is allowed to continue, notwithstanding its non-conforming nature in relation to the use permitted in the adjoining or surrounding area.

#### **2.79 RESIDENTIAL USE**

Mean a use of any building unit for the purpose of human habitation only except hotels and hostels like business.

## **2.80 ROAD/STREET**

Means any highway, street, lane, pathway, alley, stairway, passageway, carriageway, footway, square place or bridge, whether a thoroughfare or not, over which the public have a right of passage or access or have passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme, and includes all bunds channels, ditches, storm-water drains, culverts, sidewalks, traffic islands, road-side trees and, hedges retaining walls, fences, barriers and railings within the street lines.

## **2.81 ROAD/STREET-LEVEL OR GRADE**

Means the officially established elevation or grade of the centre line of the street upon which a plot fronts, and if there is no officially established grade, the existing grade of the street at its mid-point.

## **2.82 ROAD/STREET LINE**

Means the line defining the side limits of a road/street.

## **2.83 "ROAD WIDTH" OR "WIDTH OF ROAD/STREET"**

Means the whole extent of space within the boundaries of a road when applied to a new road/street, as laid down in the city survey or development plan or prescribed road lines by any act or law and measured at right angles to the course or intended course of direction of such road.

## **2.84 SELF USE DEVELOPMENT**

Means Development undertaken by an owner for his use.

## **2.85 SERVICE ROAD**

Means a road/lane provided at the front, rear or side of a plot for service purposes.

## **2.86 SHOPPING CENTRE OR COMMERCIAL CENTRE**

Means a group of shops, offices and / or stalls designed to form market-office complex.

## **2.87 SMOKE-STOP DOOR**

Means a door for preventing or checking the spread of smoke from one area to another.

## **2.88 STAIR COVER**

Means a structure with a covering roof over a staircase and its landing built to enclose only the stairs for the purpose of providing protection from the weather, and not to be used for human habitation.

## **2.89 STOREY**

Means the portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between any floor and the ceiling next above it.

## **2.90 TENEMENT**

Means an independent dwelling unit with a kitchen or a cooking space & toilet.

## **2.91 TENEMENT BUILDING**

Means residential building constructed in a semi-detached manner in a building unit, each dwelling unit is being designed and constructed for separate occupation with independent provision of bath, w.c.

## **2.92 TRAVEL DISTANCE**

Means the distance from the remotest point of a building to a place of safety be it a vertical exit or an horizontal exit or an outside exit measured along the line of travel.

## **2.93 WATER CLOSET (W.C)**

Means a privy with an arrangement for flushing the pan with water, but does not include a bathroom.

## **2.94 WATER COURSE**

Means a natural channel or an artificial channel formed by draining or diversion of a natural channel meant for carrying storm and waste water.

## **2.95 WATER COURSE, MAJOR**

Means a water course which carries storm water discharging from a contributing area of not less than 160 hectares, the decision of the Competent Authority on the extent of contributing area being final. A minor water course is one which is not a major one.

## **2.96 WATER TANKS OR TALAV OR POND OR LAKE**

Means a natural existing low lying grounds forming a natural water body or wherein rain water gets collected and/or plots designated as Talav under the revised development plan or any other legitimate records.

## **2.97 "WAREHOUSE" OR "GODOWN"**

Mean a building the whole or a substantial part of which is used or intended to be used for the storage of goods whether for storing or for sale or for any similar purpose. It is neither a domestic nor a public building, nor merely a shop if so used not a store attached to and used for the proper functioning of a shop.

## **2.98 WINDOW**

Means an opening, other than a door, to the outside of a building, which provides all or part of the required ventilation.

## **2.99 WIDTH OF A STREET**

Means the clear average width of the existing carriage way and footpaths only on which the building or plot line abuts. The average width shall be computed by taking length of street between two extreme points on building unit abutting the street at right angles to the direction of such streets excluding the steps projections, forecourts, open areas of other spaces in front of the building erected or intended to be erected. However in case where a regular line of street is prescribed by the Competent Authority, such width shall be considered for the purpose of computing building height.

## **3 PROCEDURE FOR SECURING DEVELOPMENT PERMISSION**

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### **3.1 APPLICATION FOR DEVELOPMENT PERMISSION**

- a) Subject to the provisions of Section: ..... (26, 27, 28, 34 & 49) of the Act, any person intending to carry out any development as defined in the Act in any building or in or over any land, within the limits of Development Area in conformity with the Development Plan proposals shall make an application in writing to the Competent Authority in prescribed form No. ... or .... along with the receipt of the payment of the scrutiny fee, development charges betterment charges, net demand as per sanctioned final Scheme and other charges and dues if any to be leviable under the Act and the regulations.
- a) *The application for development of land to be undertaken on behalf of the Union or State Government, under section 28 and under Section 29 by a local authority or any authority specially constituted under the H.P Town and Country Planning Act 1977 shall be accompanied by such documents as prescribed under Rule 11 of the H.P Town and Country Planning Rule, 1978.*
- b) *The application for development of the land to be undertaken under Section 30 by any person not being the Union or State Government , Local Authority or any authority specially constituted under H.P Town and Country Planning Act, 1977 shall be in such forms along with the specifications sheet and schedule attached with these forms and containing such documents and with such fee as prescribed under Rule 12 of the H.P Town and Country Planning Rule, 1978*
- c) *The application under section 30 “A” for construction of farm house for agriculture purpose shall be a simple application to the Director for seeking his permission subject to the conditions as envisaged under Section 30 “A” of H.P Town and Country Planning Act, 1977.*

### **3.2 SCRUTINY FEE**

A person applying for a permission to carry out any development shall have to pay scrutiny fees along with his application to the Competent Authority/ Baddi-Barotiwala-Nalagarh Development Authority/Municipal Corporation at the following rates:

#### **3.2.1 FOR BUILT UP AREA**

For low rise building Rs. .... per sq. mt. of Built up area of all floors for the intended residential development or part thereof subject to minimum scrutiny fee of Rs. ....

#### **3.2.2 COMMERCIAL AND MIXUSE DEVELOPMENT**

For high-rise, commercial, mix development and other than residential use Rs. .... per sq.mt. of Built area of all floors for the intended development or part thereof subject to minimum scrutiny fee Rs. ....

#### **3.2.3 SUB-DIVISION AND AMALGAMATION OF LAND**

- a) Rs. .... per sq. mt. of building unit/plot area for subdivision and amalgamation of all types of development.
- b) Rs. .... per sq. mt. of building unit/plot area for subdivision and amalgamation for agricultural use.

Minimum scrutiny fee shall not be less than Rs. ....

#### **3.2.4.1 URBAN CENTRES, RURAL CENTRES AND AREA OUTSIDE URBAN COMPLEX AND FALLING IN AGRICULTURE ZONE ONLY**

50% of the scrutiny fee as mentioned in Regulation No.3.2.1, 3.2.2 and 3.2.3 for the respective uses and type of dwelling units subject to minimum scrutiny fee Rs. ....

#### **3.2.5 RENEWAL OF DEVELOPMENT PERMISSION :**

Development permission granted under these regulation shall be deemed to be lapsed, if such development work has not been commenced till the expiry of one year from the date of commencement certificate/development permission. Provided that, the Competent Authority may on application made to it before the expiry of above period (one year) extended such period by a further period of one year at a time by charging Rs.... for renewal of development permission. The extended period shall in no case exceed three years in the aggregate.

#### **3.2.6 PUBLIC CHARITABLE TRUST:**

Rs. .... if the intended development is for hospitals, dispensaries, schools or colleges or a place of worship, dharmshala, hostels etc. constructed by a public charitable trust registered under Public Charitable Trust Act, 1950 or for any other purpose which the Authority may specify by a general or special order.

#### **3.2.7 DEVELOPMENT PERMISSION FOR MINING, QUARRYING AND BRICK KILN OPERATIONS:**

In case of mining, quarrying and brick kiln operations, the scrutiny fees will be as under.

- (i) Mining, quarrying and brick kiln operation.  
Rs. .... per 0.4 hectare or part there of and a maximum of  
Rs. ....
- (ii) Brick kiln without Chimney.  
Rs. .... per 0.1 hectare or part there of and a maximum of  
Rs. ....
- (iii) Processing of lime sagol etc. without construction.  
Rs. .... per 0.1 Hectare or part thereof and maximum of  
Rs. ....
- (iv) Renewal of permission for mining, quarrying  
Rs. .... for one year.
- (v) Renewal of permission for brick kiln (without chimney)  
Rs. .... for one year.
- (vi) Renewal of permission for processing of sagol, lime etc. without construction  
Rs. .... for one year.

Note :- Fees to be decided by Competent Authority from time to time

### **3.3 FORMS OF APPLICATION**

Every person who gives notice under relevant section of the Act shall furnish all information in forms and format prescribed under these regulations and as may be amended from



time to time by the Competent Authority. The following particulars and documents shall be submitted along with the application.

- (I) (a)** The applicant shall submit satisfactory documentary legal evidence of his right to develop or to build on the land in question including extract from the Property Register for city survey lands or an extract from the Record of Rights for Revenue lands or the copy of the index of registered sale deed as the case may be.
- (b)** He shall also submit a certified copy of approved sub-divisions/layout of final plot from the concerned Authority or latest approved sub-division/layout of city survey numbers or revenue numbers from relevant Authority, as the case may be, showing the area and measurements of the plot or land on which he proposes to develop. Provided that the Authority may dispense with this requirement in the cases where it is satisfied regarding the ownership of land on the basis of any documentary evidence or proof produced by the applicant. Forms and type of records issued by city survey/DILR office shall be acceptable to the authority
- (II)** A certificate of the licensed structural designer in regard to the proposed building shall be submitted under these Development Control Regulations.
- (III)** A Location plan (required copies) of the area proposed to be developed to a scale not less than 1:500 as the case may be showing the following details wherever applicable; In the case where plot is more than 10 Hectors, scale shall not be less than 1:1000.
- i) The boundaries of the plot and plot level in relation to neighbouring road level.
  - ii) The positions of the plot in relation to neighbouring streets.
  - iii) The name of the streets in which the plot is situated.
  - iv) All the existing buildings and other development exists on or under the site.
  - v) The position of buildings and of all other buildings and construction which the applicant intends to erect.
  - vi) The means of access from the street to the buildings or the site and all other building and constructions which the applicant intends to erect.
  - vii) Yards and open spaces to be left around the buildings to secure free circulation of air, admission of light and access.
  - viii) The width of street in front and of the street at the side or rear of the building.
  - ix) The direction of north point relative to the plan of the buildings.
  - x) Any physical feature such as trees, wells, drains, O.N.G.C. well & pipeline, high tension lines, railway lines.
  - xi)a) Existing streets on all the sides indicating clearly the regular line for streets if any prescribed under the ACT and passing through the building units.
    - b) The location of the building in the plot with complete dimensions.
    - c) The area within the regular line of the street not to be built upon but to be added to the street, hatched in green together with its measurements.
  - xii) Area classified for exemption of built-up area calculations.
  - xiii) A plan indicating parking spaces, if required under these regulations.
  - xiv) The positions of the building units immediately adjoining the proposed development.
  - xv) The position of every water closet, privy, urinal, bathrooms, cess pool, well or cistern in connection with the building other than those shown in the detailed plan.
  - xvi) The lines of drainage of the building, the size, depth and inclination of every drain and the means to be provided for the ventilation of the drains.

- xvii) The position and level of the out fall of the drain.
  - xviii) The position of sewer, where the drainage is intended to be connected to sewer.
  - xix) Open spaces required under these Development Control Regulations.
  - xx) Tree plantation required under regulation No.30.
- (IV)** A detailed site plan (required copies) showing the plans, sections and elevations of the proposed development work to a scale of 1:200 showing the following details wherever applicable:
- a) Floor plans of all floors together with the covered, area; clearly indicating the size and spacing of all framing members and sizes of rooms and the position of staircases, ramps and lift wells.
  - b) The use of all parts of the building.
  - c) Thickness of walls, floor slabs and roof slabs with their materials. The section shall indicate the height of building and height of rooms and also the height of the parapet, the drainage and the slope of the roof. At least one section should be taken through the staircase. The position, form and dimensions of the foundation, wall, floor, roofs, chimneys and various parts of the building, means of ventilation and accesses to the various parts of the building and its appurtenances also should be shown in one cross section.
  - d) The building elevation from the major street.
  - e) The level of the site of the building, the level of lowest of building in relation to the level of any street adjoining the cartilage of the building in relation to one another and some known datum or crown of road.
  - f) Cabin plan.
  - g) The north point relative to the plans.
  - h) The forms and dimensions of every water closets, privy, urinals, bathrooms, cesspools, well and water tank or cistern to be constructed in connection with the building.
  - i) One copy of the detailed working drawing including structural details based on the approved building plan shall be submitted before 7 days of commencement of the construction work at site for information and record. The applicant will inform the authority the date for commencement of work”.

Provided that in the case of individual residential buildings up to G+2 on a plot not more than 500 sq.mts. in size, the Competent Authority shall not enforce, on request of the owner/developer, to submit such details, subject to the condition that for such area similar types of structures and soil investigation report are already available on record.

- (V)** For high rise building and for special building like assembly, institutional, industrial storage and hazardous occupancy the following additional information shall be furnished/indicated in the following plans in addition to the items under clause 3.3.
- a) Access to fire appliances/vehicles with details of clear motorable access way around the building and vehicular turning circle.
  - b) Size (width) of main and alternate staircase along with balcony approach, corridor, ventilated lobby approach as the case may be.
  - c) Location and details of lift enclosures.
  - d) Location and size of fire lift.
  - e) Smoke stops lobby/door, where provided.
  - f) Refuse chutes, refuse chamber, service duct etc. where to be provided.

- g) Vehicular parking space.
- h) Refuse area, if any.
- i) Details of building services, air-conditioning system with position or dampers, mechanical ventilation system, electrical services, boilers, gas pipes etc. where provided.
- j) Details of exits including provision of ramps etc. for hospitals.
- k) Location of generator, transformer and switch gear room where required.
- l) Smoke exhauster system, if any.
- m) Details of fire alarm system network.
- n) Location of centralised control, connecting all fire, smoke, built-in fire protection arrangements and public address system etc. where required.
- o) Location and dimension of static water storage tank and pump room.
- p) Location and details of fixed fire protection installations such as sprinkles wet risers, house reels, drenchers, CO2 installations etc.
- q) Location and details of first-aid fire fighting equipment /installations.
- r) Location for electric transformer.

**(VI)** In case of layout of land or plot:

- a) A site-plan (in required numbers) drawn to a scale not less than 1:500 showing the surrounding lands and existing access to the land included in the layout plan.
- b) A layout plan (in required numbers) drawn to a scale of not less than 1:500 showing:
  - i) Sub-division of the land or plot or building unit with dimension and area of each of the proposed sub-divisions and their use according to these regulations.
  - ii) Width of the proposed streets and internal roads.
  - iii) Dimensions and areas of open space provided for under these regulations.

**(VII)** Certificate of undertaking: Certificate in the prescribed form No.2(a),2(b), 2(c) and 2(d) by the registered Architect/Engineer / Structural Designer /Clerk of Works/ /Developer/ Owner.

**(VIII)** Full information should be furnished in Form No.3 and Form No.4 as the case may be along with the plan.

**(IX)** The applicant shall also obtain copy of N.O.C. From relevant Authority as per Regulation No.4.2 wherever applicable.

**3.4 GENERAL NOTATION FOR PLAN**

The following notation generally shall be used for plans referred to in 3.3; (III); (IV); (V) and (VI).

Sr. No.	Item	Site Plan	Bldg. Plan
01.	Plot line	Thick black	Thick black
02.	Existing Street	Green	-----
03.	Future Street if any	Green dotted	-----
04.	Permissible lines	Thick black dotted	-----
05.	Open space	No colour	No colour
06.	Existing work	Blue	Blue
07.	Work proposed to be demolished	Yellow Hatched	Yellow Hatched
08.	Proposed work	Red	Red
09.	Work without permission if started on site	Grey	Grey
10.	Drainage and sewerage work	Red dotted	Red dotted
11.	Water supply work	Black dotted	Black dotted

### **3.5 DOCUMENTS TO BE FURNISHED WITH THE APPLICATION**

- a) A person who is required under relevant section of the Act to give any notice or to furnish any plans/sections or written particulars by these Development Control Regulations, shall sign such notice, plans, sections or written particulars or cause them to be signed by him and his duly authorised registered Architect, Engineer, Developer etc. as the case may be. such person or authorised registered Architect, Engineer, Developer shall furnish documentary evidence of his Authority. If such notice or other document is signed by such authorised registered Architect, Engineer, Developer it shall state the name and address of the person on whose behalf it has been furnished.
- b) Any notice or document shall be delivered to the office of the Competent Authority, within such hours as may be prescribed by the Competent Authority.
- c) The forms, plans, sections and descriptions to be furnished under these Development Control Regulations shall all be signed by each of the following persons:
  - i) A person making application for development permission under relevant section of the Act.
  - ii) A person who has prepared the plans and sections with descriptions who may be registered, engineer or an architect.
  - iii) A person who is retained or engaged to supervise the said construction.
  - iv) A person who is responsible for the structural design of the construction i.e. a structural designer.
  - v) A clerk of works who is to look after the day-to-day supervision of the construction.
  - vi) A Developer
- d) A person who is engaged either to prepare plan or to prepare a structural design and structural report or to supervise the building shall give an undertaking in Form No.2(a), 2(b), 2(c) and 2(d) prescribed under these Development Control Regulations.
- e) Every person who under the provisions of the relevant sections of the Act may be required to furnish to the Authority any plan or other documents shall furnish copies (in required numbers) of such plans and other documents and copies (in required) of such documents which he may be called upon to furnish. One copy of each such plan and document shall be returned, on approval, to the applicant duly signed by the Competent Authority of the Authority or authorised officer.
- f) It shall be incumbent on every person whose plans have been approved to submit amended plans for any deviation amounting to increase in built-up area, F.S.I., building height or change in plans, he proposes to make during the course of construction of his building work, and the procedure laid down for plans or other documents here to before shall be applicable to all such amended plans.
- g) It shall be incumbent on every person whose plans have been approved, to submit a completion plan showing the final position of erected or re-erected building in duplicate or in required numbers and one copy of plan to be returned to the applicant after approval.
- h) Approval of drawings and acceptance of any statement, documents, structural report, structural drawings, progress certificate, or building completion certificates shall not discharge the owner, engineer, architect, clerk of works and structural designer, Developer, Owner. from their responsibilities, imposed under the Act, the Development Control Regulations and the laws of tort and local acts.
- i) The landowner shall be held responsible if any Unauthorised Consturction, Addition & Alteration is done without prior permission of competent Authority.

### **3.6 PLANS AND SPECIFICATIONS TO BE PREPARED BY REGISTERED ARCHITECT/ENGINEER**

The plans and particulars prescribed under regulation No.3.3 above shall be prepared by a registered architect/engineer. The procedure for registration of architect/engineer shall be as laid down in these regulations.

### **3.7 REJECTION OF APPLICATION**

If the plans and information given as per regulation No.3.1, 3.2 and 3.3 do not give all the particulars necessary to deal satisfactorily with the development permission application, the application may be liable to be rejected, assigning the reasons of rejections in writing and communicated to the applicant/architect /engineer by the competent authority.

### **3.8 CANCELLATION OF PERMISSION**

The development permission if secured by any person by any misrepresentation or by producing false documents, such development permission will be treated as cancelled/revoked.

## **4 GENERAL REQUIREMENTS FOR DEVELOPMENT**

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### **4.1 MARGIN AND/OR SETBACK**

Any plan for the construction of any structure or building or any part thereof should provide setback and margin from the boundary of the plot or the road line as the case may be as required under these regulations. The road line shall be determined as per the maximum width of the road or street proposed under the BPMC Act-1949 or Development plan proposals or the Development Schemes or any other Local Acts.

### **4.2 DEVELOPMENT OF LAND IN THE DEVELOPMENT AREA**

#### **4.2.1 CONFORMITY WITH OTHER ACTS AND REGULATIONS:**

- (a) Situated and abutting on any of the classified roads of the State Government and the Panchayat shall be regulated and controlled by the Building line and Control line prescribed under the Govt. Department Resolution as amended from time to time.

Provided that the setback for the building line prescribed in the above resolution of the Department and the marginal distances to be kept open or setbacks to be observed from the road side, prescribed in the Development Control Regulations or in the Development Scheme Regulations whichever is more shall be enforced.

- (b) Whose right of user is acquired under the Petroleum Pipelines (Acquisition of right of user in land) Act, 1962 as amended from time to time shall be regulated and controlled according to the provision of the said Act, in addition to these regulations.
- (c) Situated in the vicinity of an oil well installed by Oil & Natural Gas Commission shall be regulated and controlled according to the provision of the Indian Oil, Mines Regulations - 1933 in addition to these regulations.
- (d) Situated in the vicinity of the Grid Lines laid by the S.E.Co. and Himachal State Electricity Board under the Indian Electricity Rules, 1956 shall be regulated and controlled by the horizontal and vertical clear distances to be kept open to sky.
- (e) In restricted / critical zone near the Air Port, construction of building shall be regulated as per the provisions of Civil Aviation Department.
- (f) Situated in the vicinity of the Railway Boundary shall be regulated and controlled according to the standing orders/instructions in force of the Railway Authorities and as amended from time to time.
- (g) Situated anywhere in the Development Area shall be subject to provisions of ..... HP Smoke Nuisance Act, 1963. (Check if any)
- (h) Situated anywhere in the Development area shall be subject to provisions of Water (Prevention and Control of Pollution) Act, 1974.
- (i) Situated anywhere in the Development area shall be subject to provisions of Air Pollution Control Act-1981.
- (j) Situated in the vicinity of the Jail, shall be regulated and controlled according to the standing orders/ instructions / manual in force of the Jail Authority and as amended from time to time.
- (k) Situated any where in the Development area shall be subject to provisions of the act related to telecommunication, I.S.R.O., archaeology and conservation/ preservation of monuments.
- (l) Development Permission granted by Competent Authority on the basis of any document/NOC received is not final and conclusive. It shall be considered in true sense and meaning of

concerned issuing Authority. This Authority has no legal responsibility for such development permission.

- (m) Situated anywhere in the Development area shall be subject to provisions of the act related to the protected monument or as per the proposals of the Development plan.

#### **4.2.2 REQUIREMENTS OF SITE:**

No land shall be used as a site for the construction of building.

- (a) if the Competent Authority considers that the site is insanitary or that it is dangerous to construct a building on it or no water supply is likely to be available within a reasonable period of time;
- (b) if the site is not drained properly or is incapable of being well drained;
- (c) if the building is proposed on any area filled up with carcasses, excreta, filthy and offensive matter, till the production of a certificate from the Competent Authority to the effect that it is fit to be built upon from the health and sanitary point of view;
- (d) if the use of the said site is for a purpose which in the Competent Authority's opinion may be a source of danger to the health and safety of the inhabitants of the neighbourhood,
- (e) if the Competent Authority is not satisfied that the owner of the building has taken the required measures to safeguard the construction from constantly getting damp;
- (f) if the level of the site is lower than the Datum Level prescribed by the Competent Authority depending on topography and drainage aspects.
- (g) for assembly use, for cinemas, theatres, places of public worship, residential hotels, lodging and boarding houses, unless the site has been previously approved by the Competent Authority and the Commissioner of Police;
- (h) unless it derives access from an authorised street/means of access described in these Regulations;
- (i) for industrial use other than a service industry unless the application is accompanied by a no objection certificate from the appropriate officer of the Industrial Location Policy and from HP Pollution Control Board;
- (j) if the proposed development is likely to involve damage to or have deleterious impact on or is against urban aesthetic of environment or ecology and/or on historical / architectural/aesthetical buildings and precincts or is not in the public interest.
- k) If the site is found to be liable to liquefaction by the Competent Authority under the earthquake intensity of the area, except where appropriate protection measures are taken to prevent the liquefaction.
- l) If the Competent Authority finds that the proposed development falls in the area liable to storm surge during cyclone, except where protection measures are adopted to prevent storm surge damage.

#### **4.3 DEVELOPMENT WORK TO BE IN CONFORMITY WITH THE REGULATIONS**

- a) All development work shall conform to the Development Plan proposals and the provisions made under these regulations. If there is a conflict between the requirements of these regulations and Development Schemes Regulations, if any, in force the requirement of these regulations shall prevail.

Provided relaxation/special provisions mentioned against respective final plots shall prevail above these regulations.

Provided in case of proposed road, town development scheme road shall prevail.

- b) Change of use: No building or premises should be changed or converted to a use other than the sanctioned use without prior permission of the Authority in writing. Change of use not in conformity with these regulations shall not be permissible.

#### 4.4 DOCUMENT AT SITE

The person to whom the development permission is issued shall during construction, keep -

- (a) posted in a conspicuous place, on the site for which permission has been issued a copy of the development permission and
- (b) a copy of the approved drawings and specification referred to in Regulation No. 25 on the site for which the permission was issued.

#### 4.5 INSPECTION

##### (1) Inspection at various stages :-

The Competent Authority at any time during erection of a building or the execution of any work or development, make an inspection thereof without giving prior notice of his intention to do so.

##### (2) Inspection by Fire Department :-

For all multi-storied, high-rise and special building the work shall also be subject to inspection by the Chief Fire Officer, or Competent Authority shall issue the occupancy certificate only after clearance by the said Chief Fire Officer/Competent Authority.

##### (3) Unsafe building :-

All unsafe building shall be considered to constitute danger to public safety hygiene and sanitation and shall be restored by repairs or demolished or dealt with as otherwise directed by the Competent Authority as prescribed in regulation 17.4(4)

##### (4) Unauthorised development :-

In case of unauthorised development, the Competent Authority shall

- (a) take suitable action which may include demolition of unauthorised works as provided in The Himachal Pradesh Town and Country Planning Act, 1977 and the relevant provisions of the Bombay Provincial Municipal Corporation Act-1949.
- (b) take suitable action against the registered architect/ engineer, developer and other. as mentioned in Regulation no. 2.77.

#### 4.6 GENERAL

##### (1) KABRASTAN, BURIAL GROUND ETC.

The land occupied by the graveyards, kabrastans, burial grounds, crematoria and allied actions which are marked with green verge in the plan shall not be allowed to be built upon and shall be kept permanently open.

##### (2) EDUCATIONAL INSTITUTION

No educational institution except K.G., primary, secondary schools and higher secondary school shall be permitted within the area of town, city, villages.

##### (3) IMPROVEMENT SCHEME

No development permission shall be issued for development of area designated for improvement scheme until such scheme is prepared and finalised by the Competent/ Appropriate Authority.

##### (4) CO-OWNERS CONSENT

In cases where the building construction is as per regulations but the co-owners are not giving consent either at the time of building permission or at the time of



occupation permission, the Competent Authority may issue permission after giving opportunity of hearing to the co-owners and considering the merits and demerits of individual case.

(5) WIDTH OF APPROACH AT BRIDGE

Width of the approach of over-bridge or under-bridge shall not be considered towards width of the road at the time of permitting the height, use development of buildings near the over-bridge or under-bridge.

## **5 DECISION OF THE AUTHORITY**

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### **5.1 GRANT OR REFUSE OF THE PERMISSION FOR DEVELOPMENT OF LAND**

On receipt of the application for Development Permission, the Competent Authority after making such inquiry and clearance from such an expert whenever considered necessary for the safety of building, as it thinks fit may communicate its decisions granting with or without condition including condition of submission of detailed working drawing/ structural drawing along with soil investigation report before the commencement of the work or refusing permission to the applicant as per the provisions of the Act.

The Competent Authority, however, may consider to grant exemption for submission of working drawing, structural drawing and soil investigation report in case the Competent Authority is satisfied that in the area where the proposed construction is to be taken, similar types of structure and soil investigation reports are already available on record and such request is from an individual owner/developer, having plot of not more than 500 sqmt. in size and for a maximum 3 storeyed residential building.

As per the guidelines on "soil testing", if the local site conditions do not require any soil testing or if a soil testing indicates that no special structural design is required, a small building having ground + 1 or 2 floors, having load bearing structure, may be constructed.

If the proposed small house is to be constructed with load bearing type masonry construction technique, where no structural design is involved, no certificate from a Structural Designer will be required (to be attached with Form 2-D). However, a 'Special Building Information Schedule', appended herewith, has to be submitted, duly filled in.

On receipt of the application for Development Permission, the Competent Authority after making such inquiry as it thinks fit may communicate its decisions granting or refusing permission to the applicant as per the provisions of the Act. The permission may be granted with or without conditions or subject to any general or special orders made by the State Government in this behalf.

The Development permission shall be in Form No.D and it should be issued by an officer authorised by the Competent Authority in this behalf. Every order granting permission subject to conditions or refusing permission shall state the grounds for imposing such conditions or for such refusal.

The competent Authority, after making preliminary scrutiny of the plans received, may give preliminary development permission by taking an affidavit from the owner the margin built-up area, internal roads, open spaces, parking and common plots shall be kept as per G.D.C.R. After making final scrutiny of the plans the final development permission may be granted.

Provided at the preliminary development permission shall be valid only for development up to plinth level. For development above the plinth level regular development permission shall be taken. Other wise such development shall be considered unauthorised development.

### **5.2 SUSPENSION OF PERMISSION**

Development permission granted under the relevant section of the Act deems to be suspended in cases of resignation by any of the licenses till the new appointments are made during this period construction shall not be done on the site. Any work on site during this time shall be treated as unauthorized development without any due permission.

### 5.3 GRANT OF DEVELOPMENT PERMISSION

#### 5.3.1 GRANT OF DEVELOPMENT PERMISSION

shall mean acceptance by the Authority of the following requirements:

- i) Permissible built-up area.
- ii) Permissible floor space index.
- iii) Height of a building and its various stories.
- iv) Permissible open spaces enforced under regulations, C.P., Marginal spaces, other open spaces, set backs etc.
- v) Permissible use of land and built spaces.
- vi) Arrangements of stairs, lifts, corridors and parking.
- vii) Minimum requirements of high-rise buildings including N.O.C. from Fire Officer/Fire Safety Consultant as appointed by the Appropriate Authority.
- viii) Minimum requirement of sanitary facility and other common facility.
- ix) Required light and ventilation.

Provided that it shall not mean acceptance of correctness, confirmation, approval or endorsement of and shall not bind or render the Authority liable in any way in regard to:

- a) title of the land or building.
- b) easement rights.
- c) variation in area from recorded areas of a plot or a building.
- d) structural reports and structural drawings.
- e) workmanship and soundness of material used in construction of the building.
- f) location and boundary of the plot.

#### 5.3.2 SERVICE AND AMENITIES FEES

Permission for carrying out any development shall be granted by the competent authority only on payment of service and amenities fees for execution of works referred to in clause [(vi)-a] of sub-section (I) of Section 23 of the Act and for provision of other services and amenities at the following rates in Baddi-Barotiwala-Nalagarh Area as delineated in the Revised Development Plan of BBND A. This fees and maintenance charges may be revised on review by competent authority from time to time.

- a) Service and amenities fees shall be levied as under for any development within the Baddi-Barotiwala-Nalagarh Area excluding agricultural zone, and gamtal/Abaadi.
  - i) Rs.100.00 per sq. mt. of built up area for the intended development of all uses.
  - ii) Rs. 50.00 per sq. mt. of built up area of intended development for schools, colleges, educational institution, charitable trusts, government and semi government building.  
Provided these regulation shall not be applicable in the planning scheme area and in the approved existing buildings. These fees shall not be leviable once the intention of making a development scheme is declared.
- b) However these service and amenities fees shall be adjusted against the net amount to be paid by the owner in the development scheme.

#### 5.4 LIABILITY

Notwithstanding any development permission granted under the Act and these regulations, any person undertaking any development work shall continue to be wholly and solely liable for any injury or damage or loss whatsoever that may be caused to any one in or around the area during such construction and no liability whatsoever in this regard shall be cast on the Authority.

## 5.5 RESPONSIBILITIES OF THE APPLICANT

Neither the grant of development permission nor the approval of the plans, drawings and specifications shall in any way relieve the applicant of the responsibility for carrying out the development in accordance with requirement of these regulations.

## 5.6 DEVELOPMENT WITHOUT PRIOR LEGITIMATE PERMISSION

In cases where development has already started/commenced on site for which development permission in writing of the Competent Authority is not obtained, but where this development on site is in accordance with the provisions of these regulations, the development permission for such work on site without the prior permission may be granted by the Competent Authority on the merits of each individual case. For such development works, over and above such other charges/fees may be otherwise leviable, the additional amount shall be charged on such total built up area as per the following rates:

- |                                                                                                       |                                             |
|-------------------------------------------------------------------------------------------------------|---------------------------------------------|
| 1. Application for development permission is made but development is commenced as per submitted plan. | 5 times of regulation<br>No. 3.2.1 to 3.2.4 |
| 2. Application is made but development has been commenced but not as per submitted plan.              | 10times of regulation<br>No. 3.2.1 to 3.2.4 |
| 3. Application for development permission is not made and development is commenced                    | 15times of regulation<br>No. 3.2.1 to 3.2.4 |
| 4. All other open uses including layout and sub-division of land.                                     | 2 times of regulation<br>No. 3.2.1 to 3.2.4 |

### NOTE:-

Minimum additional amount shall be Rs.1000.00 for residential and Rs.5000.00 for others.

## 5.7 DEVIATION DURING COURSE OF CONSTRUCTION

Notwithstanding anything stated in the above regulations it shall be incumbent on every person whose plans have been approved to submit revised (amended) plans for any deviations he proposes to make during the course of construction of his building work and the procedure laid down for plans or other documents here to before shall apply to all such Revised (amended) plans.

### **EXPLANATION: for 5.1 to 5.7:**

This provision does not entitle the owner or his supervisor to make any deviations in contravention of the provisions of the Act, and these regulations.

## 6 INSPECTION

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### 6.1 GENERAL REQUIREMENTS

The building unit intended to be developed shall be in conformity with Regulation No. 4.2.2. Generally all development work for which permission is required shall be subject to inspection by the Competent Authority.

- a) The applicant shall permit authorised officers of the concerned Competent Authority to enter the plot for which the development permission has been sought granted for carrying out development, at any reasonable time for the purpose of enforcing these regulations.
- b) The applicant shall keep during carrying out of development, a copy of the approved plans on the premises where the development is permitted to be carried out.
- c) The applicant shall keep a board at site of development mentioning the survey No, city survey No, Block No, Final Plot No., Sub plot No., etc. name of owner and name of Architect, Engineer, Developer, Structural Designer, Clerk of the Works, development permission number, date of approval & registration number of consultant.

### 6.2 PROCEDURE DURING CONSTRUCTION

(a) Recognised stages for progress certificate and checking:-

- 1) Following shall be the recognised stages in the erection of every building or the execution of every work:-
  - i) Plinth, in case of basement before the casting of basement slab.
  - ii) First storey.
  - iii) Middle storey in case of High-rise building.
  - iv) Last storey.
- 2) "At each of the above stages, the owner / developer under these Development Control Regulations shall submit to the competent designated officer of the Competent Authority a progress certificate in the given formats [Form Nos. 6(a) – 6(d)]. This progress certificate shall be signed by the architect, Structural Designer and supervising engineer.
- 3) No person in-charge at any stage shall, except with previous written permission of the Competent Authority, carry out further work after the issue of any requisition of these Development Control Regulations in respect of the any previous stage unless the requisition has been duly complied with and the fact reported to the Competent Authority.
- 4) The progress certificate shall not be necessary in the following cases:
  - i) Alteration in Building not involving the structural part of the building.
  - ii) Extension of existing residential building on the ground floor up to maximum 15 sq.mts. in area.

(b) "On receipt of the progress certificate from the owner/developer, it shall be the duty of the Competent Authority, if found necessary, to check any deviation from the approved plan and convey decision within 7 days to the owner/developer accordingly for compliance.

(c) Completion Report:

- 1) It shall be incumbent on every person whose plans have been approved, to submit a completion report in Form No.7.
- 2) It shall also be incumbent on every person who is engaged under this Development Control Regulations to supervise the erection or re-erection of the building, to submit the completion report in form No.8 prescribed under these Development Control Regulations.
- 3) No completion report shall be accepted unless completion plan is approved by the Competent Authority.

- (d) The final inspection of the work shall be made by the concerned Competent Authority within 21 days from the date of receipt of notice of completion report.

### **6.3 OCCUPANCY CERTIFICATE**

The applicant shall obtain occupancy certificate from the Competent Authority prior to any occupancy or use of development so completed.

### **6.4 ILLEGAL OCCUPATION OF BUILDING**

- (a) Notwithstanding the provision of any other law to the contrary the competent Authority may by written notice, order any building or any portion thereof to be vacated forthwith or within the time specified in such notice:-
- (i) if such building or portion thereof has been unlawfully occupied in contravention of these regulation.
  - (ii) if a notice has been issued in respect of such building or part thereof requiring the alteration or reconstruction of any works specified in such notice have not been commenced or completed.
  - (iii) if the building or part thereof is in a ruinous or dangerous condition, which are likely to fall and cause damage to any person occupying, restoring to or passing by such building/structures or any other structure or place in the neighbourhood thereof.
- (b) The reasons for requiring such building, or portion thereof to be vacated should be clearly specified in every such notice.
- (c) The affixing of such written notice on any part of such premises shall be deemed a sufficient intimation to the occupiers of such building or portion thereof.
- (d) On the issue of such notice, every person in occupation of the building or portion thereof to which the notice relates shall vacate the building or portion as directed in the notice and no person shall so long as the notice is withdrawn, enter the building or portion thereof, except for the purpose of carrying out any work of reinstatement which he may lawfully permitted to carry out.
- (e) The Competent Authority may direct that any person who acts in contravention of above provision or who obstructs him in any action taken under these regulations shall be removed from such building or part thereof by any police officer, and may also use such force as is reasonably necessary to effect entry in the said premises.
- (f) The cost of any measures taken under this provision shall be recovered from the owners/occupants.

### **6.5 ILLEGAL DEVELOPMENT**

- (1) If the Competent Authority is certified that the erection of any building or the execution of any such work has been unlawfully commenced or is being unlawfully carried on upon any premises he may, by written notice, require the person directing or carrying on such erection or execution to stop the same forthwith.
- (2) If such erection or execution is not stopped forthwith, the Competent Authority may direct that any person directing or carrying on such erection or execution shall be removed from such premises by any police officer and may cause such steps to be taken as may consider necessary to prevent the re-entry of such person on the premises without permission.
- (3) The cost of any measures taken under sub-section(2) shall be paid by the said person.

### **6.6 DEVELOPMENT WITHOUT PERMISSION**

- (1) If any work or thing requiring the written permission of the Competent Authority under any provision of this Act or any rule, regulation is done by any person without obtaining such

written permission, is subsequently suspended or revoked for any reason by the Competent Authority, such work or thing shall be deemed to be unauthorised and, subject to any other provision of this Act, the Competent Authority may at any time, by written notice, require that the same shall be removed, pulled down or undone, as the case may be, by the person so carrying out or doing. If the person carrying out such work or doing such thing is not the owner at the time of giving such notice shall be liable for carrying out the requisitions of the Competent Authority.

- (2) If within the period specified in such written notice the requisitions contained there are not carried out by the person or owner, as the case may be the Competent Authority may remove or alter such work or undo such thing and the expenses there of shall be paid by such person or owner as the case may be.

## **7 OCCUPANCY CERTIFICATE**

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### **7.1 APPLICATION FOR OCCUPANCY**

The Competent Authority shall within twenty one days from the date of receipt of the completion report required under Regulation 6.2(c) communicate its decision after necessary inspection about grant of occupancy certificate indicated in Regulation No.6.2(d).

The Concerned Authority issuing occupancy certificate before doing so shall consult concerned designated Authority to inspect the building and issue a certificate that necessary requirements for the fire protection under these regulations as per regulation No.17.2 have been fulfilled and if not so, the applicant shall be asked to carry out necessary additions, alterations or rectification to the satisfaction of the designated Authority before issuing occupancy certificate.

### **7.2 ISSUE OF OCCUPANCY CERTIFICATE**

The Authority issuing occupancy certificate before doing so shall ensure that

- (i) The trees as per the regulation No.30 are planted on site or ensure this by taking suitable deposits as decided from time to time for specific period by the Competent Authority.
- (ii) Parking space is properly paved & the lay-out of parking space is provided as per the approved plans. Sign- boards indicating the entrance, exit and location of parking spaces for different types of vehicles shall be permanently erected and maintained at the prominent place in every building unit.
- (iii) Certificate of lift Inspector (Government of Himachal) has been procured & submitted by the owner, regarding satisfactory erection of Lift.
- (iv) Proper arrangements are made for regular maintenance of lift as provided in NBC and in these regulations
- (v) The Certificate of Competent Authority and or fire department for completion and or fire requirements as provided in these regulations has been procured and submitted by the owner.
- (vi) Proper arrangements are made for regular maintenance of fire protection services as provided in NBC and in these regulations
- (vii) There shall be a percolating well in a building unit having area more than 1500 sq. mts.
- (viii) If any project consists of more than one detached or semi detached building / buildings in a building unit and any building / buildings there of is completed as per provisions of G.D.C.R.. (Such as Parking, Common Plots, Internal Roads, Height of the Building, Infrastructure facilities, lift and fire safety measures), the competent authority may issue completion certificate for such one detached or semi detached building / buildings in a building unit.

The occupancy certificate shall not be issued unless the information is supplied by the owner and the Engineer / Architect concerned in the schedule as prescribed by the Competent Authority from time to time.



## **8 DEVELOPMENT UNDERTAKEN ON BEHALF OF GOVERNMENT**

As per the provisions of Section 39 of the Act and Rule 15 of the Rules, the Office-in-Charge of a Government Dept. shall inform in writing to the Authority of the intention to carry out development for its purpose along with such development or construction.

- 1) An official letter of Government Department addressed to the Authority or as the case may be to the authorised officer giving full particulars of the development work or any operational construction.
- 2) Building plan confirming to the provisions of Development Control Regulations and Development Plan for the proposed development work to a scale of not less than 1 : 100.
- 3) Plans confirming to the provisions of Development plan showing complete details of the operational construction as defined under Clause (xvii) of Section 2 of the Act such as detailed alignment, layouts, locations and such other matters with measurements.
- 4) Statement indicating the use of land confirming to the permissible land use zone, proposed to be made by the Government Dept. for carrying out the development work.
- 5) The proposals of the Development Plan or Scheme affecting the land.
- 6) A Site Plan (of required copies) of the area proposed to be developed to a scale of not less than 1 : 500.
- 7) Detailed plan (of required copies) showing the plans, sections and elevations of the proposed development work to a scale of 1: 100.
- 8) In case of layout of land or plot:
  - i) A site plan (of required copies) drawn to a scale of 1:500 showing the surrounding land and existing access to the land included in the layout.
  - ii) A layout plan (of required copies) drawn to a scale of not less than 1 : 500 showing sub-divisions of the land or plot with dimensions and area of each of the proposed sub-divisions and their use. Provided that in the case of works proposed to be undertaken by the local military Authority of the Defence Ministry, the provisions of clause (2) and (3) shall not apply and such Authority shall be required to submit the layout plans .

## **9 REGISTRATION OF ARCHITECT, ENGINEER, STRUCTURAL DESIGNER, SURVEYORS, CLERK OF WORKS, DEVELOPER.**

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### **9.1 APPLICATION FOR REGISTRATION**

The Competent Authority shall register Architect, Engineer, Structural Designer, Clerk of Works, Site Supervisor, Developer. Application for registration as Architect, Engineer, Structural Designer, Surveyors, Clerk of Works, Site Supervisor, Developer, shall be in Form No.10. Registration shall be valid for the period of five years or part thereof and shall be renewable or part thereof for the particular category as prescribed by the Competent Authority.

### **9.2 REVOCATION OF REGISTRATION**

A registration shall be liable to be revoked temporarily or permanently by the Competent Authority if the registered person is found guilty of negligence or default in discharge of his responsibilities and duties or of any breach of any of these Regulations.

Provided that he shall be given a show cause notice and afforded reasonable opportunity of being heard by the Competent Authority for the purpose of these Regulations.

### **9.3 DUTIES & RESPONSIBILITIES**

#### **9.3.1 GENERAL DUTIES AND RESPONSIBILITIES APPLICABLE TO ALL**

- (i) They shall study and be conversant with the provisions of the Local Acts, the rules and made thereunder, The Himachal Pradesh Town and Country Planning Act-1977, the rules and regulations made thereunder, policy-orders and standing orders approved by the Competent Authority and the other instructions circulated by the Competent Authority and the provisions in force from time to time along with the instructions printed/mentioned on prescribed application forms & permission letter.
- (ii) They shall inform the Competent Authority of their employment/assignment / resignation for any work within 7 days of the date of such employment / assignment / resignation.
- (iii) They shall prepare and submit all plans either new or revised when necessary, required documents and other details they are required to do so in a neat, clean and legible manner and on a durable paper properly arranged and folded in accordance with the provisions prevailing time to time.
- (iv) They shall submit plans, documents and details without any scratches or corrections. Only small corrections will be permitted with proper initials. They shall correctly represent all the site conditions including grown up trees.
- (v) They shall personally comply with all requisitions/ queries received from the Competent Authority in connection with the work under their charge, promptly expeditiously and fully at one-time. Where they do not agree with requisitions/ queries, they shall state objections in writing, otherwise for non-compliance of any requisition/query within stipulated time, the plans and applications shall be filed forthwith, and shall not be re-opened.
- (vi) They shall immediately intimate to the owners the corrections and other changes they make on the plans, documents and details as per requisitions/queries from the Competent Authority.
- (vii) They shall clearly indicate on every plan, document & submission, the details of their designation such as registered Engineer, registered Structural Designer etc. with registration number with date, full name and their address below the signature for identification.
- (viii) They or their authorised agent or employee, shall not accept the employment for preparation and submission of plans-documents and supervision of any work if the same is intended or

proposed to be or being executed or already executed in contravention of provisions of Local Acts, Himachal Pradesh Town and Country Planning Act-1977, rules, regulations and any orders made there under and any Regulations or rules for the time being in force under the Act.

- (ix) The registered person shall apply for undertaking the responsibility for the particular work in the forms prescribed by the Appropriate Authority.
- (x) The registered person shall provide the information and undertaking for the work undertaken by him in the forms prescribed by the Competent Authority from time to time.
- (xi) They shall compulsorily appoint a clerk of works irrespective of type of building/ construction in all building units having proposed built-up areas more than 1000 Sq.Mts. for over all constant supervision of construction work on site and such person appointed shall not be allowed to supervise more than one such site at a time.
- (xii) The Architectural and Structural Designer shall be responsible for adhering to the provisions of the relevant and prevailing 'Indian Standard Specifications'. They will not be held responsible for the severe damage or collapse that may occur under the natural forces going beyond their design forces provided in the above 'Indian Standard Specifications'

### **9.3.2 ARCHITECT:**

#### **(A) QUALIFICATION AND EXPERIENCE :**

A person registered under the provision of Architect Act, 1972 as an Architect OR Bachelors Degree in Architecture/Diploma in Architecture Equivalent to B.Arch. and registered with Council of Architecture (C.O.A).

#### **(B) SCOPE WORK & COMPETENCE :**

- (i) Preparation & planning of all types of lay-outs & submission drawings and to submit certificate of supervision, progress report & certificate of completion for all types of buildings in accordance to the provisions of building regulations
- (ii) Supervision & execution of construction work as per specifications & drawings prepared by authorised registered structural designer & engineer.

#### **(C) DUTIES AND RESPONSIBILITIES :**

- (a) He/she shall be responsible for making adequate arrangements to ensure not only that the work is executed as per the approved plans but also is confirmation with the stipulations of the National Building Code and the I.S.I. standards for safe and sound construction and non-hazardous, functioning of the services incorporated in the building and for making adequate provisions for services and equipment for protection from fire hazards as per the stipulations of the National Building Code in the buildings and shall obtain N.O.C. from the Chief Fire Officer or concerned designated Authority/Consultant before applying for occupation certificate.
- (b) He or She shall, on behalf of the owner, submit the progress certificates, completion certificates and the occupation certificate and obtain the same as required under the regulations
- (c) If the services of the registered architect are terminated, he shall immediately inform the Competent Authority about his termination and the stage of work at which his services have been terminated. The registered architect appointed as replacement of the preceding architect shall inform about his appointment on the job, and inform the Competent Authority of any deviation that might have occurred on the site with reference to the approved drawings and the stage at which he is taking over the charge. After Competent Authority has inspected the site for his report, the newly appointed architect shall allow the work to proceed under his direction.
- (d) The registered architect appointed on the work shall inform the Competent Authority immediately on termination of the services of the registered/structural designer,

construction contractor, clerk of works, site supervisor, plumber or electrician and shall not allow the work to continue till the vacancy is filled by appointment of another person and the certificate of appointment of such person is submitted in the appropriate Authority.

- (e) He or she shall instruct the relevant agency that adequate provisions are made for ensuring the safety of workers and others during excavation, construction and erection.
- (f) He or she shall instruct the relevant agency that adequate provisions are made for providing safe and adequate temporary structures required for construction and development.

**(D) REGISTRATION :**

- (i) The registration fee if any shall be payable as prescribed by the Competent Authority from time to time.
- (ii) The Competent Authority may black-list an architect in case of serious defaults or repeated defaults and shall inform the council of Architect, India to take suitable action against such person under the provisions of Architect Act-1972. The registration shall be liable to be revoked temporarily or permanently by the Competent Authority in such cases of negligence or default.

**9.3.3 ENGINEER :**

**(A) QUALIFICATION AND EXPERIENCE**

A degree in Civil Engineering or Associate Membership (Civil Engineering) of the Institution of Engineers, India (AMIE) or building construction or its equivalent qualification recognised by All India Council of Technical Education or a Diploma in Civil Engineering or Diploma in building construction recognised by State Board of Technical Examination of any State of India. In addition to the qualifications stated above, the applicant should have at least five years experience in professional work if he is a holder of a Diploma in Civil Engineering/or AMIE.

**(B) SCOPE OF WORK & COMPETENCE :-**

- (i) Supervision & execution of construction work as per specifications & drawings prepared by authorised registered structural designer.
- (ii) He/she can prepare & submit structural details & calculations for buildings of load bearing structures.

**(C) DUTIES AND RESPONSIBILITIES:-**

As per 9.3.2(c), with reference to engineer in place of Architect.

**(D) REGISTRATION :-**

- (i) The registration fees if any shall be payable as prescribed by the Competent Authority from time to time.
- (ii) If he/she is found negligent in his/her duties & responsibilities. The Competent Authority may black-list an Engineer in case of serious defaults or repeated defaults and shall inform the Institution of Engineers, India to take suitable action against such person. The registration shall be liable to be revoked temporarily or permanently by the Competent Authority in such cases of negligence and default.

**9.3.4 STRUCTURAL DESIGNER:**

**(A) QUALIFICATION AND EXPERIENCE:-**

A Degree in Civil Engineering or its equivalent qualification recognised by All India Council of Technical Education or Associate Member (Civil Engineer) of the Institute of Engineers. In addition to above qualification, the applicant should have at least five years experience

in structural design, two years of which must be in a responsible capacity in form of structural designer.

OR

A Master's degree in structural engineering from a recognised institute and at least two years experience in structural design work.

OR

A Doctor's degree in structural design from a recognised institute and at least one year experience in structural design work.

**(B) SCOPE OF WORK & COMPETENCE:-**

To prepare & submit structural details for -

- i) All types of Buildings.
- ii) Special structures.

**(C) DUTIES AND RESPONSIBILITIES:-**

- (a) To prepare a report of the structural design.
- (b) To prepare detailed structural design and to prescribe the method and technique of its execution strictly on the basis of the National Building Code or relevant Indian Standard specifications.
- (c) To prepare detailed structural drawings and specifications for execution indicating thereon, design live loads, safe soil bearing capacity, specifications of material, assumptions made in design, special precautions to be taken by contractor to suit the design assumptions etc. whatever applicable.
- (d) To supply two copies of structural drawings to the site supervisor.
- (e) To inspect the works at all important stages and certify that the work being executed is up to the satisfaction of the Architect/Engineer.
- (f) To certify the structural safety and overall structural soundness of the building to the Architect/Engineer.
- (g) To advise the Owner/Architect/Engineer for arranging for tests and their reports for soil, building material etc. for his evaluation and design consideration.
- (h) He shall prepare the revised calculations & drawings in case of any revision with reference to the earlier submission of drawing & design in a particular case.
- (i) To submit the certificate of structural safety and over all structural soundness of building to Competent Authority.
- (j) To inform in writing the Competent Authority within 7 days, if for any reason he is relieved of his appointment/responsibilities as the registered Structural designer for the development.
- (k) Not to provide services to further or advance work of any type on any development that does not comply with the regulation or is unauthorised as per the GDCR.

**(D) REGISTRATION :-**

As per 9.3.2 (D), with reference to structural designer in place of Architect.

**9.3.5 CLERK OF WORKS / SITE SUPERVISOR :**

**(A) QUALIFICATION AND EXPERIENCE:-**

A Degree in Civil Engineering or its equivalent qualification recognised by All India Board of Technical Education or Diploma in Civil Engineering recognised by State Board of Technical

Examinations of any state in India. A degree in Architect or diploma in Architect equivalent qualification to degree.

In addition to the above qualifications, the applicant should have at least three years experience in professional work if he is an holder of Diploma in Civil Engineering and must have at least one year experience if he is an holder of Degree in Civil Engineering. or degree in Architecture.

OR

Diploma in Building construction technology from a recognised institute & at least five years experience in building construction Line.

OR

Bachelor's degree with specialised training in building construction and technology at Bachelor's level from a recognised institute and at least two years experience in construction work.

**(B) SCOPE OF WORK:-**

Execution of all framed structure high rise buildings, public buildings, buildings with basement/cellar, and irrespective of above type of buildings/construction in all building units having built-up area more than 1000 Sq.mt.

**(C) DUTIES AND RESPONSIBILITIES :-**

- (a) To adhere strictly to the structural drawing specifications and written instructions of the structural designer and architect/Engineer.
- (b) To follow the provisions of N.B.C. or I.S. specifications as regards materials, components, quality control and the process of construction.
- (c) To provide for safety of workers and others during excavation, construction and erection.
- (d) To provide safe and adequate temporary structure required for construction & erection.
- (e) To bring to the notice of the structural designer and Architect/ Engineer/ any situation or circumstances which in his opinion are liable to endanger the safety of structure.
- (f) To deposit with the Competent Authority one set of working drawings of the works executed along with the progress certificates before proceeding to the next stage of the work.
- (g) He shall be in charge of site and responsible for overall supervision of the work.
- (h) He shall ensure that all the works under his charge are carried out in conformity with the approved drawings and as per the details and specifications supplied by the registered Architect/Engineer/.
- (i) He shall take adequate measures to ensure that no damage is caused to the work under construction and the adjoining properties.
- (j) He shall also ensure that no undue inconvenience is caused in the course of his work to the people in neighbourhood.
- (k) He shall also ensure that no nuisance is caused to traffic & neighbouring people by way of noise, dust, smell, vibration etc. in the course of his work.

**(D) REGISTRATION.**

As per 9.3.2 (D).

**9.3.6 DEVELOPER:**

**(A) QUALIFICATION AND EXPERIENCE:-**

The person/firm acting as Developer shall be of proved merits and experience.

**(B) DUTIES AND RESPONSIBILITIES.**

The responsibilities of developers shall be:

1. To obtain and submit to the Competent Authority, along with application for development permission, each progress report and application for occupation certificate.
2. To appoint a Registered Architect/ Engineer and Structural Designer.
3. To obtain at relevant stages certificates from them, for submission to the Competent Authority, that in designing the real estate development and providing detailed drawings and specifications for it they have complied with requirements as laid out in the GDCR.
4. To appoint a registered site supervisor.
5. To obtain and adhere to the quality assurance procedure prepared by the registered site supervisor.
6. To adequately enable the site supervisor to carry out his responsibilities.
7. To certify along with the site supervisor that construction of the real estate development has been carried out as per the design, detailed drawings and specifications provided by the Architect/Engineer and the Structural Designer.
8. To obtain development permission from the Competent Authority prior to commencement of construction of the real estate development
9. To regularly submit progress reports and certificates as required by the Competent Authority.
10. To inform in writing the Competent Authority within 7 days, if for any reason he ceases to be the developer or is relieved of his responsibilities as the developer of the real estate development
11. To inform in writing the Competent Authority within 7 days, if for any reason any of the registered professionals appointed by him have been relieved of their responsibilities.
12. The appointment of the registered Architect/ Engineer shall mean that he has authorised the Architect/Engineer to do all things necessary and to take all adequate measures for preparing the design, drawings and specifications for the project and to appoint on his behalf appropriate persons to act as registered, clerk of works site supervisor, required for the proper execution of the project and to retain on behalf of the owner any other specialist or expert required on the work of the project.
13. He shall not cause or allow any deviations from the approved drawings in the course of the execution of the project against the instruction the instruction of Architect /Engineer /Site Supervisor/Clerk of Works/Structural Designer and shall bear all responsibility for any irregularity committed in the use and function of the building or its parts for which the approval has been obtained.
14. When no registered construction contractor or site supervisor is required to be appointed and not appointed he shall be responsible for their duties and responsibilities under the Regulations.
15. He shall not commence the use of building or shall not give the possession to occupy the building to any one before obtaining the occupancy certificate from the Competent Authority.
16. He shall provide adequate safety measures for structural stability and protection against fire hazards likely from installation of services like electrical installation, plumbing, drainage, sanitation, water supply etc. wherever required under the regulations.
17. He shall exhibit the names of registered persons only, on site and no additional names will be exhibited/displayed.
18. He shall explain the construction design and its intended use as per approved plan only, to the prospective purchaser of the premises under construction.

**(C) REGISTRATION :-**

As per 9.3.2 (D).

**9.3.7 RESPONSIBILITIES OF OWNERS**

**9.3.7.1 THE RESPONSIBILITIES OF AN OWNER SHALL BE:**

- (i) To appoint a registered architect/engineer and structural designer;
- (ii) To obtain at relevant stages, for submission to the Competent Authority, certificates from them that in designing the development and providing detailed drawings and specifications for it they have complied with requirements as laid out in the GDCR.
- (iii) To appoint a registered site supervisor.
- (iv) To obtain and adhere to the quality assurance procedure prepared by the registered site supervisor.
- (v) To adequately enable the site supervisor to carry out his responsibilities.
- (vi) To certify along with the site supervisor that construction of the development has been undertaken as per designs, detailed drawings and specifications provided by the Architect/Engineer and the Structural Designer.
- (vii) To obtain development permission from the Competent Authority prior to the development.
- (viii) To regularly submit progress reports and certificates as required by the Competent Authority.
- (ix) To obtain an occupancy certificate from the Competent Authority prior use being made of the development.
- (x) To inform in writing the Competent Authority within 7 days, if for any reason he ceases to be relieved of his responsibilities as the owner of the development.
- (xi) To inform in writing the Competent Authority within 7 days if for any reason any of the registered professionals appointed by him have been relieved of their responsibilities.

**9.3.8 SURVEYOR :**

**(A) QUALIFICATION AND EXPERIENCE**

A degree in Civil Engineering or Associate Membership (Civil Engineering) of the Institution of Engineers, India (AMIE) or a Diploma in Civil Engineering or a degree or diploma in Architecture of any university or institution recognised by the Government.

**(B) SCOPE OF WORK & COMPETENCE :-**

Addition / Alteration of the existing low rise building

**(C) DUTIES AND RESPONSIBILITIES:-**

To prepare layout plan and building plan for low rise building

**(D) REGISTRATION :-**

- (i) The registration fees if any shall be payable as prescribed by the Competent Authority from time to time.
- (ii) If he/she is found negligent in his/her duties & responsibilities. The Competent Authority may black-list a Surveyor in case of serious defaults or repeated defaults. The registration shall be liable to be revoked temporarily or permanently by the Competent Authority in such cases of negligence and default.



- (iii) Present registered Surveyors to continue preparation of plans and lay out of low rise building. No further registration shall be permitted forthwith by the appropriate authority .

## **9.4 APPOINTMENT OF EMPLOYEES**

### **9.4.1 IN CASE OF TERMINATION OF EMPLOYEES:**

In case of termination of employment of any of the persons employed under Regulations. It shall be the duty of the person employed to intimate immediately in writing to the Competent Authority specifically indicating the stage up to which he has supervised the construction. In the absence of any such intimation and until such intimation has been received, person so last engaged shall be deemed to continue to supervise the work in question.

### **9.4.2 IN CASE OF DEATH OF EMPLOYEES:**

Where any of the persons employed under these Regulations and required for the execution of the projects dies or ceases to be employee before such building work is completed, the further erection of such building or the further execution of such work shall forthwith be suspended until another person as required under these Regulations is engaged and his name has been duly communicated to the Competent Authority.

## **10 DEVELOPMENT OF LAND**

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### **10.1 LAYOUT OF BUILDING UNIT**

#### **10.1.1 AMALGAMATION AND/OR SUBDIVISION OF BUILDING UNIT :**

In the case of a building unit which requires to be developed by laying out into sub-plots or amalgamation of sub-plot and providing internal roads, no development permission shall be issued to the owner or the person who has right to develop it, unless the said owner or person who has right to develop has applied and has got this land approved by the Competent Authority as a "Building Unit" or "Building Units". In case of sub-plotting/layout plan, the ratio between the length of the adjacent side is not more than 2. However this condition of ratio will not be applicable if the smaller side of the building unit is 10.50 mts or more in length.

Provided, however that the Local Authority may postpone the enforcement of construction or pucca roads with footpaths including street light, trees, water supply lines, storm water drains, sewer lines, collection and disposals of solid waste, street lighting etc. to such future date as agreed to by the Local Authority upon the owner or occupier of the building units passing an undertaking to execute the work at his cost before the expiry of such future date in the form prescribed by the Local Authority.

#### **10.1.2 AMALGAMATION AND/OR SUBDIVISION OF BUILDING UNIT WITH EXISTING STRUCTURES**

In the case of building units with existing buildings, its sub-division or amalgamation shall not be approved unless it fulfils all the requirements under these regulations.

#### **10.1.3 AMALGAMATION OF LANDS /BUILDING UNIT ABUTTING ON 18.0 M. AND ABOVE WIDE ROAD**

Amalgamation of Building unit abutting on 18.00 mt. and above width road shall be permitted subject to depth of the building unit shall not exceed three time the Frontage of the building unit abutting on road.

### **10.2 INTERNAL BUILDING LAYOUT IN A BUILDING UNIT**

In the case of a building unit which is intended to be developed with internal roads, buildings, and other structures, no development permission shall be issued to the owner or the person who has right to develop it, unless the said owner or person who has right to develop has applied and has got the internal layout approved by the Competent Authority as per these Regulations.

### **10.3 LEVEL OF BUILDING UNIT**

The general level of the building unit shall not be lower than the level of the crown of the road in front. Provided that in the case of plot, the level of which is lower than the crown of the road in front and which in the opinion of the Competent Authority, could be drained off in the storm water drainage and sewer, the competent Authority may permit a suitable lower level.

### **10.4 REQUIREMENT OF ROAD WIDTH FOR 10.1 & 10.2**

- (i) The Authority shall not approve any layout either for sub-division or for amalgamation unless it fulfils all the following requirements :

The width of the internal roads in a layout for different purposes and the width of internal approaches for tenements and ownership tenement flats shall be regulated as under :-

## WIDTH OF ROADS IN TOWN/CITY & VILLAGE (ABAADI/GAMTAL)

Sr. No.	Area	Road/Access Length in Meters.	Width of Road In meters
01	Town/Walled City & Gamtal.	Up to 30.00	3.00
		30 to 45	4.50
		45 to 75.00	6.00
		75 to 150	7.50
		150 to 300	9.00
		300 to 500	12.00
		Above 500	15.00

## WIDTH OF ROADS

Sr. No.	Road length	Width of road for residential use(mts)	Width of Road for commercial, industrial and other non residential use(mts)
1.	Upto 150 mts.	7.0 mts.	9.0 mts.
2.	Above 150 mts. and upto 300 mts.	9.0 mts.	12.0 mts.
4.	Above 300 mts.	12.0 mts.	18 .0 mts.

Provided that the decision of the authority shall be final in considering the length of the road. For the purpose of determining the width, if the road is in continuation with any private road in the adjoining estate or any public road continuous to the estate, the length of the adjoining road or public road as the case may be, shall be added to the length of road in question for the purpose of determining the width

(ii) The shape of the plots, the junction of the roads, curves at the corners shall be designed as directed by the Authority.

### NOTE:

- (1) In case of Road/ Access for Residential, Commercial, Industrial as described above, the internal road width shall be decided on the basis of its length from the point of its origin to the next wider road it meets.
- (2) In the case of plot, surrounded on all sides by other plots, that is land lock plot which has no access to any street or road the Competent Authority may enforce access through and adjoining plots or plot which shall as far as possible be nearest to the street or roads to the land lock plots, at the cost of owner of the land lock plot and such other conditions as may be prescribed by the Competent Authority.
- (3) Where there is no development scheme the building unit/plot abutting on Govt. nalia road minimum 6 mt. Imaginary plot boundary shall be considered from the center of the nalia road and 4.5 mt. margin shall be from this imaginary plot boundary subject to this regulations.
- (4)

- (5) The shape of the plots, the junction of the roads, curves at the corners shall be designed as directed by the Competent Authority.

**Curves at the junction :** The curves shall be provided at the junction of roads as prescribed below:

- (a) 4.5 Mts. radius if the width of the road is 7.5 Mts. or less.
- (b) 6.0 Mts. radius if the width of the roads is more than 7.5 Mts. but not more than 18 Mts.
- (c) 7.5 Mt. radius if the width of the road exceeds 18 Mts.

Provided that at the junction of the roads, the width of the wider road shall be taken into consideration in determining the radius of curvature.

- (6) The alignment of the internal road or roads shall be regulated to be in continuation of the public or private roads continuous to the applicant's plots; but in case of termination of an internal road or roads; 13.5 meter diameter turning circle or 12mts. x 6 Mts. turning "T" shall be enforced.

Provided that this requirements may be waived if the length of such road does not exceed 110 Mt. in case of 7.5 Mts. wide road.

- (7) The level gradients, position of the services such as water supply lines, street lighting, storm water drains, sewer lines, manholes, tree etc. shall be fixed as approved by the Competent Authority.
- (8) There shall be minimum 4.5 mt. clear distance between two detached low rise building/structure.
- (9) In development area excluding planning scheme area , the width of one road shall be decided by the Competent Authority.
- (10) The development permission shall be regulated as per the proposed road network by the appropriate authority in the areas except scheme area and agricultural Zone.

## **10.5 APPROACHES TO THE BUILDING**

### **10.5.1 FOR RESIDENTIAL DEVELOPMENT**

The width of the approach from the street to the building shall not be less than

- i) 3.00 mt. in case of length of such approach is equal to or less than 15.00 mts. in length,
- ii) 4.50 mt. in case of length of such approach is more than 15.00 mts. and upto 45.0 mt in length. whereas in the case of approaches exceeding 45.00 mts. in length regular width of the road, prescribed in this regulation, shall be provided.

### **10.5.2 FOR OTHER THAN RESIDENTIAL USE**

For use other than residential use, the width of the approach from the street to building shall not be less than 4.5 mts. in case of length of such approach is equal to or less than 15.00 mts. in length, 6.0 mts in case of length of such approach is more than 15.00 mts and unto 45.0 mts in length whereas in the case of approaches exceeding 45.00 mts. in length regular width of the road, prescribed in this regulation, shall be provided.

## **10.6 COMMON PLOT**

Common Plot for the development of residential, commercial, industrial and sub-division of building units/land shall be required as under:

### **(1) FOR RESIDENTIAL USE AND COMMERCIAL USE:**

- (a) In a building unit of 1500 sq.mts. or more in area, the common plot shall be provided.

- (b) The minimum area of the common plot shall be 10% of the total area of the building unit(s).
- (c) Common plot shall be provided in high rise building irrespective of area of building unit(s).

**(2) FOR INDUSTRIAL USE:**

- (a) No common plot shall be provided for building unit upto 2500 Sq.Mts.
- (b) In a building unit of more than 2500 Sq.Mts. in area, the common plot shall be provided at the rate of 10% of the total area of the building unit.

**(3) OTHER THAN RESIDENTIAL ,COMMERCIAL & INDUSTRIAL**

In a building unit of 1500 Sq.mts. or more in area, the common plot shall be provided at the rate of 20% of plot area.

**(4) GENERAL REQUIREMENT**

- (1) The common plot area shall be exclusive of approaches, margins No projection shall be permitted in common plot.
- (2) Minimum size of the common plot shall be 225 sq.mts with no side less than 10.00 Mts.
- (3) No construction shall be permitted in the common plot. Only electric sub station, overhead water tank, underground water tank, watchman room, community hall for occupier of respective sub plots or tenements or flats, tube well and rain water recharge well shall be permitted subject to margin as per this regulations and maximum 10% of respective common plot area.
- (4) The area of the common plot may be permitted to be sub-divided provided that the common plot has a minimum area of 225 Sq.Mts with no sides less than 10.00 Mts.
- (5) The area of this common plot shall be not deducted for the calculations of Floor Space Index of a building unit.
- (6) Common plot can not be used for parking.
- (7) In cases where in layout or subdivision of building unit is sanctioned with provision of required common plot, further requirement for common plots shall not be insisted in case of sub division of such sub divided new building unit and / or amalgamation of such sub plots and / or further development of such sub divided new building unit irrespective of it's area.

Provided that, if the building unit is to be developed for use other than residential use, parking space shall be provided at rate of 15% of respective building unit in addition to the required parking, at the ground level.

**10.7 MIXED DEVELOPMENT (LOW RISE AND HIGH-RISE)**

In case of mixed Development of Low rise building & High rise building the F.S.I shall be Computed on the basis of notional building unit form by subdivision by such notional plots boundary between low rise building and high rise building subject to other regulations. Such notional plot boundary means imaginary boundary from building after leaving the required margin.

**10.8 PERCOLATING WELL WITH RAIN WATER HARVESTING SYSTEM**

For the area of building unit above 500.00 Sq. mts. and up to 1500.00 Sq. mts., the owner / developer shall carry out water harvesting system as specified by the authority.

In the case where the area of building unit exceeds 1500 Sq. mts. and up to 4000 Sq. mts. owner / developer has to provide / construct percolating well of prescribed design with rain water harvesting system in building unit at the rate of one percolating well for every 4000.0 Sq. mts. or part thereof building unit.

#### **10.10 SOAK PIT:**

In the case where there is no drainage facilities available to the land to be developed, the owner/ developer shall provide septic tank, soak pit/soak well for disposal of sewage and waste water.

1. Septic tank/Soak pit/Soak well may be allowed in margin.
2. Structural safety certificate from the licensed structural engineer should be required for location of soak pit to avoid damage to structures as well as soak pit/soak well/septic tank.
3. General design and location criteria by considering local condition shall be in conformity with the general instructions as may be issued by competent authority from time to time.

# 11 SPECIAL DEVELOPMENT REQUIREMENTS FOR ABADI/GAMTAL AREA

## 11.1 MINIMUM BUILDING UNIT

Minimum area of a building unit when subdivided shall be 18 Sq. Mts. with no side less than 3.00 Mts. in width.

## 11.2 ACCESS TO BUILDINGS

- (1) Every person who erects a building shall provide as means of access to such building a clear pathway not less than 3.0 meters in width from street to the door of such building. In case of existing pathway, the above provision shall not apply. Such pathway shall be paved and shall always be kept open to sky and no projection or overhang shall be permitted over such pathways.

## 11.3 SET BACKS AND MARGINS

11.3.1 The Set back of 3.0 mts from central line of existing street shall be provided where regular line of street is not prescribed.

1. The land left open as set back shall be deemed to be part of the street.
2. No set back shall be required for the building unit of area up to 100 Sq. mtr..
3. The competent authority shall permit the F.S.I of any plot or a building unit on the basis of its original area, if the owner of such a land is prepared to release the effected land by road widening or for construction of new road without claiming any compensation thereof.

Sr. No.	Width of the Street	Margin on the Street
1	Above 6 Mts and Upto 12 Mts	1.5 Mts
2	More than 12 Mts	2.0 Mts.

## 11.4 OPEN SPACE

### 11.4.1 CHOWK :-

No person shall erect, construct or reconstruct from foundation or plinth a building more than 9 Mts. in depth from its front without providing an open space or chowk open to sky from plinth level for every 9 meters depth of the building, of at least 5.6 Sq.Mts. which may be reduced to a minimum of 3.0 Sq.Mts. with no side less than 1.5 Mts. case if the width of the property to be developed is 4.5 meters or less.

This shall not be applicable to a building having doors and windows opening at least on two sides over streets or open compound not less than 2.4 meters wide provided the depth does not exceed 18 meters.

### 11.4.2 OPEN AIR SPACE

(a) Every such interior or exterior open air space shall not be less than the width prescribed in the following scale and may be provided at the plinth level or at the floor Level of very such room. Linear interpolation from a height not specified herein will be permitted.

Minimum width of open air space throughout (m)	Where height of building (above plinth adjoining the open air space) does not exceed (m)
3	8
4	10
5	13
6	16

7	20
8	24

- (b) Every such interior or exterior open air space unless the latter is a street, shall be maintained for the benefit of such building exclusively and shall be entirely within the owner's own premises.
- (c) For the purpose of the above byelaws, the depth of the room shall not be more than three times the width of the room, which abuts on the air space.

**11.4.3 WATER CLOSET AND BATHROOM**

At least one of the walls shall have a opening of minimum 0.25 Sq.Mts. upon a minimum 0.9 Mts. wide open space or upon a verandah not less than 1.5 Mts. wide opening to air space as per regulation on one side.

**11.4.4 OPEN SPACE TO BE OPEN TO SKY :**

Every open space whether exterior or interior, shall be kept free from any erection thereon and shall be kept open to sky. Every such open space or chowk shall have suitable and sufficient access. No open drain except for rainwater shall be constructed in any open space required by these regulations. No construction work on a building shall be allowed if such work operates to reduce an open air space of any other adjoining building belonging to the same owner to an extent less than what is prescribed by any of these regulations in force at the time of the proposed work to further reduce such open space if it is already less than what is prescribed.

**11.5 HEIGHT OF BUILDING**

The height of building shall not exceed twice the width of the abutting road plus the setback provided at ground level required as per these regulations.

Provided that in case of building unit abutting on more than one road with different widths, the maximum height shall be twice the width of wider road from the regular level of street

Provided the portion of setback on which the projection is made shall not be computed towards the width of the street.

In case of building situated in Chowk or public square, the height of building shall not exceed twice the width of the road leading to such Chowk or public square whichever is less.

Provided that the height of stair-case cabin, water storage tank, parapet, lift well and lift cabin with machine-room over it as per the requirement of Lift Inspector, shall not be taken into consideration in determining the total height of the building, provided the height of each does not exceed 2.4 Meters In case of Machine-Room height shall be as per the requirement of Lift Inspector.

**EXPLANATION**

Height in the above regulation, shall be measured from the road level/plot level/plinth level whichever is higher, to the highest point in the building, excluding the parapet and not exceeding 1.5 mt.

**11.6 PROJECTIONS ON SET BACKS**

**11.6.1 WEATHER SHED:**

In any marginal open space, weather sheds projections shall be permitted up to 0.60 Mts. at the height of 2.0 Mts. and above from the floor level. However it shall not be allowed to be covered in any case so as to add to the usable floor area.



### 11.6.2 DOOR/WINDOW SHUTTERS AND STEPS

- (1) No shutters of any doors or windows of any building shall be allowed to open on the street.
- (2) Projections of steps shall not be permitted on set-backs, streets or roads.

### 11.6.3 CELLAR

No cellar shall be permitted within required set back area. All-round margin of 1.5 mts. shall have to be kept from adjoining property for construction of cellar.

### 11.6.4 PLINTH

Minimum plinth height of 0.45 mts from ground level shall be provided.

Maximum plinth height of 3.5 mts from ground level shall be provided.

### 11.7 FLOOR SPACE INDEX AND MAXIMUM PERMISSIBLE BUILT UP AREA

The maximum permissible built-up area and F.S.I. of a building unit shall be subject to the limitations prescribed in the following table.

Sr. No.	Building Unit in Sq. Mts.	Maximum permissible built up area on Ground Floor	Maximum permissible FSI
01	Up to 90	75%	2
02	90 to 150	70%	2
03	150 to 1500	60%	2
04	1500 & above	45%	2

#### NOTE:

The F.S.I. and built-up area under these Regulations shall prevail over the FSI and built up area prescribed in Schemes within and outside Gamtal and walled city area if any, in case of conflict.

#### 11.7.1 RELAXATION IN F.S.I. :

The Competent Authority shall permit the F.S.I. of any plot or a building unit on the basis of its original area, if the owner of such a land is prepared to release the effected land by road widening or for construction of new road without claiming any compensation thereof. The minimum setback shall be provided from road line subject to other regulation including 11.5

### 11.8 PERMISSIBLE USES

The development of a building unit shall be regulated according to the width of the road on which it abuts, subject to use zone table as provided in regulation No.12.1.

### 11.9 PARKING

Shall be provided as prescribed in Chapter 18 of these regulations. In the case of authorised Building Unit upto 45.00 sq. mts. area the parking shall not be required. Authorised Building Unit means the building unit having area upto 45.00 sq. mts. approved before the submission of Revised Draft Development Plan.

## **11.10 ADDITION TO EXISTING STRUCTURES**

The addition to any existing structure shall satisfy the following provision.

An addition that is not structurally independent from an existing structure shall be designed and constructed such that the entire structure conforms to the seismic force resistance requirements for new structures unless the following three conditions are complied with:

- i) The addition shall comply with the requirements for new structures
- ii) The addition shall not increase the seismic forces in any structural element of the existing structure by more than 5% unless the capacity of the element subject to the increased force is still in compliance with IS:1893, and
- iii) The addition shall not decrease the seismic resistance of any structural element of the existing structure unless reduced resistance is equal to or greater than that required for new structures.”

## 12 DEVELOPMENT REQUIREMENTS FOR OTHER THAN ABADI/GAMTAL

### 12.1 (A) USES NOT PERMISSIBLE

The development shall be regulated according to the width of the road on which it abuts subject to use zone table as follows:

Road width	Uses NOT permissible
a) 24 mts. & above.	All educational institutions up to SSCE level,
b) 12mts. and less than 24 mts.	(1) High rise buildings, Cinema Hall, meeting/ community/lecture/town hall, auditorium, petrol pump, Head and Regional/public/ establishments, starred- hotels, college, technical institution, general hospital, polyclinic.
c) less than 12 mts.	All uses mentioned in (b) above and building with more than 10 mts. height. Apartments/Flat type building. (Excluding hollow plinth)

NOTE:

Provided that these regulations shall not be applicable for authorised existing uses prior to these regulations.

### (B) USES PERMISSIBLE FOR COMMERCIAL DEVELOPMENT

ROAD WIDTH	FLOOR
1) 9mts. and less than 12 mts.	ONLY GROUND FLOOR
2) 12 mtr and less than 18mtr.	GROUND AND FIRST FLOOR
3) 18 mts. & above.	ALL FLOORS

### 12.2 MINIMUM AREA OF A BUILDING UNIT

- (a) Minimum area of a building unit shall be 60 Sq.Mts. with no side to be less than 6 mts. Building unit with area of 60 Sq.Mts. may be allowed on roads upto to 9 mts. width and less. Building unit with area more than 80 sq. mts. and upto 200 sq.mts. may be allowed on roads upto 12 mts. width.

The Building Unit having rectangular shape having the ratio between the length of the adjacent side shall not more than 3. However, this condition of ratio will not be applicable, if the smaller side of the Building Unit is 10 mts. or more in length.

Minimum area of a building unit for high rise building shall be 1500 sq.mts and it shall front on at least 18 mts. or more wide Development Plan roads or Development Scheme Roads and that the frontage of the plot on such roads shall not be less than 15 mts.

- (b) Minimum area of a Building Unit for primary school and High school shall be 1000 sq. mts.
- (c) Minimum area of Building Unit for Educational institute, community hall, marriage hall, Town hall, Assembly hall (All types of hall), cinema, theatre shall be 2500.00 sq. mts.

- (d) Minimum area of a Building Unit for petrol pump without service station shall be 1000.00 sq. mts. and petrol pump with service station shall be 2000.00 sq. mts.
- (e) Minimum area of building unit for worship and Religious places shall be 500 sq.mts. and maximum built-up area shall not be more than 20% of the building unit area.

NOTE :- Above provisions are not applicable for Development of Low Cost Housing under Regulation No.15

### 12.3 FLOOR SPACE INDEX (F.S.I.)

#### 12.3.1 PERMISSIBLE FSI

(a) The maximum permissible Floor Space Index (F.S.I) of a building unit shall be as under

Sr. No.	Use Zone	Maximum Permissibl built up area	Maximum Permissible F.S.I.	Remarks
1.	Residential	As per regulation no. 12.4.2. a(ii)	1.5	
2.	Natural Growth Area of village	As per regulation 12.4.1. a(ii)	1.5	Ground floor plus 2 upper floors or 210 m height whichever is less
3.	Commercial Zone	45% (low rise building) 30% (high rise buildings)	2.0 2.0	
4.	Industrial	50%	1.0	
5.	Starred hotels on 18 m and above road	45% (low rise building) 25% (high rise buildings)	2.0 2.0	

- Parking is free of FSI calculation, whether above or below the ground.

### 12.4 MARGIN AND MAXIMUM BUILT-UP AREA ON ANY FLOOR

#### 12.4.1 A) RESIDENTAIL AND COMMERCIAL USE

A. The minimum margins on the road side for low-rise and high rise buildings are as provided in the table below:

**Table: Margins for the Buildings**

Sr. No.	Width of road (m)	Minimum road side margin (m)	
1	Upto 9 m	3.0	1. For the existing built up area the margins requirement may be relaxed on merits of individual case subject to other regulations. 2. Minimum side Margin shall be provided as per regulation no. 12.4.1(A) (ii).
2	9 to 12 m	4.5	
3	12 to 18 m	6.0	
4	18 to 30 m	7.5	
5	More than 30 m	9.00	

Note:- M.K.S. And F.P.S. CONVERSION:

- |                             |                               |
|-----------------------------|-------------------------------|
| (i) 6.00mt. = 20.00 ft.     | (v) 15.00 mts. = 50.00 ft.    |
| (ii) 7.50 mts. =24.60 ft.   | (vi) 18.00 mts. = 60.00ft.    |
| (iii) 9.00 mts. = 30.00 ft. | (vii) 24.00 mts. = 80.00ft.   |
| (iv) 12.00 mts.= 40.00 ft.  | (viii) 30.00 mts. = 100.00 ft |

Provided in case of the building unit having road on three sides, for only one road 9.00 mts or less, the road side margin shall be 3.00 mts.

ii) The minimum side (other than road side) margins and maximum built-up areas on any floor for all uses except fro industrial buildings and special structure shall be as under fro low rise buildings:

Plot size	Margin other than road side	Maximum built-up area on any floor
Upto 150 sq.m.	2.2.5 m (any one side)	60%
150 to 250 sq.m	2.5 m (rear side) and 1.5 m (any one side)	50% or 90 sq.m. which ever is more
More than 250 sq.m.	3.0 m in all side except road side subject to these regulations as the case may be	45 % or 150 sq.m. whichever is more
For High rise buldings	As per reualtion no. 12.4.1. A(iv)	25%

iii) In case of low rise building for commercial and mixed development the margins and ground coverage shall be as under.

a) Maximum 50 % built-up are of proposed ground floor shall be permitted in mixed development subject to thee regulations

b) in case of sub-division / sub plotting of surveys no./ final plot/ Block no. the area of sub divided building unit is up to 250 sq.m., minimum 3.00 , margin shall be required along the boundary of survey no./ Final plot/ Block no. and Boundary or sub divided building units as the case may be

## B. HIGH RISE BUILDINGS:

In the case of building units to be developed with one or more high rise buildings, the minimum margins and open space above the ground level and between the buildings shall be provided as under:

Use	Width of road	Minimum Road side Margins
1	2	3

For all uses	Irrespective of road width of Development Plan Roads or Planning Scheme Roads, as may be applicable.	6 mts. on all sides  Margin between two building shall be two times the margins required on remaining side <b>as mentioned above.</b>
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### Explanation

In the above regulations 'H' shall mean height of the building which shall be measured from the plot level to the highest point in the building. Provided that the height of the genuine stair-cabin, lift well, water tank and lift cabin shall not be taken into consideration in determining the total height of the building provided that the height of each, does not exceed 2.4 Mts. The maximum height of the parapet shall be 1.50 Mt. and it shall also not be computed towards the height of the building.

### NOTE II :-

In case of more than one semi detached high-rise building the length of common wall between any two building shall not be less than 75% of the maximum width of the building parallel to common wall (Any High rise building ) joining together. Other wise it shall be treated as detached high-rise building for the purpose of computing the margins.

### 12.4.1.(B) FOR INDUSTRIAL USE

Maximum permissible built-up area on any floor including the ground floor shall be 50% of the plot area.

- (i) There shall be clear minimum distance of 6.0 Mts. between two detached structures for plots of more than 1000 Sq.Mts. and 4.5 Mts. for plots admeasuring up to 1000 Sq.mts.
- (ii) 6 meters clear minimum margins shall be kept along the periphery of the plot used for industrial use like mills, godown, warehouses, service station with petrol pumps, motor repair garage and a building unit of 1000 sq.mts. or more to be used for industrial use. For building units less than 1000 Sq.mts. used for industrial use, the minimum margins **shall be 4.5 Mts.**

However , the minimum rod side margin on roads 18 mts. Wide and above shall not be less than the margin prescribed in regulation no. 12.4.1.

### 12.4.1.(C) PERMISSIBLE BUILT UP AREA IN MARGIN :

- (i) Not withstanding anything contained in these regulations, construction such as w.c., bathroom , servant quarter, and parking garage shall be permitted in one of the corners of a rear marginal space of an individual or semidetached residential building unit(except ownership flats /tenements) subject to following conditions :
  - (1) The maximum permissible area of construction shall be 16.50 sq.mts. may be allowed for servant's quarter, bath-room w.c. or closed parking having maximum dimensions 5.5 mt. x 3.00 mt.
  - (2) The maximum height of construction shall be 3.0 Mts. with maximum plinth of 30 cms.
  - (3) No First floor shall be permitted over such a construction.
  - (4) It shall be exclusively used for the use of common utilities of the occupants use such as any residential use such as W.C., bath room, servant quarters and for parking garage etc.
  - (5) It shall be considered towards calculation of maximum permissible built-up area and floor space index of the building unit.

- (6) The location of the said construction can be alternatively permitted from the rear corner upto a maximum distance of half the length of the side.
- (7) Openings doors, windows and any type of projections shall not be permitted over looking adjoining property. The slope of the roof of such structure shall be towards the inner side of the same building unit and away from the adjoining building unit.
- (8) Under ground water tank a surface water tank up to 1.5 mts. in height from ground level, well a tube well and a pump-room as directed by appropriate authority with maximum size of 1.5 mts x 1.5 mts. with a height not more than 1.8 mts. and electric sub-station according to the norms of H.P.E.B. and S.E.C. shall be permitted in margin of a building unit.

Provided that the sub station shall be permitted above ramp leading to celler after keeping require head way.

- (ii) Not withstanding anything contain in this regulations, construction of security room to the extent of 15 Sq.mrts shall be permitted (including transformer room, meter room and toilet). Provided that such construction shall be permitted attach to the entrance gate to the plot only, with maximum height of 2.4 mts. from ground level and shall not be less than 4.5 mts from the building. In case of industrial use and the transformer room, sub station and meter room as per norms of Electricity Supply company/Authority (S.E.C. / H.P.E.B) shall be permitted in the margin for all uses other than industrial use.

The area of such construction shall not be considered towards calculations of permissible build up area and Floor Space Index (F.S.I).

#### **12.4.1. (D) RESTRICTION ON DEVELOPMENT IN MARGIN**

- (a) The marginal open spaces as provided in the above sub-clauses shall be kept permanently open at ground level and they shall not be used for stocking materials or loose articles for the purpose of trade or otherwise nor shall they be used for putting up fixed or movable platforms, over hanging or any other encroachments of any kind provided that decorative advertisements boards or neon sign boards may be permitted in 4.5 mts. margin of a building unit abutting on roads having width of 18.0 mts or more with prior permission of the Competent Authority and such approval shall be given for a maximum period of three years. The sunk-in-lower ground floor or semi-basement or basement shall not be provided in marginal space. The boundary of the plot shall have to be demarcated by at least 0.6 Mt. parapet/compound wall/railing.
- (b) The plot level may be permitted to be raised up to plinth level in cases of Building Units other than tenement buildings, ownership tenement flats, industrial and commercial units.
- (c) Security cabin with maximum size of 2.0 mts. X 2.0 mts. and a height not more than 2.4 mts. shall be permitted in the roadside margin.
- (c) 0.6 mts. architectural projection shall be permitted in margins, which shall .not be an extension of the slab & shall not be used for habitable purpose.

#### **12.4.1 (E) PROJECTIONS IN MARGINS**

- (i) In any marginal open space, weather sheds projections shall be permitted up to 0.60 Mts. at the height of 2.0 Mts. from the floor level. But not in continuation with floor slab. However it shall not be allowed to be covered in any case so as to add to the usable floor area.
- (ii) In case of detached and semi-detached residential dwelling building unit 1.00mt. wide open cantilever stair with maximum 2.00 mts landing space at floor level shall be permitted in the 3.00 mts and above marginal space except road side margin.

#### **12.4.1 (F) MARGINS FROM COMMON PLOT**

- (i) 3.00 Mts. shall be required in case of low rise building.
- (ii) 6.00 Mts. shall be required in case of high-rise building.

### **12.5 MAXIMUM BUILT-UP AREA ON ANY FLOOR**

#### **12.6 OPEN SPACE**

##### **12.6.1 Open Air Space**

The minimum width of any interior open air space / chowk, which is used for light or ventilation of the rooms, smaller side of it shall not be less than

- (a) for low rise building 1.8 mts and
- (b) for high rise building 3.0 mts.

The open air space / chowk shall be provided at the level at which the light or ventilation is borrowed.

##### **12.6.2 WATER CLOSET AND BATHROOM**

In case of water closet, bath room and sanitary blocks, the open air space shall be provided as under:

At least one of the walls of a water closet or bath room or sanitary block shall have a opening of minimum 0.25 sq.mt. upon a minimum 0.9 Mts. wide open space or upon a verandah not less than 1.5 Mts. wide opening to air on one side.

##### **12.5.3 OPEN SPACE TO BE OPEN TO SKY**

Every open space whether exterior or interior, provided in pursuance of any regulations, by-laws or under an agreement lodged with the Competent Authority shall be kept free from any erection thereon and shall be kept open to sky. Every such open space or chowk shall have suitable and sufficient access. No open drain, except for rain water, shall be constructed in any open space required by these regulations.

No construction work of a building shall be allowed if such work operates to reduce an open air space of any other adjoining building belonging to the same owner to an extent less than what is prescribed by any of these regulations in force at the time of the proposed work to further reduce such open space if it is already less than what is prescribed.

#### **12.6(A) DEVELOPMENT OF BUILDING UNIT IN EXISTING CHAWLS**

Subject to the following conditions, owners of individual rooms of existing authorized chawls may be permitted to make alterations or to construct additional floors:

- (1) Additional built-up area on ground floor shall not be permitted, if it exceeds the permissible built-up area on ground floor as prescribed under regulation for tenement type construction.
- (2) Open space for common plot and approached as required under tenement type construction shall be maintained.
- (3) Subject to other regulation adequate ventilation, owners of individual rooms may construct two additional floors over the ground floor.
- (4) Individual owners shall have to provide water closet and bathrooms.
- (5) While permitting first floor or the second floor, no objection shall be taken regarding F.S.I., built-up area and number of tenements in regard to the existing ground floor constructions.



## **12.6(B) ROW TYPE BUILDINGS**

- 1) The minimum area of plot on which row houses are to be constructed shall be 1000 sq.mts
- 2) The minimum length of common wall between the two adjacent row houses shall be 50% of the depth of the row house.
- 3) The minimum size of an individual sub-plot of a row house shall be 40 sq.mt. Maximum permissible built up area shall not exceed 60% of an individual sub plot and the minimum width of the plot shall not be less than 3.0 mts.
- 4) Minimum margin in the front shall be 2.0 mts. and rear margin shall be 2.5 mts. The end plot in a row house shall also have minimum side margin of 2.0 mts. on the side abutting on road.
- 5) 5.0 mt. wide space open to sky shall be provided at the end of every such 10 continuous houses of row houses.
- 6) Such row houses shall be ground + two floors structures with a maximum height of **10.0 mts.** In case of hollow plinth provided at ground floor for parking the height shall be considered from the top of hollow plinth. A stair cabin, cover for internal courtyard, water tank will be allowed to project beyond this.
- 7) Requirement for common plot shall be regulated as per the provision of 10.6 irrespective of number of row houses to be developed.
- 8) The road/approaches
- 9) The width of internal approaches/road for such development shall be regulated as under:

The roads and layouts shall be minimum 6.0 mts. wide if the length of road does not exceed 75.0 mts., 7.5 mts wide if the length of road exceeds 75.0 mts. but less than 150.0 mts and 9.0 mts. if the length of road exceeds 150.0 mts but less than 300.0 mts. and 10.5 mts. wide if the length of road exceeds 300.0 mts but does not exceed 450.0 mts. and 12.0 mts wide for length of roads exceeding 450.0 mts.

While determining the width of the road, the length of the road upto the intersection of the road shall only be taken into consideration and the length of the road beyond the intersection shall not be clubbed.

## **12.7 DEVELOPMENT OF EXISTING DETACHED AND SEMI-DETACHED DWELLING UNIT.**

In case of approved individual detached and /or semi-detached existing dwelling unit the extension of permissible upper floors may be permitted as per sanctioned margin stair case and projection shall be permitted for permissible upper floors .

## **12.8 HIGH RISE BUILDING WITH PODIUM AND TOWER:**

Notwithstanding anything contained in the Regulation No. 12.3 for high rise buildings, the high rise buildings with podium (enlarged base) and tower shall be permitted as per the following conditions:

- 1) The maximum built-up area of 40% of building unit shall be permissible for podium with height not exceeding 7.0 mts. from the ground level and with a minimum of 6.0 mt. margin on all the sides.
- 2) The minimum area of available open terrace without any obstruction of the tower shall not be less than 50% of the built-up area of the podium i.e. the coverage of tower over podium shall not exceed 50% of the podium built-up area.
- 3) The terrace over podium shall be accessible from outside or from within the building and shall form common open space.

4) The minimum margin of tower block measured at the base of the tower at podium terrace level shall be  $0.3 H$  for any two sides and minimum of 6.0 mts. for remaining sides, where  $H$  is the height of the tower measured from the podium terrace level.

In case of a tower on columns in which the podium terrace floor is not enclosed it shall be measured from lowest enclosed floor of a tower.

5) The permissible floor space index of the podium and tower block taken together shall be as prescribed in Regulation no. 12.3.1.

## **13 COMPOUND WALLS AND GATES**

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- 13.1** Detailed drawings of gates and boundary walls shall be submitted along with the application for development permission.
- 13.2** No cactus hedge shall be allowed along the boundaries of a plot in any portion of the development area.
- 13.3** A road side compound wall not exceeding 1.5 mts .in height from the crown of the road shall be permitted while on the other side along the boundary of the building unit, the maximum height of the compound wall shall be 1.8mts. Only A compound gate shall not be constructed or permitted on the curvature of the compound wall at the junction of the roads.
- Provided that in the case of building units having area of more than 2000 sq.mts. gate-pillar (hollow) to an extent of 1.44 sq.mts. internal area may be allowed up to the height of 2.4 Mts.
- Provided further that in the case of plots at the junction of streets, no boundary wall below the fence grill (with at least 50% perforation) facing the streets shall be raised to the height more than 0.8 Mt. from the kerb for a length of 9 Mts. from the junction of the streets.
- 13.4** Except on the junction of the roads where heights shall be prescribed as per standard design of a compound wall approved by the competent Authority. In case of mills, Buildings of competent Authority, Municipality and Government, the Authority may allow the compound wall to be raised to a height not exceeding 3 Mts. from the crown of the road in front and on sides.
- 13.5** No partition wall shall be allowed anywhere in the margins of building unit.
- Provided that a partition wall upto 1.5 Mts. height shall be permitted on common boundary of semi-detached building and marginal distances between two structures.
- 13.6** The plots of active burial-grounds and crematorium abutting on the main road in residential locality shall be provided by the owners with a compound-wall having a height not less than 1.5 Mts. from the crown of the road in front.
- 13.7** No gates of compound wall shall open outward and shall be provided with a contrivance which shall prevent the gate from opening outward on the foot-path or road.
- 13.8** The entry or exit to the plot situated on the junction of the roads having a width of 12 meters or more shall be located at least 15 meters away from the corner point of the plot on such junctions.
- If the length of a side in such a plot is less than what is prescribed above, such entry or exit shall be provided at the farthest end of the plot from the junction.

## **14 DISTANCE FROM WATER COURSE**

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No development whatsoever, whether by filling or otherwise shall be carried out within **250 Mts.** from the boundary of the bank of the river (such as Sirsa) where there is no river embankment and within **25 Mts.** or such distance as may be prescribed under any other general or specific orders of Government and appropriate Authority whichever is more, from river where there is river embankment but in case of khads, nalla, **canal etc.** it shall be **25.00 mts**

*In case of talav, village tanks, lake, water-bodies etc the distance form of the water body as may be prescribed under any other general or specific orders of Government and appropriate Authority.*

*Natural Nullahs, which pass through a land shall be developed and maintained according to discharge of water.*

Provided that where a water course passes through a low lying land without any well defined bank, the applicant may be permitted by the competent Authority to restrict or direct the water courses to an alignment and cross section determined by the competent Authority.

## 15 DEVELOPMENT OF LOW COST HOUSING

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### SCOPE :

These regulations shall be applicable to development of schemes for socially and economically backward class of people for economically weaker section of the society and for low cost housing only undertaken by public agencies, co-operative societies Government or Semi Government bodies, Registered Developers.

### 15.1 PLANNING :

The type of development for housing for socially and economically backward class of people and for low cost housing, block development as group housing.

- (i) The maximum permissible density in Dwelling shall be **225 dwelling per hectore** .
- (ii) The minimum and the maximum plot size shall be between 18 sq.mts. and 40. sq.mts. respectively with built up area not exceeding 70% of the plot area leaving front as well as rear margin of 1.5 mts.
- (iii) The minimum frontage of plot shall be 3.0 mts. in width.
- (iv) At every 20 such continuous plots 3.0 mts. wide space open to sky shall be provided.
- (v) The maximum numbers of stories in a building construction on the plot shall be ground plus one upper storey only.
- (vi) Common plot at the rate of 10% percent of the area of the plot / land developed shall be provided for open space / community open space which shall be exclusive of approach roads, path ways, or margins.

### 15.2 GENERAL BUILDING REQUIREMENTS :

- (1) The minimum height of the plinth shall be 30 cms. from the top surface of approach road or path way.
- (2) The maximum floor space index permissible shall be 2.
- (3) (a) The size of living room , bed room shall not be less than 8 sq.mts. with minimum width of 2.4 mts.
  - (b)(i) Size of independent Bath-room and w.c shall be 0.9 sq.mts. with minimum width of 0.9 mts. each.
  - (ii) Size of combined bath room and w.c. shall be 1.8 sq.mts. with minimum width of 1 mts.
- (4) (i) The minimum height of room shall be as under:-

LIVING ROOM	: 2.4 mts.
Kitchen room	: 2.4 mts.
Bath /w.c	: 2.1 mts.
Corridor	: 2.1 mts.

  - (ii) In case of the slopping roof the average height of the roof shall be 2.1 mts. and the minimum height of the eaves shall be 2.4 mts.
  - (iii) The minimum slopes of the slopping roof, shall be 30<sup>0</sup> for G.I sheets, other sheets or tiled roof while for R.C.C slopping roof, the minimum slope shall be 12<sup>0</sup>.

(5) The opening through windows , ventilators and other opening for light and ventilation shall be as under:

(i) One tenth of the room floor area.

(ii) For w.c and bath not less than 0.2 sq.mts.

The width of stair case shall be 0.75 mts. minimum . the maximum height of the riser shall be 20. cms. The minimum width of the tread shall be 22.5 cms. The minimum clear head roof of the stair case shall be 2.10 mts.

(iii) There shall be at least one staircase for every 12 (twelve) dwelling units or part thereof.

### **15.3 ROADS AND PATHWAYS :**

(i) The area under the roads and pathways in such housing project shall normally not exceed 20 percent of the total area of the project.

(ii) Access to the dwelling units where motorised vehicles are not normally expected shall be by means of paved foot paths with right of way of 6 mts. and pathways of 2 mts. only . The right of way shall be adequate to allow for plying of emergency vehicles and also for side drains and plantation.

(iii) Where motorable access ways are not provided and pedestrian path ways are provided the minimum width of such path way shall be 4.0 mts. which shall not exceed 50 mts. in length.

### **15.4 MINIMUM REQUIRED: ACCOMMODATION**

(i) The minimum accommodation provided in every dwelling unit shall be one living room and a w.c. where there is a drainage system , the agency developing the area shall install and maintain the internal drainage system. where there is no drainage system the individual soak-pit shall be provided as per provision of National Building Code.

(ii) The loft if provided in the room shall not cover more than 30 % of the floor area of the room.

### **15.5 STRUCTURAL REQUIREMENTS :**

(i) Load bearing walls of the building shall be of Brick stone or pre cast block in any mortar. in the case of R.C.C framed structure or wooden framed structure filler walls may be of suitable local materials.

(ii) Roof of the building shall be of galvanized iron sheets, **other sheets of required specifications**, tiles roof or R.C.C. roof .in the case of upper storied buildings middle floor shall be of wooden or R.C.C. and rest as per choice.

(iii) Doors and windows of building shall be of any material.

(i) Rest of the work of building shall be as per locally available resources and as per choice.

(ii) For structural safety and services Regulations 17.4 and 17..5 (1) shall be applicable.”

## 16 GENERAL BUILDING REQUIREMENTS

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### 16.1 ELEVATORS (LIFTS)

A lift shall be provided in all buildings as prescribed hereunder:

- (i) In case of Building having height more than 30.0 mts from ground level, lift shall be provided.
- (ii) Lift shall be provided at the rate of one lift for 20 tenements (dwelling units) of all the floors, or part thereof for residential buildings and at the rate of one lift per 1000.00 sq.mts. or part thereof of built-up area for non-residential buildings.

The tenement (dwelling units) and built-up area on ground floor and two upper floors shall be excluded in computing the above requirement.

Lift shall be provided from ground floor and shall have minimum capacity of six persons. On the basis of detailed calculations based on the relevant provisions of National Building Code, the number of lifts can be varied.

- (iii) Notwithstanding anything contained in the Development Control Regulations in case of building with 21 meters or more in height, at least two lifts shall be provided.

### 16.2 FIRE PROTECTIONS :

In case of high rise buildings, the following provision shall be made for safety of buildings from fire;-

- (i) In addition to the requirement under Regulation No.16.1 at least one lift designed as fire-lift as defined in the National Building Code shall be installed.
- (ii) At least one stair-case shall be provided as a fire staircase as defined in the National Building Code. Provided that this shall not be applicable if any two sides of a staircase are kept totally open to external open air space.
- (iii) Water Supply: Underground tank as specified in recommendation of expert committee on fire safety, as fire tank, shall be provided.
- (iv) In high rise buildings, the internal fire hydrants shall be installed as provided in the National Building Code or as prescribed in the Indian Standard Code of practice for installation of internal fire hydrants in high rise buildings. The detailed plan showing the arrangement of pipe lines, booster pumps and water-tanks at various levels shall be submitted for approval of the concerned authority along with the plans and sections of the buildings.
- (v) In case of high rise buildings, an external fire hydrant shall be provided within the confines of the site of the building and shall be connected with Municipal Water mains not less than 4" in diameter. In addition, fire hydrant shall be connected with Booster Pump from the static supply maintained on site.
- (vi) In case of high rise buildings separate electric circuits for lift installation, lighting of passages, corridors and stairs and for internal fire hydrant system shall be provided.
- (vii) All the requirements under the above regulations/ shall be clearly indicated on plans duly signed by the owner and the person who has prepared the plans. The Competent Authority may direct the owner to submit such further drawings as may be necessary, to clarify the implementation of the provisions of the above regulations.
- (viii) Every building having a height of more than 25 Mts. shall be provided with diesel generators which can be utilized in case of failure of the electricity.
- (ix) The standard of National Building Code must be adopted fully in providing stair-case and alarm system.

- (x) There should be Provision of dry-powder, fire extinguisher to the extent of two on each floor with a capacity of 5 kgs. in all the high rise buildings.

### 16.3 SAFETY OF BUILDINGS :

- (1) All external walls shall be as per the provisions of National Building code and I.S. Specifications.
- (2) The thickness of the load bearing walls in the case of masonry walled building shall be as under:

Building with	Thickness of wall			
	On G.F.	On F.F.	On. S.F.	On. T.F.
(i) Ground + One floor	23 cm	23 cm	-----	----
(ii) Ground + Two floors	23 cm	23 cm	23 cm	-----
(iii)Ground + Three floors.	35 cm	23 cm	23 cm	23 cm

In case of cellars the external walls shall be of R.C.C. only and it shall have minimum thickness of 23 cms. or 45 cms. brickwork in case of brickwork.

- (3) Subject to any of the above regulations every person who undertakes construction of a building and/or who designs the structural member of the building shall comply with the provisions of National Building Code prevailing at the relevant time or the provisions of the Indian Standard Specifications published from time to time.
- (4) Every person who undertakes the construction work on a building or directs or supervises such works shall be responsible and shall ensure use of sound and good quality building materials, properly put together for optimum safety. He shall be liable for all consequences arising out of breach of this regulations.

### 16.4 PLINTH :

(a) Habitable rooms shall have minimum plinth height of 0.45mt from ground level.

(b) Parking garage may have no plinth.

(c) Provided that the ground floor of a building may be permitted on stilts/pillars instead of a solid plinth with a clear height of 2.4 Mts. in case of slabs with beams height should not exceed 2.8 mts. and further that this space shall at all times be kept free from any enclosure except for genuine stair-case.

Provided further that a electric meter room, room for telephone D.B.; bath-room, water-room, stair-case room, pump room, water closet, servant room, security cabin may be permitted subject to maximum built-up area of 15sq. mts. allowed with a minimum plinth 30cms and this area shall not be considered towards computation of F.S.I.

### 16.5 CELLAR

In a building unit, the cellar may be permitted on the following conditions:

- (i) Area and extent: The total area of any cellar (basement) shall not exceed twice the plinth area of the building, or the area of the plot whichever is less. It may be in one level or two. No cellar shall be permitted in the required minimum marginal space from plot boundary of building unit. Celler shall be permitted under common plot, internal road and internal marginal space for exclusive use of parking only.



- (ii) Height of the cellar shall not be less than 2.6 Mts. clear from top of the flooring to the bottom of the lowest structural member.
- (iii) Clear width of the stair leading to the cellar shall not be less than the width of the regular staircase leading to upper floors.
- (iv) No stairs to be constructed under these regulations shall consist of any wooden material.
- (v) Adequate opening for ventilation should be provided as directed by Competent Authority. The materials of the construction and fixtures of the cellar should be of fire resisting nature and in no case, wood shall be used as structural part of the cellar or any fixtures thereof. The extent of ventilation shall be the same as required by the particular occupancy for which the basement is used. Any deficiency must be made good by resort to a mechanical system, viz. blowers, exhaust fans, air conditioning system, according to the standards in Part VIII Building Services, Section-I Lighting and Ventilation, National Building Code.
- (vi) No water connection or drainage connection shall be permitted in the cellar.
- (vii) In no case cellar shall be permitted to be connected with normal drainage line.
- (viii) Uses permitted:- parking, safe deposit vault, A.C. Plant, storage of other than inflammable material.  
 Note : Area use for parking purpose only shall be deducted for counting F.S.I.
- (ix) In genuine requirement of parking, the competent authority may permit the second cellar if the parking space available at ground level and in first cellar is not sufficient, for the reasons stated in writing.

## **16.6 HEIGHT OF FLOORS**

Minimum height of floors in building at any point shall be 2.8 Mts. for residential and commercial uses and 3 meters or as per Factory Act or other relevant Act in case ground floor and upper-floors in a building used for offices for ancillary uses of factories, workshops, godowns and other industrial purposes.

Provided that in case of folded roof the minimum height of 3.0 Mts. shall be measured from the lowest point of the fold.

Provided that in case of gabled or slopping roof the minimum height below the lowest part of roof, shall not be less than 2.4 Mts. and an average height of the rooms shall not be less than the minimum prescribed here above.

Provided further that in case of trussed-roof, the minimum height shall be measured from the pavement to bottom of the tie beam

Provided that for verandah, Bathroom, W.C., passages, puja room, store room, stair cabin, minimum height of 2.00 mts.

## **16.7 LOFT**

The loft at a minimum height of 2 mts. from floor level not exceeding 30% floor area of the room may be allowed in any room.

## **16.8 STAIRS, LIFTS, LOBBIES AND CORRIDOR**

The width of lobbies or corridors in building shall be as under:

- (a) In case of residential and non-residential building except individual detached building minimum clear width of corridor shall be as under:

Length of Corridor (in Mts.)	Minimum Clear Width of Corridor	
	Residential	Non-Residential
Upto 6	1.0	1.2
Upto 9	1.2	1.5
Upto 15	1.2	2.0
Above 15	1.5	2.5

**NOTE:-**

- (i) For every additional 9.00 mts. length or part there of the width of corridor shall be increased by 0.30 mts. upto a maximum of 3.00 mts.
- (ii) In case of starred hotels, the width of the corridor shall be as per the authorized standards of the starred hotels.
- (b) whereas in case of residential dwelling unit occupied by single family and constructed upto three floors width of the stairs shall not be less than 1.0 mtr.
- (c) In case of all non-residential and high rise residential buildings, the clear width of stair and landing exclusive of parapet shall not be less than 1.5 Mts.
- (d) Minimum stair width for more than 6 tenements on each floor shall be 1.5 Mts.
- (e) The stair-case & lifts (elevators) shall be so located that it shall be within accessible distance of not more than 25 Mts. from any entrance of tenement or an office provided on each floor.
- (f) The design of the lift & stair along with the tread and riser shall comply with the provisions of the National Building Code for that class of building.
- (g) No winders shall be allowed except in case of individual dwelling unit.

**16.9 SANITARY ACCOMMODATION :**

All the buildings when erected or re-erected from foundation or when additions to the floors are made shall be provided with minimum sanitary accommodation.

- (a) In the case of use of building as office and public building except cinemas, theatres, meetings and lecture halls, minimum sanitary facilities should be provided as under:
  - (i) Every office building or public building shall be provided with at least one water closet.
  - (ii) Water closets shall be provided for each sex and the number of such water closets for each sex shall in every case be based upon the maximum number likely to occupy such building at any one time.
  - (iii) One urinal shall be provided for every 25 males or part thereof and one urinal for every 25 females or part thereof upto 100 persons. For any number exceeding 100, one urinal for every 50 persons shall be provided.
  - (iv) There shall be provided one water-closet for every 50 persons of each sex or part thereof upto 500 persons and for excess over 500, one water closet for every 100 persons of each sex or part thereof shall be provided. However, if the total number of employees in such a building or the number of persons likely to use such building does not exceed 20. one water-closet each for both sexes shall be sufficient and no urinal may be provided.
  - (v) The building shall be deemed to be occupied by persons or employees at the rate of one per every 5 square metres of the floor area and sanitary facilities shall be provided according to the number of employees or occupants so worked out.

- (vi) Such water-closet and urinals shall be in an accessible location and shall be provided with signs plainly indicating their purposes and the sex for which they are meant.

**(b) Industrial Buildings and Warehouses:-**

All types of industrial buildings shall be provided with minimum sanitary facilities as under:

- (i) Every such building shall be provided with at least one water closet or privy:
- (ii) Water closets or privies shall be provided for each sex and number of such closets or privies for each sex shall in every case be based upon the maximum number of persons of that sex employed in occupying such building.
- (iii) Water-closets or privy accommodation shall be provided in every W.C. on the following scale:

Where females are employed there shall be at least one water closet or one privy for every 25 females. Where males are employed, there shall be at least one water-closet or one privy for every 25 males.

Provided that where the number of males employed exceed 100, it shall be sufficient if there is one water closet or one privy for every 25 males up to the first 100, and one water closet or one privy for every 50 thereafter.

In calculating the number of water closets or privies required under these regulations any number of workers less than 25 or 50, as the case may be shall be reckoned as 25 or 50 and the number of workers to be considered shall be the maximum number employed at any one time during the day.

- (iv) In every such factory there shall be provided one urinal for every 100 persons of each sex or any less number thereof.
- (v) In every such factory there shall be provided one washing place of 3.6 square metres in area with sufficient number of taps as per standards laid down by rules in respect of factories.
- (vi) In every building of the warehouse class there shall be provided one water closet for every 50 males or any less number thereof and one water closet for every 50 females or any less number thereof and one water closet for every 50 females or any less number thereof. There after water closet shall be provided at the rate of one closet for every 70 persons.
- (vii) In every building of the warehouse class, there shall be provided one urinal for every 100 persons of each sex or any less number thereof.
- (viii) For the purpose of determining the number of water-closets and urinals each 30 sq.mts. of the gross floor space of such building shall be deemed to be occupied by one person.
- (ix) Such water-closets and urinals shall be accessible in location and shall be provided with signs plainly indicating their purpose and the sex for which they are meant.

**(c) Educational Buildings:**

Any building used for educational purpose shall be provided with minimum sanitary facilities as follows:

- (i) Subject to minimum provisions of two water-closets and five urinals, there shall be one water-closet and four urinals for every 200 students or part thereof.
- (ii) Competent Authority may enforce the distribution of the above sanitary facilities to be provided at each floor of the building.
- (iii) The building shall be deemed to be occupied by students at the rate of one student per every 1.00 sq.mt. of the floor area of all the class-rooms and sanitary facilities shall be provided according to the number of students so worked out.

**(d) Residential Building or Residential Tenements:**

Each residential building or residential tenement shall be provided with atleast one water-closet.

**16.10 VENTILATION**

- (a) Ventilation of Rooms: Every such room whether it is living room or a kitchen shall be constructed that the same have for the purpose of ventilation:

A window or windows and/or ventilators clear of the such frames, opening directly into an interior or exterior open air space or into an open verandah or gallery abutting on such open air spaces having an opening of not less than one tenth of the floor area of the room of an aggregate opening of doors, windows and ventilators of not less than one seventh of the floor area of the room.

Such aggregate opening in respect of sitting room, or dining room of three or more room tenements may be provided either by windows, ventilators or doors, if such room abuts on an open verandah or gallery.

- (b) Factories and buildings of the warehouses:- Every room in such building shall be lighted and ventilated by sufficient number of windows, ventilators and sky lights exclusive of doors having clear opening not less than 1/7th of the floor area abutting on open air space of width not less than 1/3rd of the height of the part of the building abutting such open space.

Provided that this requirement may be relaxed if artificial lighting and ventilation are installed to the satisfaction of the Competent Authority.

- (c) Ventilation of stair-cases:- Every stair case provided under the foregoing clauses shall be lighted and ventilated to the satisfaction of the Authority from an open air space not less than 1 sq.mt.
- (d) Windows in stair-case Bay: There shall be provided a window or windows of an aggregate area of atleast 1.2 sq.metres on each storey in such of the wall of the stair-case room which abuts on such 1 sq.mt. open air space to light and ventilate such staircase.
- (e) Ventilation from the Top and Skylight etc.: -Where an open well for light and ventilation, within the space enclosed by a stairway and its landings, is proposed to be provided, the least horizontal dimensions of which are equal to two times the width of the staircase then the requirements of clause(c) and (d) may be dispensed with provided that there shall be in the roof directly over each such stair well, a ventilating skylight with provided fixed or movable louvers to the satisfaction of the Competent Authority. The glazed roof of the skylight shall not be less than 3.7 sq. Mts. in area. No lift or any other fixture shall be erected in such staircase well.

**16.11 LOCATION OF OPENINGS:**

Every person who undertakes construction work on a building shall so locate every opening abutting on any open space that the sill of such opening shall not be less than 90 cms. above the level of the floor from which such opening is accessible.

Provided that if such opening is to be constructed flush with floor level its lower portion for a height of 90 cms. shall be protected by bars or grill or similar other devices to the satisfaction of the Competent Authority.

**16.12 STAIRWAY**

Stairway shall conform to the following provisions in addition to items (i) to (vii) below. In addition, in order to satisfy fire fighting requirements any stairway identified as an exit stairway shall conform to the requirement stippled in fire protection regulations provided in these regulations.

- (i) **Width:-**The minimum width of a staircase other than a fire escape shall be as given in Table here under:

**TABLE**  
**Minimum width of common Stairway/Corridors for occupancies**

Sr. No.	Type of occupancy	Minimum width of staircase/ Stairway/Corridor (in meters)
(1)	(2)	(3)
1	Residential building (a) Low rise (b) Hotels and High rise	1.2 1.5
2	Educational building (a) Upto 24 m. high (b) Over 24 m. high	1.5 2.0
3	Institutional buildings (i.e. hospital) (a) Upto 10 beds (b) Over 10 beds	1.5 2.0
4	Assembly buildings	2.0
5	Mercantile, business, industrial storage, hazardous, buildings (a) Low Rise (b) High Rise	1.5 2.0

- (ii) **Flight:-**No flight shall contain more than 12 risers, but in residential buildings, in narrow plots and in high density Housing a single flight staircase may be permitted.
- (iii) **Risers:-** The maximum height of a riser shall be 19 cm. in a residential building and 16 cm. in any other occupancy. **However, on an internal stairway within a dwelling unit a riser may be 25 cm. high.**
- (iv) **Treads:-** The minimum width of the tread without nosing shall be 25 cm. for staircase of a residential building, other than fire escapes. In other occupancies the minimum width of the tread shall be 30 cm. It shall have a non-slippery finish and shall be maintained in that fashion.
- (v) **Head room:-** The minimum head room in a passage under the landing of a staircase under the staircase shall be 2.2 m.
- (vi) **Floor indicator:-** The number of each floor shall be conspicuously painted in figures at least 15 cm. large on the wall facing the flight of a stairway or at such suitable place as is distinctly visible from the flights.
- (vii) **Hand Rail:-** Hand rail a minimum height of 0.9 m. from the centre of the tread shall be provided.

### 16.13 RAMPS

#### (1) Ramps for pedestrians:

- (a) **General:-** The provisions applicable to stairway shall generally apply to ramps. A ramp in a hospital shall not be less than 2.25 Mts. wide in addition to satisfy the fire fighting requirements,
- (b) **Slope:-** A ramp shall have slope of not more than 1:10, it shall be of non-slippery material.
- (c) **Handrail:-** A handrail shall be provided on both the sides of the ramp.

**(2) Ramps for handicapped people :-** The provision of the ramp with a handrail to every public building on ground floor only as compulsory for handicapped people, as per the revised National Building Code.

**(3) Ramp for basement or storied parking :-** For parking spaces in a basement and upper at least two ramps of adequate width and slope shall be provided preferably at the opposite and such ramps may be permitted in the side and rear marginal open spaces, after leaving sufficient space for movement of firefighting equipments.

#### **16.14 ROOFS**

**(i) Effective drainage of rain water :-** The roof of a building shall be so constructed or framed as to permit effectual drainage of the rain water there from by means of rain water pipes. Such pipes shall be so arranged, jointed and fixed as to ensure that the rain water is carried away from the building without causing dampness in any part of the walls or foundations of the building or those of adjacent buildings.

**(ii) Manner of fixing rain water pipes :-** Rain water pipes shall be affixed to the outside of the walls of the building or in recesses or chases cut or formed in such walls or in such other manner as may be approved by the Competent Authority.

#### **16.15 TERRACE**

Terraces shall be free from partitions of any kind and accessible by a common staircase.

#### **16.16 PARAPET**

Parapet walls and handrails provided on the edges of the roof, terrace, balcony, etc. shall not be less than 1.15 Mts. from the finishing floor level and not more than 1.3 Mts. height above the unfinished floor level. Parapet construction shall be made of material and design, such that it ensure optimum safety to the user/occupants of the building.

#### **16.17 MOSQUITO-PROOF WATER TANK :**

Water storage tank shall be maintained that perfectly mosquito-proof condition, by providing a properly fitting hinged cover and every tank more than 1.50 Mts. in height shall be provided with a permanently fixed iron ladder to enable inspection by anti-malaria staff.

#### **16.18 REFUSE AREA/DISPOSAL OF SOLID WASTE :**

Wherever a property is developed or redeveloped, a space for community-Bin for disposal of Solid Waste shall be provided in the road-side front marginal open space. The owners/occupants shall be required to provide the community-Bin with air-tight cover on top at the standards prescribed as follows :

(i) The size of community bin (container) shall be calculated at the rate of 10 liters capacity per tenement/dwelling unit, for Residential use of building; provided that the maximum capacity of container shall be 80 liters. The numbers of bins shall be calculated on the basis of total no. of dwelling units/tenements.

(ii) The size of community -Bin (container) shall be calculated at the rate of the 20 liters capacity for each 100 SMT of floor-area, in case of non-residential use of building; provided that the maximum capacity of container shall be 80 liters. The number of bins shall be calculated on the basis of total no. of dwelling units/tenements.

(iii) Provided that in case of Hospitals, Hotels, Restaurants like uses the disposal of Solid Waste shall be carried out as per the norms decided by the authority from time to time.

#### **16.19 DISCHARGE OF RAIN WATER:**

No roof or terrace abutting on a public street shall be constructed without providing sufficient number of downtake pipes and such pipes shall be so fixed as to discharge the rain water at a level not higher than 0.6 metre above the street level.

#### **16.20 CONSERVATION OF ARTIFACTS, STRUCTURES AND PRECINCTS OF HISTORICAL AND/OR AESTHETICAL AND/OR ARCHITECTURAL AND/OR CULTURAL VALUE. (HERITAGE BUILDING AND HERITAGE PRECINCTS)**

No development or redevelopment or change of use or engineering operations or additions, alterations, repairs, renovations including the painting of buildings, replacement of special features or demolition of the whole or part thereof or plastering of heritage buildings and/or heritage precincts and **pols** shall be allowed except with the written permission of the competent authority.

#### **16.20 PROVISION OF LETTER BOX**

In all case of building having more than two floors including ground floor a letter boxes for each separate unit shall be provided at ground floor level in such a way that postman can easily deliver the posts in them.

#### **16.21 Temporary Structures :**

The concerned authority may grant permission for temporary construction for a period not exceeding six months at a time in the aggregate not exceeding for a period of three years. Such a permission may be given by him for the construction of the following namely :-

- (i) Structures for protection from the rain or covering of the terraces during the monsoon only.
- (ii) Pandals for fairs, ceremonies, religious function etc.
- (iii) Structures for godowns/storage of construction materials within the site.
- (iv) Temporary site offices and watchmen chowkies within the site only during the phase of construction of the main building.
- (v) Structures for exhibitions/circuses etc.
- (vi) Structures for storage of machinery, before installation, for factories in industrial lands within the site.

Provided that temporary construction for structures, etc. mentioned at (iii), (iv) and (vi) may be permitted to be continued temporarily by the Competent Authority but in any case not beyond completion of construction of the main structure or building.

#### **16.22 Deposit and fees for temporary structures:**

The fees for permission of temporary structures shall be charge as below

- (1) Rs.1/- per sq.mts. of area covered by the temporary structures for 6 months only. For the extension of further time same amount will be charged for every 6 months.

Security Deposit for temporary structures

- (1) The applicant shall deposit and keep deposited as security deposit and amount at the rates mentioned below for the due observance and performance of the conditions of the permission.
- (2) **Rs.100/- per sq.mts.** of the area covered for temporary structures.
- (3) The amount of security deposit shall be paid in cash/cheque/demand draft/fixed deposit.
- (4) Government, Semi-Government, local authorities are exempted from this provision.

- (5) In case of development by Charitable Trust registered under the Public Trust Act-1950, the security deposit shall be limited to maximum amount of **Rs.1,000/- (Rupees One thousand only)**
- (6) The Security Deposit shall be refunded without interest after removal of the temporary structures before the expiry of the permission.
- (7) The security deposit shall be forfeited either in whole or in part at the absolute discretion of the Competent Authority for breach of any of the provisions of these regulations and conditions of the Permission. Such forfeiture shall be without prejudice to any other right of the Competent Authority.



# 17 REGULATIONS FOR SPECIAL STRUCTURES

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## 17.1 SPECIAL STRUCTURE

### **Regulations for Cinemas, theatres, meeting halls, lecture halls and town-halls.**

In addition to the requirements specified under Building Regulations, the following regulations shall also be applicable.

- (a) **Location:** The building for the above purpose shall be located directly on a road of 18 mts. or more in width either existing or proposed subject to other regulations.
- (b) **Open Spaces:** In case of above uses, open spaces shall be provided as under:  
Front open space/**setback of 12 mts.** width from the side abutting on the road shall be provided. Such open spaces may be permitted to be covered up to 6 mts. from the building line with a projected cantilever structure at a height of not less than 3.00 mts. from the ground level. Sides and rear open spaces of 6 mts. width shall be provided. In addition to the above, the Bombay Cinema Rules adopted by the State Govt. for cinemas and Janta theatres as amended from time to time, will also be applicable.
- (c) **Minimum Requirements:** The following requirement shall be provided:
- (i) The aggregate area of foyer exclusive of all passages shall be provided at every sitting-level at the rate of 0.1 sq.mt. per seat at that level, subject to minimum foyer width of 4.5 mts.
  - (ii) Entry and exit passages of minimum 3 meters width shall be provided.
  - (iii) Water-room and snack-bar shall be provided.
  - (iv) The booking-office shall always be so located that intending purchasers of tickets have not to queue up in open space.
- (d) **Plinth:** The plinth shall be measured at the foyer level and it shall not be less than 45 cms.
- (e) **Corridor:** No landing, lobby, corridor or passage, not being an internal passage between and/or across rows of seats, intended for use as an exit; shall be less than 3 meters in width and there shall be no recess or projections in the walls of such passages or corridors within 1.8mts. of the ground.
- (f) **Doors:** The auditorium doors shall be provided at the rate of not less than one door of a dimension of 1.5 meters in width and 2.1 meters in clear height for every 150 seats or part thereof. All outside doors for the use of the public shall be made to open outwards and in such manner that when opened, they shall not obstruct any gangway, passage, stairway or landing. These doors shall be provided in such a way that they open in aisles or cross-aisles provided under these Regulations.
- (g) **Balcony, its height, floor of an auditorium and arrangement of seats :**
- (i) The height of the bottom balcony of the gallery shall not be less than 3 meters from the floor of the auditorium.
  - (ii) The clear distance between the backs of two successive rows shall not be less than 100 cms. but for seats with rocking backs it may be 90 cms.
  - (iii) The minimum width of balcony steps shall be 80 cms. provided that for the front and rear steps this distance shall be 90 cms.

(iv) The minimum height of the roof or ceiling at the highest steps of the balcony shall be 3.0 meters and at no place the distance between the nodding and lowest projection ray shall be less than 2.4 meters.

(v) The minimum width of the seat shall be 50 cms. provided that 25 percent of the total seats may be permitted up to the width of 45 cms. to adjust the staggering of the seats. The width of the seats shall be measured from centre to centre of hand rails or arm rests.

**(h) Aisles:** Clear aisles not less than 1.2 meters in width shall be formed at right angles to the line of seating in such number and manner that no seat shall be more than 3.8 meters away from any aisle measured in the line of seating. Where all these aisles do not directly meet the exit doors, cross aisles shall be provided in such number and manner that no row of seats shall be more than 7 meters away from cross-aisles. The width of cross aisles shall be 1.2 meters.

Provided further that in computing the number of cross-aisles, the door connecting the aisles with foyer shall be considered as cross-aisles.

**Explanation:** The first cross-aisles in such a case shall be provided after the fourteen rows from the door.

**(i) Sanitary Accommodations :**

(i) Water closet at the rate of one for 100 seats or part thereof and urinals at the rate of two for 75 seats or part thereof, at each seating level shall be provided.

(ii) One wash-basin for every 200 seats or part thereof shall be provided.

(iii) The above conveniences shall be suitably apportioned between two sexes.

(iv) Such water-closet and urinals shall be in accessible location and shall be provided with signs plainly indicating their purpose and the sex for which they are meant.

**(j) Visibility Requirement:**

(1) The seat nearest to the screen shall not be nearer than the effective width of the normal picture (ratio 1:1.33). This distance shall be  $\frac{3}{4}$  in case of cinema scope and other wide angles techniques and one half in case of 70 mm presentations.

(2) The elevation of the balcony seats shall be such that line of sight is not inclined more than 30° to the horizontal.

(3) The seats should preferably be staggered side-ways in relation to those in front, so that a spectator in any rows is not looking directly over the head of the person immediately in front of him.

(4) The position and height of the screen shall be regulated in such a way that the maximum angle of the line of vision from the front seat to the top of the screen shall not exceed 50.

**(k) Ventilation:** Every auditorium shall be lighted and ventilated by doors, ventilators and windows abutting on an interior or exterior open air space which shall not be less than 1/5th of the total floor area provided that if exhaust fans are installed or if the auditorium is air-conditioned, the requirement of this clause may be suitably relaxed by competent authority.

**(l) Minimum Requirement of Stairs:**

(i) Except where otherwise provided under these Regulations/bye-laws the minimum clear width of all the stairs shall be 1.5 Mts.

(ii) No stair-case shall have a flight of more than 15 steps or less than 3 steps and width of the landing between such flights shall be of the same width of the stair-case. The tread of the step shall not be less than 30 cms. The riser shall not be higher than 10 cms.

(iii) No space less than 2.4 Mts. in height shall be allowed under the floor of auditorium.

- (iv) Except for a double-decker-cinema or theater, the access to the auditorium from the ground floor, if it is on upper floor or on stilts shall be provided by not less than three stairs; two of which shall be exit stairs. The clear width of these next stairs shall not be less than 2 meters.
- (v) The access to balcony floor from auditorium floor shall be provided by not less than three stairs, two of which shall be exit stairs.  
 Provided that if one exit stair is to be provided instead of two, its minimum width shall be 2.4 Mts.
- (vi) In case of double-decker-cinema or theater:
  - (a) The access to upper class auditorium from ground floor shall be provided by at least three stairs out of which two shall be exit stairs with minimum clear width of 2 Mts.
  - (b) The access to lower class auditorium from ground floor shall be provided by at least two stairs, one of which shall be exit stair.
- (m) No permission shall be given for converting existing air-conditioned cinema theatre into non-air-conditioned cinema theater.

**(n) AIR- CONDITIONING**

The auditorium or the cinema should be air conditioned as per following general specifications:-

- [1] Temperature range- 72<sup>0</sup> F to 80<sup>0</sup> F
- [2] Change of Air per hour-approximate 10 times.
- [3] Relative Humidity 50 p.c. to 60 p.c.
- [4] Fresh air requirements. 7.5 C.F.M. per person approximately.

**17.2 FIRE PROTECTION REQUIREMENTS**

- (1) **GENERAL** :- The planning design and construction of any building shall be such as to ensure safety from fire. For this purpose, unless otherwise specified in these Regulations, the provisions of Part IV: Fire Protection Chapter, National Building Code, shall apply. For multi-storied, high-rise and special building, additional provisions relating to fire protection shall also apply. The approach to the building and open spaces on all sides upto 6 m. width and their layout shall conform to the requirements of the Chief Fire Officer. They shall be capable to taking the weight of a fire engine weighing upto 18 tones. These open spaces shall be free of any obstruction and shall be motorable.
- (2) **EXITS** :- Every building meant for human occupancy shall be provided with exits sufficient to permit safe escape of its occupants in case of fire or other emergency for which the exits shall conform to the following .
  - (i) **TYPES** :- Exits should be horizontal or vertical. A horizontal exit may be a door-way a corridor, a passage-way to an internal or external stairway or to an adjoining building, a ramp, a verandah or a terrace which has access to the street or to the roof of a building. A vertical exit may be a staircase or a ramp, but not a lift.
  - (ii) **GENERAL REQUIREMENTS** :- Exits from all the part of the building, except those not accessible for general public use, shall-
    - (a) provide continuous egress to the exterior of the building or to an exterior open space leading to the street;
    - (b) be so arranged that, except in a residential building, they can be reached without having to cross another occupied unit;

- (c) be free of obstruction;
- (d) be adequately illuminated;
- (e) be clearly visible with the routes reaching them clearly marked and signs posted to guide any person to the floor concerned;
- (f) be fitted if necessary, with fire fighting equipment suitably located but not as to obstruct the passage, clearly marked and with its location clearly indicated on both sides of the exit way;
- (g) be fitted with a fire alarm device, if it is either a multi-storied, high-rise or a special building so as to ensure its prompt evacuation;
- (h) remain unaffected by any alteration of any part of the building so far as their number, width, capacity and protection thereof is concerned;
- (i) be so located that the travel distance on the floor does not exceed the following limits :
  - (i) Residential, educational institutional and hazardous occupancies : 22.5 m.
  - (ii) Assembly, business, mercantile, industrial and storage buildings : 30 m.

**NOTE:-** The travel distance to an exit from the dead end of a corridor shall not exceed half the distance specified above.

When more than one exit is required on a floor, the exits shall be as remote from each other as possible.

Provided that for all multi-storied /high rise and special buildings, a minimum of two enclosed type staircases shall be provided, at least one of them opening directly to the exterior to an interior, open space or to any open place of safety.

### **17.3 REQUIREMENTS OF INDIVIDUAL EXITS AT EACH FLOOR :**

The detailed requirements of individual exits at each floor are given below :-

#### **(1) CORRIDORS :-**

- (a) Exit corridors shall be of a width not less than the total required width of exit doorways leading from them in the direction of travel to the exterior/stairway.
- (b) Where stairways discharge through corridors, the height of the corridors shall not be less than 2.4 m.
- (c) Where there is more than one staircase serving a building, there shall be at least one smoke-stop door in the between the staircases.

#### **(2) DOORWAYS :-**

- (a) Every exit doorway shall open into an enclosed stairway, a horizontal exit or a corridor or passageway providing continuous and protected means of egress;
- (b) An exit doorway shall open outwards i.e. away from the room, but shall not obstruct the travel along any exit. No door, when opened, shall reduce the required width of a stairway or landing to less than 90 cm.
- (c) An exit door shall not open immediately upon a flight or stairs; a landing equal to at least the width of the door shall be provided in the stairway at each doorway; the level of the landing shall be the same as that of the floor which is serves.
- (d) Exit doorways shall be openable from the side which they serve, without the use of a key.

**(3) REVOLVING DOORS :-**

- (a) Revolving doors shall not be used as required exits except in residential, business and mercantile occupancies; they shall not constitute more than half the total required door width.
- (b) When revolving doors are considered as required exit ways, the multiplier in Table 17.1 shall be increased by 33.1/3 percent. Revolving doors shall not be located at the foot of a discharge through a lobby or foyer.

**(4) INTERNAL STAIRWAYS :-**

- (a) Stairways shall be constructed of non-combustible materials throughout.
- (b) Any interior staircase shall be constructed as a self-contained unit with at least one side adjacent to an external wall and shall be completely closed.
- (c) A staircase shall not be arranged around a lift unless the latter is entirely enclosed by a material of fire resistance rating as that for type of construction itself. For multi-storied, high rise and special buildings, the staircase location shall be to the satisfaction of the Chief Fire Officer.
- (d) In multi-storied/high rise and special building, access to main staircases shall be gained through at least half-an-hour fire-resisting automatic closing doors placed in the enclosing walls of the staircases. They shall swing type doors opening in the direction of the escape.
- (e) No living space, store or other space, involving fire risk, shall open directly into a staircase.
- (f) The external exit door of a staircase enclosure at ground level shall open directly to the open space or should be accessible without passing through any door other than a door provided to form a draught lobby.
- (g) In multi-storied high rise and special buildings, exit signs with arrows indicating the escape route shall be provided at a height of 1.5 m. from the floor level on the wall and shall be painted with fluorescent paint. All exit way signs should be flush with the wall and so designed that no mechanical damage to them can result from the moving of furniture or other heavy equipment.
- (h) Where a building has a single staircase, it shall terminate at the ground floor level, and the access to the basement shall be by a separate staircase. Where the building is served by more than one staircase, one of the staircases may lead to the basement level by either a ventilated lobby or a cut-off screen wall without opening, having a fire resistance of not less than 2 hours with discharge point at two different ends or through enclosures. It shall also be cut-off from the basement area at various basement levels by a protected and ventilated lobby/lobbies.

**(5) FIRE ESCAPE OR EXTERNAL STAIRS :-**

Multi-storied/high rise and special buildings shall be provided with fire escape stairs, which will be free of F.S.I., and they should conform to the following :-

- (a) They shall not be taken into account in calculating the evacuation time of a building.
- (b) All of them shall be directly connected to the ground.
- (c) Entrance to them shall be separate and remote from the internal stair-case.
- (d) Routes to the fire escape shall be free of obstruction at all times, except for a doorway leading to the fire escape, which shall have the required fire resistance.
- (e) They shall be constructed of non-combustible materials.

- (f) They shall have a straight flight not less than 75 cm. wide with 15 cm. treads and risers. not more than 19 cm. The number of risers shall be limited to 16 per flight.
- (g) They shall be provided with handrails at a height not less than 90 cm. above the tread.

**(6) RAMP :-**

- (a) All the requirements of sub regulation (4) of this Regulation shall apply to any ramps as they apply to a staircase.
- (b) Ramps shall lead directly to outside open spaces at ground level or courtyards or other safe places.
- (c) In a multistoried, high rise and special building, access to ramps from any floor shall be through a smoke-stop door.

**(7) REFUGE AREA**

- (a) In multi-storied and high-rise buildings, at least one refuge area shall be provided on the floor immediately above every 18 mts. of building height.
- (b) Such space should abut on external walls.
- (c) It shall have a minimum area of 1.5 sq. mts. and a minimum width of 0.75 mt.

**17.4 STRUCTURAL SAFETY AND SERVICES**

**(1) STRUCTURAL DESIGN**

The structural design of foundations, elements made of masonry, timber, plain concrete, reinforced concrete, pre-stressed concrete and structural steel shall conform to the provisions of part VI Structural Design Section-1 Loads, Section-2 Foundation, Section-3 Wood, Section-4 Masonry, Section-5 Concrete, Section-6 Steel, National Building Code of India, taking into consideration the Indian Standards and Guidelines for hazard safety as given below:

- a) For Earthquake Protection
  1. IS:1893-1984 "Criteria for Earthquake Resistant Design of Structures (Fourth Revision)"
  2. IS:13920-1993 "Ductile Detailing of Reinforced Concrete Structures subjected to Seismic Forces - Code of Practice"
  3. IS:4326-1993 "Earthquake Resistant Design and Construction of Buildings - Code of Practice (Second Revision)"
  4. IS:13828-1993 "Improving Earthquake Resistance of Low Strength Masonry Buildings - Guidelines"
  5. IS:13827-1993 "Improving Earthquake Resistance of Earthen Buildings - Guidelines",
  6. IS:13935-1993 "Repair and Seismic Strengthening of Buildings - Guidelines"
  7. "Improving Earthquake Resistance of Buildings - Guideline", by Expert Group, Government of India, Ministry of Urban Affairs & Employment, published by Building Materials and Technology Promotion Council, 1998.
- b) For Cyclone/Wind Storm Protection
  8. IS 875 (3)-1987 "Code of Practice for Design Loads (other than Earthquake) for Buildings and Structures, Part 3, Wind Loads"
  9. "Improving Wind/Cyclone Resistance of Buildings - Guideline", by Expert Group, Government of India, Ministry of Urban Affairs & Employment, published by Building Materials and Technology Promotion Council, 1998.

Note: Wherever an Indian Standard including those referred in the National Building Code or the National Building Code is referred, the latest version of the same shall be followed.

- (1) In pursuance of the above, a certificate as indicated in Form-2(C) shall be submitted along with building plans/drawings and other building information schedule annexed thereto.

## **(2) QUALITY CONTROL REQUIREMENTS**

- (i) The quality of all materials and workmanship shall conform to accepted standards and Indian Standard Specifications and Codes as included in Part V Building Materials and Part VII Constructional Practices and Safety, National Building Code of India.
- (ii) All borrow pits dug in the course of construction and repair of buildings, embankments etc. shall be deep and connected with each other in the formation of a drain directed towards the lowest level and properly stepped for discharge into a river, stream, channel or drain, and no person shall create any isolated borrow pit which is likely to cause accumulation of water that may breed mosquitoes.
- (iii) Alternative materials, method of design and construction and tests:-

The provisions of the Regulations are not intended to prevent the use of any material or method of design of construction not specifically prescribed in them provided any such alternative has been approved. Nothing of the provisions of these Regulations is intended to prevent the adoption or architectural planning and layout conceived as an integrated development scheme. The Competent authority may approve any such alternative if it conforms to the provisions of the relevant parts of the National Building Code, regarding material, design and construction, and the material, method, or work offered is, for the purpose intended, at least equivalent to that prescribed in these Regulations in quality, strength, compatibility, effectiveness, fire and water resistance, durability and safety.

- (iv) All buildings shall be constructed on a quality control requirements.
- (v) In case of existing building under construction based on approved building permission, structural safety requirements shall have to be observed. However, due to such structural work of strengthening/retrofitting if certain setbacks and margin get reduced, special permission may be granted on case to case basis.

## **(3) TESTS :**

Whenever there is insufficient evidence of compliance with the provisions of the Regulations or evidence that any material or method of design or construction does not conform to the requirements of the Regulations, in order to substantiate claims for alternative materials, design or methods of construction, the Competent Authority may require tests, sufficiently in advance, as proof of compliance. These tests shall be made by an approved agency at the expense of the owner as follows :-

- (i) **TEST METHODS:-** Test methods shall be as specified by the Regulations for the materials or design or construction in question. If there are no appropriate test methods specified in the Regulations, the Competent Authority shall determine the test procedure. For methods or tests for building materials, reference shall be made to the relevant Indian Standards as given in the National Building Code of India published by the Bureau of Indian Standards.
- (ii) **TEST RESULT TO BE PRESERVED:-** Copies of the result of all such tests shall be retained by the Competent Authority for not less than two years after the acceptance of the alternative material

The testing of the materials as per Indian Standards shall be carried out by laboratories approved by the competent authority on this behalf.

The laboratory/agency shall work out in consultation with the construction agency a testing programme of materials such as cement, steel and quality of concrete including its mixing, laying and strength at site as well as in the laboratory.

This should cover various stages of construction from foundation to completion as per Regulation. The laboratory shall maintain a duly authenticated report in a bound register, copy of which will be submitted to the construction agency, which will in turn forward the testing report to the competent authority.

(4) Structural Stability and Fire Safety of Existing Buildings

- i. The Competent Authority shall have the assessment of structural and/or fire safety of an existing building/structure damaged/undamaged carried out at stipulated periodical intervals through expert(s) chosen from a panel of experts identified by the Competent Authority.
- ii. The owner/developer/occupant on advise of such expert(s) shall carry out such repair/restoration and strengthening/retrofitting of the building found necessary so as to comply with the safety standards laid down in the National Building Code and the Indian Standards as specified.

In case, the owner/developer/occupant does not carry out such action, the competent authority or any agency authorized by the competent authority may carry out such action at the cost of owner/developer/occupant.

- iii. The Competent Authority shall specify the period within which such compliance is to be carried out.
- iv. The Competent Authority may also direct the owner/developer/occupant, whether the building could be occupied or not during the period of compliance.
- v. In case of existing building under construction based on approved building permission, structural safety requirements shall have to be observed. However, due to such structural work of strengthening/ retrofitting if certain setbacks and margin get reduced, special permission.

## 17.5 BUILDING SERVICES

(1) **ELECTRICAL INSTALLATIONS:** The planning, design and installation of electrical installation, air-conditioning and heating work shall conform to the provisions of Part VIII Building Services. Section 2- Electrical Installations. Section 3-Air-conditioning and Heating, National Building Code of India.

(2) **LIFT:**

(a) **PLANNING AND DESIGN :**

The planning and design of lifts including their number, type and capacity depending on the occupancy of the building, the population on each floor based on the occupant load and the building height shall be in accordance with Section 5- Installation of Lifts and Escalators, National Building Code of India.

(b) **MAINTENANCE :**

- (i) The lift installation should receive regular cleaning, lubrication adjustment and adequate servicing by authorised competent persons at such intervals as the type of equipment and frequency of service demand. In order that the lift installation is maintained at all times in a safe condition, a proper maintenance schedule shall be drawn up in consultation with the lift manufacturer and rigidly followed. A log book to



record all items relating to general servicing and inspection shall be maintained. The electrical circuit diagram of the lift with the sequence of operation of different components and parts shall be kept readily available for reference by persons responsible for the maintenance and replacement, where necessary, to the satisfaction of the competent authority.

- (ii)** Any accident arising out of operation of maintenance of the lifts shall be duly reported to the competent authority.

## 18 PARKING

### 18.1 Minimum parking space

Off-street parking spaces for vehicles shall be provided for every new building constructed for the first use or when the use of old building is changed to any of the uses mentioned in the table below:

**TABLE FOR MINIMUM OFF STREET PARKING SPACES:**

**(In all areas including existing Gamtal)**

Sr. No	Occupancy	Parking area as Percentage to the Total Built-up Area	Share of Visitors Parking to be provided on the ground (% to total parking)
1	Residential (Flats/Apartments)	20%	15%
2	Cinema theatre, public assembly hall auditorium, stadium etc.	1 Sq Mts. per seat	NA
6.	Industrial	10%	10%
3	Commercial and business establishments including business offices, banks, hotels, guest houses, restaurants, Institutional building, and health facilities including Hospitals, Nursing Homes etc.	40%	20%
3	Community buildings such as community halls/Marriage halls/Community wadi, Recreational clubs, religious buildings, party plots, clubs etc.	50%	15%
4	Educational a) Primary b) Secondary and Higher Secondary c) Colleges and coaching classes	a) 500 sqm per 100 students b) 100 sqm per 100 students c) 150 sqm per 100 students	15%
5	Social Buliiding for uncommon uses a) Dedicated trading b) Grain market, and other commodity markets wholesale trades etc.	30%	15%

1. The Parking provided as per the regulation on ground or at any other level is exempted from FSI calculation.
2. 50% of the total parking space requirements shall be reserved for Cars.

**NOTE:**

(1) Building Units/Plots abuts on 12.00 Mts. or more width road Parking shall be Provided as under.

For Ground floor Built-up Area without hollow plinth the Parking shall be Provided as per Commercial Standards and for other floors Built-up Area Parking shall be Provided as per Regulations.

(2) Above space shall be provided in addition to adequate vehicular access to the street.

- (3) In a marginal space of 3.0 mts or more may be allowed for parking if it forms part of parking layout as required under 18.2.
- (4) Parking requirement shall be calculated on the basis of maximum permissible F.S.I.
- (5) In cases where misuse of parking space is noticed, the use of entire building shall be discontinued and the use shall be permitted only after the parking spaces are made possible for parking use. High penalty as decided by Competent Authority from time to time shall be levied considering the period of misuse of the parking space and the benefit derived out of misuse.
- (6) In cases where more parking space is requested, the Competent Authority may grant the request for providing parking in cellar or at upper floors with specific conditions to take care of genuine requirements.
- (7) Parking reserved for the visitors shall be provided on ground level only.

**18.2 THE PARKING LAYOUT SHALL FULFILL THE FOLLOWING CONDITIONS**

- (1) The minimum width of access to street from parking space shall be 3.0 meters.
- (2) The Car parking space shall have two independent accesses leading street if its area capacity exceeds 300 Sq.Mts.  
 Provided that one such access may be permitted if its minimum width is 6 meters.
- (3) If the parking space is not provided at street level the gradient of ramp leading to parking space shall not be more than 1:7 i.e. the vertical rise shall not exceed more than 1 Mt. over a horizontal distance of 7 meters.
- (4) Clear head way of 2.4 meters, shall be provided on every access leading to parking space and at any point in parking space.
- (5) The general arrangement of parking layout shall be in conformity with the general instruction as may be issued by the Competent Authority from time to time.
- (6) Width of ramp to the cellar may be 2.50 mts. Provided cellar is exclusively used as parking space for two wheeler vehicle only.

# **19 GASOLINE (MOTOR FUEL) FILLING STATIONS AND GASOLINE FILLING CUM SERVICE STATIONS**

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## **19.1 DEFINITION**

### **19.1.1**

The term “Filling Station” is a place of retail business engaged in supplying and dispensing of Gasoline (Motor- Fuel) and motor oil essential for the normal operation of automobiles.

### **19.1.2**

The term “Filling cum Service station” is a place of retail business engaged in supplying goods and services essential for the normal operation of automobiles. These include dispensing Gasoline and Motor- oil, the sales and services of tyres, batteries and other automobiles accessories and replacement item and washing and lubrication. They do not include the body of tender work, painting or other major motors repairs and over hauling.

## **19.2 REQUIREMENTS OF FILLING STATIONS AND FILLING-CUM SERVICE - STATION.**

### **19.2.1 SPACE REQUIREMENTS:**

(1) The minimum size for the location of Filling Station and filling cum Service Station shall be as follows:

filling station 30.00 mts. x 36.50 mts. (In intensely developed areas the minimum frontage may be relaxed by the Authority after complete investigation).

Filling cum service station shall be 2000 sq.mts. having frontage not less then 30.00 mts.

(2) Except in hilly terrain, the plot should be on level ground.

(3) Every filling station should provide for one parking space for each four employees with a minimum of two car parking space.

(4) In the case of filling cum service stations in addition to parking space requirements given above provision should also be made for one car parking space for each service station.

(5) Common plot shall not be required.

### **19.3 TRAFFIC REQUIREMENTS:**

(1) A filling station or filling cum service station is a major generator of traffic and as such present a degree of traffic hazard on the road on which it is sited. This potential traffic hazard determines the number of station that can be permitted in any section of the road or the highway or in a section of a city, the objective being to keep the traffic hazard to the minimum.

(2) A filling station or filling cum service station should not be located opposite a break or opening in the central verge on a dual carriage as this will encourage the traffic to cross the road while entering a filling station or filling cum service station.

(3) A filling station or filling cum service station preferably may not be sited too closed to an intersection to a traffic island on the main road. To assure satisfactory wearing distances, the minimum desirable distance between an access to a station and the tangent point of the traffic island or intersection should be 80.00 mts.

(4) In the case of main road provided along with a service road or a marginal access road, the access to the station should be provided from the service the marginal access road and not from the main road.

(5) On road having heavy traffic, it is desirable to provide one station on either side of the road so that vehicles are not required to cross the road. On roads the traffic cannot support two filling station open on either side, one may be located on either sides provided the site is not close to a junction and confirm to the requirements of the 3 above.

(6) Sitting of the stations on road curves or bends are a safety hazard and should be avoided. Filling cum service station should not be located adjacent to the residential houses.

(7) The minimum distance of the property line of the filling station from the central line of the road must not be less than 15.00 mts. or half the proposed right of way of the road, whichever is more. In the case of National Highways, and major road in the urban areas they should be set back so as to be outside the ultimate right of way of the highway along which it is to be located. However, variations can be approved in special cases if allowed by the competent Authority after complete investigation.

(8) The heaping up of the oil cans and other goods within the premises which tend to create a sort of ugly character to the area should be discouraged, Preferential locations in highly congested highways in urban areas create traffic problems which need proper and careful examination. Similarly the concentration of filling station and service station etc. along traffic or arteries creates problems in maintaining street capacity thereby depriving the community facility for mass and quick transport along the highway in urban.

#### **19.4 ENTRANCE AND EXIT CONSIDERATIONS:**

(1) In all location of filling stations. The basic principle governing location as well as exit and entrance consideration is to minimize as much as possible interference with normal flow of traffic on the road.

(2) For easy flow of the station a minimum frontage of 30.00 mts. shall be provided with wide and easy entrance and exit kerbs, vehicles entering and leaving the station should be fully visible to the traffic on the main road and there should not be any obstruction to view between the filling station pumps and the road.

(3) The following minimum requirements for the ingress should be observed.

- i) Maximum width of the drive ways at the side walk:9.00 mt
- ii) Minimum angle of intersection of drive ways with the street pavement 60 (degree)
- iii) Minimum distance from any drive way to any exterior property line: 6.00 mts.
- iv) Minimum distance from any driveway to any interior plot line : 3.00 mts.
- v) Minimum distance between kerbs sites : 9.00 mts

## **20 CONTROL OF SIGNS (HOARDINGS) AND OUTDOOR DISPLAY STRUCTURES AND PAGING TOWER AND TELEPHONE TOWER AND OUTDOOR DISPLAY STRUCTURES**

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### **20.1 PERMISSION**

Only authorised signs (Hoarding) paging tower and telephone towers will be permitted.

### **20.2 DESIGN AND SIZE**

Every hoarding shall be designed so as to withstand the wind, dead, seismic and other loads and other structural requirements in accordance with the NBC.

In the case of shopping units in commercial areas and/or residential-cum-commercial buildings, the display boards shall be at the same height above the shopping arcade and shall ordinarily be 45.5 cms. to 61 cms. in height. The placement and size of the boards shall form a part of the building permission and no change therein shall be permitted nor shall any additional boards be allowed to be displayed.

Size of the hording along the various roads shall be permitted as prescribed by appropriate authority. The appropriate authority shall prescribe size of the hording according to local conditions and requirements with prior intimations to state government.

### **20.3 PROHIBITED SIGNS**

The following signs are prohibited along major roads, having width beyond 18.00 Mts.

- a) Any sign that by reason of its shapes, position or colour may be confused with an authorised traffic sign or signal.
- b) Any sign containing the word "Stop" ,"Look" ,"Danger" or other similar word that might mislead or confuse the travellers.
- c) Any sign that is attached to or printed on a rock or other natural objects and
- d) Any sign that is located within a public right-of-way unless it is an official street name, traffic sign or signal or other official sign.

### **20.4 GENERAL RESTRICTIONS**

- 1) No ground sign shall be erected to a height according to local condition and requirements. Lighting, reflections may extend beyond the top of face of the sign.
- 2) Every ground sign shall firmly supported and anchored to the ground. Supports and anchors shall be of treated timber in accordance with good practice or metal treated for corrosion resistance or masonry or concrete.
- 3) No ground sign shall be erected so as to obstruct from access to or egress from any building and;
- 4) No ground sign shall be set nearer to the street line than the established building line.
- 5) Distance from the junction of road:- No sign or hoarding along roads shall be permitted In such away that it is not obstructing the vision required for safe traffic movements.
- 6) Any hoarding which in the opinion of the Authority is likely to be confused with unauthorised traffic sign or signal shall not be permitted.
- 7) No hoarding on road less than 10 Mts. wide shall be permitted in existing Walled City and Gamtal.
- 8) Any hoarding containing the words "Stop", "Look", "Danger" or other similar words that might mislead or confuse the travellers shall not be permitted.

- 9) No hoarding shall be permitted after keeping distance, according to local condition and requirements from any public park.
- 10) No hoarding shall be permitted in the open margin space of the building.
- 11) All permission for hording shall be given only after getting certificate from registered structural engineer for the stability, safety of hoarding to be erected.

## **20.5 HOARDING ON ROOF**

Following provisions shall apply for Roof Signs.

- a) **Location:** No roof sign shall be placed on or over the roof of any building, unless the entire roof construction is of non-combustible material. The top of sign board should confirm the building height regulations.
- b) **Projection:** No roof sign shall project beyond the existing building line of the building on which it is erected or shall extend beyond the roof in any direction.
- c) **Support & Anchorage:** Every roof sign shall be thoroughly secured and anchored to the building on or over which it is erected. All loads shall be safety distributed to the structural members of the building.

## **20.6 WALL SIGNS**

Following provisions shall apply for wall signs.

- a) **Dimensions:** The total area of the sign shall not exceed 25 percent of the total area of the facade on which the sign is erected. The facade of the building shall be subdivided into blocks of uniform height and the area of the sign erected on particular block shall not exceed 10 percent of the area of that block.
- b) **Projection:** No wall sign shall extend above the top of the wall or beyond the ends of the wall to which it is attached. At any place where pedestrians may pass along a wall, any wall sign attached there to shall not project more than 7.5 cms. there from within a height of 2.5 Mts. measured from the level of such place.
- c) **Support & Attachment:** Every wall sign shall be securely attached to walls, wooden blocks or anchorage with wood used in connection with screws, staples or nails shall not be considered proper anchorage, except in the case of wall signs attached to walls of wood.
- d) **Reflectors:** Lighting reflectors may project 2.4 Mts. beyond the face of the wall provided such reflectors are at least 4 m above the footpath level, but in no case shall such reflectors project beyond a vertical plane one meter inside the kerb line.

## **20.7 PROJECTING SIGNS**

No projecting sign or any part of its supports or frame work shall project more than 2 meters beyond the main face of the building to which such sign is attached. At every place where pedestrians may pass underneath a projecting sign, an over-head clearance of at least 2.5 Mts. shall be maintained.

**Comprehensive Sign Design:** Particularly in the case of an existing structure where because of the code amendment new signage is likely to cover less of the building facade than previously, it is hoped that Comprehensive Sign Designs will encourage the rehabilitation of the building front itself as well as the careful design of the sign that goes on it.

## **20.8 SIGNS IN URBAN RENEWAL PROJECT AREAS**

These signs must confirm with the zoning regulations and with the urban renewal plan or special restrictions for the area, which may include additional regulations or requirements.

### **20.8.1 BANNERS, SIGN-BOARDS ETC :**

Banners, signboards and several other kinds of signs other than on-premise signs shall be only temporarily permitted.

### **20.8.2**

No signs within 30 Mts. distance of a park entrances or institutional entrances shall be permitted.

### **20.9 HISTORIC BUILDINGS**

The Competent Authority is empowered to deny the permission on the ground of ambience of heritage buildings and precincts.

### **20.10 DEPOSIT AND FEES**

- 1) The fees for erection and maintenance of the hoarding shall be charged as decided by Competent Authority from time to time.
- 2) The fees for hoarding shall be paid by the applicant in advance, for the calendar year or part thereof.

### **20.11 TELECOMMUNICATION INFRASTRUCTURE (PAGING, CELLULAR MOBILES, ‘V’ SAT. , MTNL ETC.)**

- 1) Following provisions shall apply for telecommunication infrastructure.
  - a) Location : The Telecommunication Infrastructure shall be either placed on the building roof tops or on the ground or open space within the premises subject to other regulations.
  - b) Type of structure :
    - (i) Steel fabricated tower or antennae’s on M.S. pole.
    - (ii) Pre-fabricated shelters of fibre glass or P.V.C. on the building roof top/terrace for equipment.
    - (iii) Masonry Structure/ Shelter on the ground for equipment.
    - (iv) D.G. Set with sound proof cover to reduce the noise level.
  - c) Requirement:
    - (i) Every applicant has to obtain/ procure the necessary permission from the “Standing Advisory Committee on Radio Frequency Allocation” (SACFA) issued by Ministry of Telecommunications.
    - (ii) Every applicant will have to produce the structural stability certificate from the registered structural engineer which shall be the liability of both parties
    - (iii) Applicant have to produce/ submit plans of structure to be erected.
  - d) Projection: No Pager and/or Telephone Tower shall project beyond the existing building line of the building on which it is erected in any direction.
- 2) DEPOSIT AND FEES : The fees for erection and maintenance of the Telecommunication infrastructure shall be charged as decided by Competent Authority from time to time.



## **21 MINING, QUARRYING AND BRICK KILN**

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The following regulations shall govern the mining, quarrying and brick kiln operations.

### **21.1**

No mining, quarrying and brick kiln operations where no blasting is involved shall be permitted within a distance of 50 Mts. from the boundary of any public road, railway line, canal, transmission line or any other building. No mining and quarrying operations and brick kiln operations which involves blasting shall be permitted within a distance of 200 Mts. from any public road, railway line, canal, transmission line or any other building.

### **21.2**

No building operations shall be permitted on the plot on which mining and quarrying and kiln operations have been permitted, without the prior approval of the Authority.

### **21.3**

The mining, quarrying and brick kiln shall be permitted for a stipulated period not exceeding three years from the date of development permission at a time and shall be so prescribed in the development permission.

### **21.4**

The following shall govern the mining, quarrying and brick kiln operations and shall form conditions of the development permission:

- 1) The mining, quarrying and brick kiln operations shall not cause any nuisance to people in the vicinity.
- 2) The mining, quarrying and brick kiln operations below the average ground level shall be permitted only for the extraction.

## **22 CONTROL OF AIR AND WATER POLLUTION**

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### **22.1**

No industrial effluent shall be disposed or exposed so as to cause nuisance and endanger to public health.

### **22.2**

Without prejudice to the generality of the above provisions, the Competent Authority may stipulate certain conditions or measures to control the air borne emissions and liquid effluents from industrial units. These measures shall be stipulated as conditions of the development permission.

### **22.3**

Industries in the special industrial zone which emit liquid and gaseous effluents shall not be allowed to emit such effluent unless they are purified and rendered harmless from the public health point of view by provision of purification plants, as may be prescribed by the Competent Authority and/or the HP Pollution Control Board.

### **22.4**

Controls as prescribed from time to time by the pollution control board / Competent Authority shall be applicable to all development and redevelopment.

## 23 CONTROL OF DRAINS, SEWERS, DRAINAGE AND SEWAGE WORKS

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Regulations for regulating the construction maintenance and control of drains, sewers, drainage and sewage works of any description within Development Area.

### 23.1 DEFINITIONS:

In these regulations unless the content specifically indicates otherwise, the meaning of the terms used shall be as under:

- 1) "Sewer System" shall mean the sewage disposal system.
- 2) "Engineer" shall mean the Engineer of Authority or the authorised person or its deputy or representative duly authorised from time to time to act on his behalf.
- 3) "Person" shall mean any individual firm, company, association, society, corporation or group.
- 4) "Sewer" shall mean a pipe, or conduct or other construction provided for carrying sewage.
- 5) "Building Sewer" shall mean the sewer under the control of the property owner and extending from the building to the first inspection chamber or manhole.
- 6) "Public sewer" shall mean a sewer in which all owners of abutting properties may discharge, and which is controlled by the public body.
- 7) "Sanitary Sewer" shall mean a sewer which carries sewage and to which storm, surface and ground water are not admitted.
- 8) "Storm Sewer" shall mean sewer which carries storm and surface water and drainage but excludes sewage and industrial wastes, other than unpolluted cooling water.
- 9) "Combined Sewer" shall mean a sewer receiving both sewage and surface run off.
- 10) "Sewage" shall mean a combination of the waters carried from residences, business buildings, institutions and industrial establishments, to go there with such ground surface and storm waters as may be present.
- 11) "Industrial waters" shall mean the liquid wastes from industrial manufacturing process, trade, business or form of any development, recovery or processing operation, as distinct from sanitary sewage.
- 12) "Garbage" shall mean solid wastes from the domestic and commercial preparation, cooking and dispensing of food and from the handling storage, and sale of produce.
- 13) "Properly Shredded Garbage" shall mean the waste from the preparation, cooking and dispensing of food that have been shredded to such a degree that all particles will be of 1 cm. carried freely under the flow conditions normally prevailing in sewers with no particle greater than 1 cm in any dimension.
- 14) "Sewage Treatment Plant" shall mean any arrangement or devices and structures used for treating sewage.
- 15) "Sewage works" shall mean all facilities for collecting, pumping, treating and dispensing of sewage.
- 16) "Water Course" shall mean a channel in which a flow of water occurs either continuously or intermittently.
- 17) "Natural Outlet" shall mean a channel in which a flow of ground water occurs continuously.
- 18) "Sludge" shall mean any discharge of water sewage industrial waste which in concentration of any given constituent or in quantity of flow exceeds for any duration longer than 15 minutes, five times the average 24 hour concentration or flow during normal operation.
- 19) "pH" shall mean the logarithm of the reciprocal of the weight of hydrogenous in grams per litre of solution as determined by procedures outlined in standard methods.
- 20) "Biochemical Oxygen Demand" (abbreviated as B.O.D.) shall mean the quantity of oxygen utilised in the biochemical oxidation of organic matter in five days at 20° c expressed in milligrams per liter, as determined by procedures outlined in standard methods.

- 21) "Suspended Solids" shall mean solids that either float on the surface or are in suspension in water sewage or other liquids or which are removable by a laboratory filtering device quantitative determination shall be done in accordance with methods.
- 22) "Gallon" shall mean Imperial Gallon.
- 23) "Control Manhole" shall be the manhole so designated for the express purpose of collecting waste effluent samples and facilitating observation and measurement of waste as necessary from a property. It shall be the manhole at the junction of the building sewer with the public sewer or the nearest manhole on the public sewer down stream of the junction of the building sewer with the public sewer as may be decided by the Engineer.
- 24) "Standard Methods" shall mean the examination and analytical procedures set forth in the most recent edition of Standard Methods' for the examination of water, sewage and Industrial wastes published jointly by the American Public Health Association, the American Water Works Association and the Water Pollution Control Federation. However, the use of identical analytical procedure outlined by the World Health Organisation or the Indian Standards Institution of the Government of India, from time to time, whenever such procedures exist will be permitted.

## **23.2 REGULATIONS**

- 1) It shall be unlawful for any person to place, deposit, or permit to be deposited in any incinerate manner on public or private property within the jurisdiction of Competent Authority any human or animal excrement, garbage or other objectionable waste.
- 2) It shall be unlawful for any person to discharge to any natural outlet or any where, within the area under the jurisdiction of Competent Authority any sewage or other polluted waters except where suitable treatment has been provided in accordance with subsequent provisions of these regulations.
- 3) For permission to discharge into the sewage system from establishments producing industrial wastes, the owner or his authorised agent shall make application on a special form furnished by the Competent Authority as the case may be. The permit application shall be supplemented by any plans, specifications, sample test reports or other information considered pertinent in the judgement of the Engineer. An inspection fee of Rs.100/- for an industrial building sewer permit shall be paid at the time application is filed. All industrial and trade establishments existing and discharging industrial wastes into the sewer system at the time of enactment of these regulations shall also require permission to discharge into the sewer under these regulations.
- 4) No person shall discharge or cause to be discharged any storm water surface water, ground water, roof run-off, or subsurface drainage to any sanitary sewer. uncontaminated cooling water or unpolluted industrial process water be permitted to be discharged to any sanitary sewer by the Engineer if storm sewer is not available.
- 5) Storm water and all other unpolluted drainage shall be discharged to such sewer as are specifically designated as storm sewers or to a natural outlet approved by the Engineer. Industrial cooling water or unpolluted process waters may be discharged with the prior approval of the Engineer to a storm sewer or natural outlet.
- 6) Grease, oil and sand interceptors of approved type and capacity shall be provided when in the opinion of the Engineer, they are necessary for the proper handling of liquid wastes containing grease in excessive amounts or any inflammable wastes, sand or other harmful ingredients, such interceptors shall be so located as to be readily accessible for cleaning and inspection.
- 7) No storage rooms where acids, cyanide, cyanogen compound or other dangerous substances are stored, shall be connected directly to the public sewers or to any natural outlet, curing holding pit, or other approved arrangement may be required to be provided so that accidental discharge can be caught and disposed off in a safe manner.

- 8) All permits granted under Regulation No.23.2(3) shall be valid for a period of 3 years and it shall be incumbent on the owner or his authorised agent to make an application for renewal with payment of renewal fee of Rs.75/- three months before the 'expiry' of the permit period furnishing sample test reports and any other information considered pertinent in the judgment of the Engineer.
- 9) No person shall discharge or cause to be discharged any of the following described kinds of sewage, industrial or factory waste into any sewer or body of water within or entering the area;
- i) Any liquid or vapor having a temperature higher than 111 °F(45 °C).
  - ii) Any water or waste having a pH Lower than 5.5 or higher than 9.5.
  - iii) Any water containing fats, wax grease, tars or oils whether emulsified or not, in excess of 100 MG/L or containing substance which may solidify or become viscous at temperatures between 32 of and 150 of (O °C and 65 °C).
  - iv) Any petroleum products, fuel oil, calcium carbide benzene, haphthane, cleaning solvents or other inflammable or explosive materials in liquid, or gaseous form and having a flash point lower then 187 of.
  - v) Any solid or viscous substances in quantities or of such size or specific gravity as would be capable of causing obstruction to the flow in sewers or other interference with the proper operation of sewage work such as, but not limited to, ashes, cinders, sand stone dust, mud, straw, shaving metal, glass, rags, feathers, star, plastics, wood fuller's earth, lime slurries and residues, pulp and paper mill wastes, ungrounded garbage, paper dishes, cups, food containers, etc. either whole or grounded by garbage grinders.
  - vi) Any paunch manure or intestinal contents from animal, grease oil, hooves, toenails, bees, bristles, whole blood, fleshing and har resulting from slaughtering, tanning and other operations, which may cause difficulty to the sewer system.
  - vii) Any garbage that has not been properly shredded as defined in definition 23.1 (13). The installation and operation of any garbage grinder equipped with a motor of 3/4 H.P.(0.76 H.P.) metric or greater shall be subject to review and approval of the engineer.
  - viii) Any soluble substances in such concentration as to increase the viscosity of the water or greater than 1:10 specific viscosity.
  - ix) Any waters or water containing toxic, poisonous, solids, liquid or gases in sufficient quantity either singly or by interaction with other wastes likely to injure or interfere with any sewage treatment process, constitute a hazard to human or animals, create a public nuisance or create any hazard in the receiving waters of the sewage treatment plant, including but not limited to:
    - a) Cyanides in excess of 2 Mg./L as CN;
    - b) Haxavelent chromium in excess of 3 Mg./L as GO;
    - c) total iron excess of MG./L as Fe.
  - x) Any waters or wastes containing constituents such as but not limited to the following objectionable limit which in the opinion of the Engineer are likely to interfere with sewage treatment or exceed limits after treatment of the sewage to meet the requirements of the State, or other public or local authorities for discharge to the receiving water:

Copper	UPTO	3Mg/L
Zinc	UPTO	15Mg/L

Lead	UPTO	1Mg/L
Nickel	UPTO	2Mg/L

xi) Any waters or waste containing phenols or other tastes or odor producing substances in concentrations exceeding 0.005 Mg/L.

xii) Any radio active waste should not exceed following limits:

Radio active material:

i) Alpha	-7
Emitters Max	1-0 mc/ml
ii) Beta	-6
Emitters Max	1-0 mc/ml

xiii) Any malodorous gases and acetylene generation sludge.

xiv) Any water or waste containing sulfides, sulphurdioxide, nitrousoxide or any of the halogens exceeding 10 Mg/L in concentration.

xv) Any water or waste containing sulphates in excess of 1000 Mg/L concentration.

xvi) Any water or waste having B.O.D. more than 300 Mg/L.

xvii) Any water or waste having average suspended solids more than 600 Mg/L.

xviii) Any water or waste having dissolved solids in excess of 2100 Mg/L concentration.

ixx) Any water or waste containing following elements in excess of respective proportion mentioned against them:

Parameters	Standard-Mg/Lit.
Chloride (as Cl.)max	600
Fluoride	15
Ammonia Nitrogen(as N)max.	50
Boron(as B) max	2
% Sodium max	60
Free Ammonia (as NH)	5
Pesticide	Absent.
Arsenic(as As)	0.2
Mercury (as Hg)	0.01
Cadmium (as Cd)	2.0

xx) No person shall discharge or caused to be discharged any of the following kinds of sewerage, industrial or factory waste into any river or creeks, exceeding respective levels as shown in Appendix attached, at the end of this chapter.

- 10) No person shall discharge or caused to be discharged substances, materials, waters or wastes, if it appears likely in the opinion of the Engineer that such wastes are not amenable to satisfactory treatment or can harm either sewers, sewage treatment process or equipment have an adverse effect on the reviving stream or can otherwise endanger life, limb, public property, or constitute a nuisance. In forming his opinion as to the acceptability of such wastes the Engineer will give consideration to such factors as the quantities of wastes in relation to flows and velocities in the sewers, materials of construction of the sewers, nature of the sewage treatment process, degree of treatability of wastes and other pertinent factors.
- 11) At such time as the sewage works are not overloaded, the engineer may at his discretion permit greater degree of pollution than set out in this regulation No.9(xvii) but in no case exceeding the following:
  - a) B.O.D. of 600 Mg/L. and
  - b) Average suspended solids 1200 Mg/L.
- 12) The permission mentioned in regulation will be given only upon payment of surcharge in addition to the usual sewer charges, and it will be liable to the withdrawn on 3 months notice. The rates for surcharge will be decided by the Authority from time to time.
- 13) If any waters of wastes which are discharged, or are proposed to be discharged to the public sewers, contain the substances or process characteristics enumerated in these regulations and which in the judgment of the Engineer may have a deleterious effect upon the sewage works, processes, equipment or reviving waters, or which otherwise create a hazard to life or constitute a public nuisance, the Engineer may:
  - a) reject the wastes.
  - b) require pre-treatment in a private waste treatment system to an acceptable condition for discharge to the public sewers.
  - c) require provision of flow equalizing facilities for control over the quantities and rates of discharge to avoid unusual volumes or flow or concentration of waste constituting slugs as defined.
  - d) require payment of surcharge as detailed in regulation 12 above.
- 14) The owner shall operate and maintain continuously and effectively at his expense the private waste treatment of flow equalization system in a sanitary and safe manner at all times.
- 15) When required by the Engineer, the owner of any property serviced by a building sewer carrying industrial wastes shall install a suitable control manhole together with such necessary appurtenances in the building sewer to facilitate observation sampling and measurement of the wastes. Such manhole when required shall be accessible at all times. In a default of the owner to install and maintain a control manhole and any required appurtenance within 1 month of a written notice from the Engineer to do so, the latter shall be entitled to estimate the quality and quantity in any manner or method practicable for computing the amount of the surcharge and the presence of the objectionable constituents laid down in Regulation No.9, 10 and 11 above.
- 16) In the event that no special manhole has been required, the control manhole shall be connect to the nearest down stream manhole in the public sewer to the point at which the building sewer is connected.
- 17) Sampling shall be carried out to reflect the effect of constituents upon the sewage works and to determine the existance of hazards to life, limb and property. The particular analysis involved will at the discretion of Engineer be done either on basis of a 24 hours composite of all discharge of a property or as a grade sample or samples. Normally B.O.D. and suspended

solids analysis are determined from 24 hours composites whereas pH is determined by grade samplings.

- 18) All tests and analysis of the characteristics of water and wastes to which reference is made in these Regulations shall be determined in accordance with Standard Methods as mentioned in definition 23.1(24) and shall be determined at the said control manhole in the presence of representatives of all parties concerned, and tested at a Municipal or any other laboratory approved by the Engineer.
- 19) The Engineer may at any time before or after issue of permit or grant of connection, run additional tests of the sewage or wastes being discharged by any trade or industry over such period as it may deem necessary, cost of such test shall be borne by the Competent Authority.
- 20) In the event of taste showing greater degree of pollution than permissible under the Regulation at No.23.2.9(xvi) and (xvii); above the surcharge, if any to be paid, shall be computed on the basis of the latest test and shall be levied from the billing period in which the tests are carried out. If any such testing by the Competent Authority shall show reduced degree of pollution in the wastes sufficient to exempt from payment of surcharge the same shall become effective from the next billing period.
- 21) If the owner is of the opinion that for any reason the nature of the sewage presently being discharged into the sewer has a substantially lessened degree of pollution than as shown by prior tests, he may request the Competent Authority to make new test more than once in each billing period to be made at his expense. Such test will be taken by the Engineer at his discretion within three months from the date of application. If the Engineer is satisfied that such tests were made when the plant was operating under normal conditions, the results of the latest tests shall be used in computing or exempting from the surcharge.
- 22) The Engineer or other duly authorised employees of the Competent Authority shall be permitted to enter all properties for the purposes of inspection, observations of these regulations and having a direct bearing on the nature and source of discharge.
- 23) Any person found to be violating any provision of these regulations shall be served by the Competent Authority with written notice stating the violation and providing a reasonable time limit not less than one month for the satisfactory correction thereof. The offender shall within the period of time stated in such notice, permanently cease all violations.
- 24) Any person who shall continue any violation beyond the time limit, provided for in regulation 23.2.(23) above, shall be liable for prosecution and be punished with a fine which may extend to Rs.500/- for each violation and in case of a continuing breach to Rs.50/- per day after the date of first conviction.
- 25) Any person violating any of the provisions of these regulations shall become liable to the Competent Authority for any expenses, loss or damage occasioned to the Competent Authority by the reason of such violation and shall be liable to suspension, revocation or cancellation, if any permissions were granted under the regulations.
- 26) Should any court of competent jurisdiction declare any provision of this regulation ultravires then the decision shall effect only such provision so declared to be ultravires and shall not effect any other provisions.
- 27) The above mentioned Regulations shall be subject to modification from time to time as required by Himachal Pradesh State Environmental Protection & Pollution Control Board and Competent Authority.

### **23.3 SEPTIC TANK**

(i) Location and sub-soil dispersion.-A sub-soil dispersion system shall not be closer than 12 mts. to any source of drinking water, such as a well, to mitigate the possibility of bacterial



pollution of water supply. It shall also be as far removed from the nearest habitable building is economically feasible but not closer than 2 mts. to avoid damage to the structure.

(ii) Dimensions etc.

- (a) Septic tank shall have a minimum dimension as per the design consideration for a per capita minimum liquid capacity of 85 liters. The length of the tanks shall be atleast twice the width.
- (b) Septic tanks may be constructed of brick work, stone masonry, concrete or other suitable material as approved by the competent authority..
- (c) Under no circumstances should effluent from a septic tank or allowed into an open channel drain or body of water without adequate treatment.
- (d) The minimum normal diameter of the pipe shall be 100 mm. Further at junction of pipes in manholes, the direction of flow from a branch connection should not make an angle exceeding 45 with the direction of flow in the main pipe.
- (e) The gradients of land-drains, under-drainage as well as the bottom of dispersion trenches and soakwells should be between 1:300 and 1:1400.
- (f) Every septic tank shall be provided with a ventilating pipe of at least 50 mm. diameter. The top of the pipe shall be provided with a suitable cage of mosquito proof wire mesh. The ventilating pipe shall extend to a height which would cause no smell or nuisance to any building in the area. Generally, the ventilating pipe should extend to a high of about 2 mts. above the septic tank building when it is located closer than 15 mts.
- (g) When the disposal of a septic tank effluent is to a seepage pit, the seepage pit may be of sectional dimension of 90 cm. and not less than 100 cm. in depth below the inner level of the inlet pipe. The pit may be lined with stone, brick and concrete blocks with dry open joint which should be backed with at least 7.5 cm. of clean coarse aggregate. The lining above the inlet level should be narrowed to reduce the size of the R.C.C. cover slabs. Where no lining is used, Specially near trees the entitle pit should be filled with loose stones. A masonry ring should to constructed at the top of the pit to prevent damage by flooding of the pit by surface run off. The inlet pipe should be taken down to a depth of 90 cm. from the top an anti Mosquito Measure.
- (h) When the disposal of septic tank effluent is to a dispersion trench, the dispersion trench shall be 50 to 100 cm. wide excavated to a slight gradient and shall be provided with a layer of shed gravel or crushed stones 15 to 25 cm. deep. Open joined pipes placed inside the trench shall be made of unglazed earthenware clay or concrete and shall have a minimum internal diameter or 70 to 100 mm. Each dispersion trench should not be longer than 30 mts. and trenches should not be placed closer than 1.8 mts. to each other.

#### 23.4

The above mentioned Regulations shall be subject to modification form time to time as required by Himachal Pradesh State Environmental Protection & Pollution Control Board Municipal Corporation/Competent Authority

## APPENDIX

(See Regulation No.23.2.9(XX))

### PROPOSED STANDARDS FOR DISPOSAL OF EFFLUENT INTO RIVER OR NEARBY CREEKS:

PARAMETER	MAXIMUM PERMISSIBLE CONCENTRATION.
Temperature 0° C max.	40° C
pH value.	5.5 - 9.0
Colour.	100 Units.
Total suspended solids max.	100 Mg/L
Oil & Grease max.	10"
Biochemical Oxygen Demand(5 days at 20° C) max	30"
Chemical Oxygen Demand max.	100"
Ammonical Nitrogen (as N) max.	50"
Free Ammonia (as NH <sup>3</sup> ) max.	5"
Total Kjeldahl Nitrogen(as N) max.	100"
Total Residual Chlorine max.	1"
Phenolic Compounds max.	1"
Total dissolved solids(inorganic)max.	2100"
Cyanides (as CN) max.	0.2"
Fluorides (Total as F) max.	1.5"
Phosphate (as P) max.	5"
Sulphides (as S) max.	2"
Boron (as B)max.	2"
Arsenic (as Aso) max.	0.2"
Mercury (as Hg) max.	0.01"
Lead (as PB) max.	0.1"
Cadmium (as CD) max.	1.0"
Hexavalent Chromium (as Cr+6) max.	0.1"
Total Chromium (as Cr)max.	2"
Copper (as Cu) max.	3"
Zinc (as Zn) max.	5"
Selenium (as Se) max.	0.05"
Nickel (as Ni) max.	3"
Pesticides.	Absent.

## **24 APPLICABILITY OF REGULATIONS**

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### **24.1**

These Regulations except Regulation No.25 apply to all new constructions to be carried out and shall also apply to any additions or alterations that may be made in any existing constructions and also in case of change of use in existing building. The Regulation No.26 shall apply to existing buildings.

### **24.2**

A person shall be deemed to do or omit or fail to do any act or thing who does or omits or fails to do such act or thing either in the capacity of an owner, agent of an owner, contractor, agent of a contractor, builder, agent of a builder, structural-designer, architect or engineer, , Clerk of Works or person-in-charge of any building operation.

### **24.3 Addition or extension to a building**

No addition or extension to a building shall be allowed unless the addition or extension is such as would be permissible if the whole building were reconstructed from the plinth with the open spaces required under the Regulations applicable to the site of the building at the time of the proposed addition or extension and no addition or extension to a building shall be allowed which would diminish the extent of air space below the minimum which is required by the Regulations applicable to the site of the building at the time of the proposed addition or extension.

#### **Safe guard against Reduction of open spaces :**

No construction work on a building shall be allowed if such work operates to reduce an open air space of any other adjoining building belonging to the same owner to an extent less than what is prescribed by any of the Regulation in force at the time of the proposed work or to further reduce such open space if it is already less than what is prescribed.

### **24.4 Open space to be open to Sky :**

Every open space, whether exterior or interior or a set-back provided in pursuance of any Regulation, or under an agreement lodged with the Authority shall be paved and be always kept free from any erection thereon and open to the sky, except 23 cms. cornice or 30 cms. eave or grill with opening not less than 8 X 8 cms. and no weather shade or other protection shall overhang or project over the said open space or over a side set-back so as to reduce the width to less than the minimum provided under these Regulations. No open drain except for rain-water shall be free structure in any open space required by these Regulations.

## 25 MAINTENANCE OF BUILDINGS

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### 25.1

- 1) For the purpose of these Regulation, the building shall be divided into the following classes:
  - Class-1:** All types of framed structures, factory buildings, cinema, auditorium and other public buildings, schools and college buildings, hostels.
  - Class-2:** Masonary walled residential buildings constructed with more than ground + two floors.
- 2) It shall be the duty of the owner of a building to get his building examined by a registered structural designer at the interval of time prescribed hereunder and to submit a structural inspection report to the Authority in the Form No.11.
- 3) The interval at which such buildings are to be examined and a report submitted to Authority shall be as under:
  - a) Within three years from the coming into force of these Regulation and thereafter at the interval of every fifteen years from the date of submission of the first report for Class-I buildings which are erected fifteen years earlier from the date on which these Regulations has come into force or which becomes five years old thereafter.
  - b) Within five years from the coming into force of these Regulation and thereafter at the interval of every fifteen years from the date of submission of the first report for Class-II buildings which are erected fifteen years earlier from the date on which these Regulation has come into force or which become fifteen years old thereafter.

### 25.2

It shall be the duty of every owner to maintain and keep in working order the arrangement of internal fire hydrants, fire-lifts and fire-stair provided in his building. At intervals of not more than twelve months he shall submit a certificate from the Fire Department or Fire Consultant registered with appropriate authority certifying that the system of internal fire hydrant, fire lifts & fire stairs and other protections required are properly maintained and is in good working conditions.

## **26 RELAXATION**

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### **26.1**

In the case of plot owned by :

- i) Competent Authority,
- ii) Government,
- iii) Housing Board, and
- iv) any corporate body

constituted under a statute, the competent authority may for reasons to be recorded in writing relax or waive any of the regulations in the public interest.

Provided that no relaxation or waiver of any of the development regulations concerning maximum built-up-area on any floor, common plot, marginal open space, provisions of high rise buildings, F.S.I. and parking shall be made, unless specifically provided in these Regulations.

### **26.2**

Notwithstanding anything contained in foregoing Regulations of the Development Plan in case where these regulations cause hardships to the owners because of their application to the alterations not involving addition to the existing structures erected prior to the coming into force of these regulations, the Competent Authority after considering the merits of each individual case may relax or waive, for reasons to be recorded in writing and regulation of the Development Plan.

Provided that this relaxation shall not be made in any regulations for high rise building.

### **26.3**

In the case of existing building units in respect of which the layout and sub-division may have been approved by a competent Authority or building units affected by road widening and by the Development Plan proposals made in the Development Plan, if the Competent Authority is of the opinion that such building units have become incapable of reasonable development unless all or any of the requirements of Regulations Nos. 11 & 12 are suitably relaxed or waived the Competent Authority may, for reasons to be recorded in writing, relax the requirement of the above mentioned regulations.

Provided that no relaxation shall be made in any of the regulations for high rise buildings. Irrespective of provisions made in sub clause 26.1, 26.2 & 26.3, in case of development for religious building, e.g. temple, church, mosque, agiari etc. up to 0.6 or less F.S.I. only, Competent Authority may waive special provisions for high rise building with reasons to be recorded.

Provided that no relaxation or waiver in any of the regulations concern in margin, parking, open space, common plot and maximum built-up area shall be made.

**26.6** Notwithstanding any thing contained in above for minor deviation in construction upto 2% variation in FSI and built up area and 5% variation in margin may, for the reasons to be recorded in writing, be made on merits of individual case.





27

## ACCESS FOR PHYSICALLY HANDICAPPED PERSONS

### 27.1 SCOPE

These regulations are applicable to all buildings and facilities used by the public. It does not apply to private & public residences.

### 27.2 ACCESS PATH / WALK WAY

Access path from the entry and surface parking to Building entrance shall be minimum of 1800mm wide having even surface without any steps. Slope if any, shall not have gradient greater than 5%. Selection of floor material shall be made suitably to attract or to guide visually impaired persons. (hereinafter referred to as "guiding floor material" as explained in Regulation No.27.16"). Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

### 27.3 PARKING

For parking of vehicles, the following provisions shall be made:

- a) Parking should be within 30.0 meters of the main entrance of the building.
- b) The width of parking bay shall be minimum 3.60 meters. Overall minimum dimensions shall be 3.60 meters x 4.80 meters
- c) The parking should have the international signage (as explained in Regulation No.16) painted on the ground and also on a sign post/board put near it.
- d) Required number of reserved parking spaces shall be as below

Spaces in Parking Lot	Required No.of Reserved Parking Space
1-25	1
26-50	2
51-75	3
76-100	4
101 and above	5 plus 1 per 25 above 100

### 27.4 APPROACH

Every building or block should have at least one entrance accessible to the handicapped and shall be indicated by proper signage. This entrance shall be approached through a ramp together with the stepped entry.

## **27.5 RAMP**

- (a) Surfaces of ramp and landing shall be finished with non-slip material to enter the building.
- (b) Minimum width of ramp shall be 1200 mm
- (c) Maximum gradient of 1:12.
- (d) Inclined stretch of a ramp shall not exceed 9.0 meters having handrails at a height of 850 mm - 900 mm on both sides extending 300 mm beyond top and bottom of the ramp.
- (e) Minimum gap from the adjacent wall to the handrail shall be 50 mm

## **27.6 STEPS AND STAIRS**

- (a) Uniform risers : 150 mm and treads : 300 mm
- (b) The steps should have an unobstructed width of at least 1200 mm
- (c) The landing should be at least 1200 mm long, clear of any door swing
- (d) Stair edges should have bright contrasting colours : 50 mm minimum
- (e) The maximum height of flight between landing to be 1200 mm
- (f) Stairs should have continuous handrails on both sides including the wall (if any) at a height of 850 mm - 900 mm
- (g) Nosing to be avoided

## **27.7 ENTRANCE LANDING**

Entrance landing shall be provided adjacent to ramp with the minimum dimension of 1800 mm x 2000 mm. The entrance landing that adjoin the top end of a slope shall be provided with guiding floor material. Landing shall have a non-slip surface with a textured finish. Curbs wherever provided should blend to a common level.

## **27.8 CORRIDORS**

- (a) Should have an unobstructed minimum width of 1500 mm
- (b) All protruding objects more than 100 mm from the wall to be placed either in a niche or above 2100 mm from the floor
- (c) Guiding floor material shall be provided

## **27.9 DOORS**

- (a) Minimum clear opening of the door shall be 900 mm and it shall not be provided with a step that obstructs the passage of a wheel chair user.
- (b) Threshold shall not be more than 12 mm
- (c) Doors should not open into corridors
- (d) A distance of 450 mm should be provided beyond the leading edge of the door
- (e) Should be fitted with lever action locks and D-handles of circular section. Knob handles should be avoided.
- (f) Kick plates are recommended 300 mm from bottom

## **27.10 LIFTS**

- (a) Wherever lift is required as per bye-laws, provision of at least one lift shall be made for the wheel chair user with the following minimum cage dimensions of

Clear internal depth : 1100 mm

Clear internal width : 2000 mm



Clear door width : 900 mm

- (b) A hand rail not less than 600 mm long at 1000 mm above floor level shall be fixed adjacent to the control panel.
- (c) The lift lobby shall be of an inside measurement of 1800 mm x 1800 mm or more.
- (d) The time of an automatically closing door should be minimum 5 seconds and the closing speed should not exceed 0.25 m/sec.
- (e) The interior of the cage shall be provided with a device that audibly indicates the floor the cage has reached and indicates that the door of the cage is either open or closed.

#### **27.11 TOILETS**

One special W.C in a set of toilet shall be provided for the use of handicapped persons with essential provision of wash basin near the entrance with proper signage.

- a) The minimum size shall be 1500 mm x 1800 mm
- b) Minimum clear opening of the door shall be 900 mm and the door shall be swing out.
- c) Suitable arrangement of vertical / horizontal hand rails with 50 mm clearance from wall shall be made in the toilet.
- d) The top of the W.C seat shall be 500 mm from the floor.
- e) Should have slip resistant flooring.
- f) Wash basin shall have a knee space of at least 760 mm wide by 200 mm deep by 650 mm - 680 mm height with lever type handle.
- g) Shall be provided with a switch that activates an emergency alarm.

#### **27.12 DRINKING WATER**

Suitable provision of drinking water shall be made for the handicapped near the special toilet provided for them.

#### **27.13 SERVICE AND INFORMATION COUNTERS**

Public dealing counters and writing surfaces should not be more than 800 mm from the floor, with a minimum clear knee space of 650 mm - 680 mm height and 280 mm - 300 mm deep.

#### **27.14 RELAXATION**

In the buildings meant for the predominant use of the children, it will be necessary to suitably alter the height of the handrails and other fittings & fixtures etc.

#### **27.15 CONTROLS**

Window lever and electrical control should be maximum in the range of 450 mm to 1200 mm from the floor.

#### **27.16 EXPLANATORY NOTES**

##### **(1) GUIDING / WARNING FLOOR MATERIAL**

The floor materials to guide or to warn the visually impaired persons with a change of colour or material with conspicuously different texture and easily distinguishable from the rest of the surrounding floor materials is called guiding or warning floor materials. The material with different texture gives audible signals with sensory warning when a person moves on this surface with walking stick. The guiding / warning floor material is

meant to give the directional effect or warn a person at critical places. This floor material shall be provided in the following areas:-

- a) The access path to the building and to the parking area.
- b) The landing lobby towards the information board, reception, lifts, stair-cases and toilets
- c) Immediately at the beginning / end of walkway where there is a vehicular traffic.
- e) At the location abruptly changing in level or ramp.
- f) Immediately in front of an entrance / exit and the landing.

**(2) HANDRAILS**

- a) Should be circular in section with a diameter of 40 mm - 45 mm
- b) At least 45 mm clear of the surface to which they are attached.
- c) At the height of 850 mm - 900 mm from the floor
- d) Should extend by atleast 300 mm beyond the head and foot of the flight and ramp and should be grouted in the ground.
- e) Should be of contrasting colour.

**(3) PROPER SIGNAGE**

Appropriate identification of specific facilities within a building for the handicapped persons should be done with proper signage. Visually impaired persons make use of other senses such as hearing and touch to compensate for the lack of vision. Whereas visual signals benefit those with hearing disabilities.

There should be directional signs guiding handicapped people to the various facilities. Signs should be mounted between 1400 mm and 1600 mm from the floor level and should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm high). For visually impaired persons information board in Braille should be installed on the wall at a suitable height and it should be possible to approach them closely. To ensure safe walking there should not be any protruding sign which creates obstruction in walking. Public Address System may also be provided in busy public areas.

The symbols /information should be in contrasting colour. and properly illuminated because people with limited vision may be able to differentiate amongst primary colours. International symbol mark for wheel chair as shown below be installed at the lift, toilet, staircase, parking areas etc., that have been provided for the handicapped.

**(4) WHEEL CHAIR**

Chair used by disabled people for mobility. The standard size of wheel chair shall be taken as 1050 mm x 750 mm.

## **28 SUPPLEMENTAL AND MISCELLANEOUS PROVISIONS**

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### **28.1 INTERPRETATION**

If any question or dispute arises with regard to interpretation of any of these regulations the decision of the Competent Authority shall be final.

### **28.2 DISCRETIONARY POWERS**

- (a) In conformity with the intent and spirit of these Regulations, the Competent Authority may :-
- (i) Decide on matters where it is alleged that there is an error in any order, requirement, decision, determination made by any Competent Authority under delegation of powers in Regulations or interpretation in the application of these Regulations.
  - (ii) Interpretation of road alignment as per site situation.
  - (iii) If a line of the zone divides a plot in to two different zone the approval in the land falling under non-permissive zone shall be given up to 25% of land subject to maximum area up to 1000 sq. mt. in respective permissible zone.
  - (iv) Authorize the erection of a building or the use of premises for a public service undertaking for public utility purposes only, where he finds such an authorization to be reasonably necessary for the public convenience and welfare, even if it is not permitted in any land use classification.
- (b) In specific cases where a clearly demonstrable hardship is caused, the Competent Authority may for reasons to be recorded in writing, by special permission permit any of the dimension prescribed in these Regulations to be modified, except those relating to floor space Indices unless otherwise permitted under these regulations, provided that the relaxation that will not affect the health, safety, fire safety, structural safety and public safety of the inhabitants of the building and the neighbourhood.

### **28.3 APPEAL COMMITTEE**

The authority shall form an appeal committee consisting of

1. **Chairman, BBNDA (Chairman)**
2. **Municipal Commissioners**
3. **Chief Executive Authority Municipal Council**
4. **Senior Town Planner of BBNDA**
5. **Representative .....**

The decision of the committee in such case shall be final.

This Committee shall only function for any dispute arising for interpretation of the Development Control Regulation.

In case of any person referring his case to the committee, the person shall have to pay appeal fee equal to the amount paid as scrutiny fee to Baddi - Barotiwala –Nalagarh Development Authority.

## **29 TREE PLANTATION**

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While applying for development permission, at the rate of 1 tree for every 100 sq.mts of building unit, shall have to be shown on the site plan/layout plan.

The trees shall have to be guarded by the tree guards and shall be maintained.

## **30 PENALTIES**

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Any person contravening any of the aforesaid regulations or any of the provisions of the Development Plan shall on such contravention be liable to a punishment as provided in the The Himachal Pradesh Town and Country Planning Act-1977, and Rules framed thereunder as in force from time to time.

## **31 LANDUSE ZONING PROVISIONS**

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The type of development in each land use zone shall be regulated as per Use Zone Table where ever permitted such zones and shall be applicable as per G.D.C.R.

### **31.1 LAND USE ZONING IN HAZARD PRONE AREAS**

In Natural Hazard prone areas namely the earthquake prone zones as per IS:1893, the cyclone prone areas as per IS:875 Part-3 and flood prone areas as per the Flood Atlas prepared by the Central Water Commission and/or the flood departments of the State, the development shall be regulated to ensure special protection from hazards for any type of development irrespective of use zone. Whereas the hazard prone areas identified as per the Vulnerability Atlas of India-1997 (or revisions thereof) prepared by Govt. of India or as may be prepared by State Government from time to time shall be used for such regulations, as given in Appendix-A. Further action for protection from these hazards is to be dealt with taking into consideration the Guidelines given in Appendix-B.

**USE ZONE TABLE :**

Sr. No.	Zone	Type of development for which the zone is primarily intended	Type of development, which may be permitted by Competent Authority.	Type of development, which may not be permitted.	Remarks.
01	02	03	04	05	06
1	Residential zone	<p>a) All type of Residential Dwellings, apartments, Flats, Tenements, Play fields, gardens, gymnasium, swimming pool , etc.</p> <p>b) Pre-primary and primary schools, dispensary, clinic, maternity home, pathological laboratory , Service Establishment( Residential)</p> <p>c) The part of residential building may be permitted to use as office in case of professional requirements such as advocates, doctors, architects, engineers, chartered accountants etc. bank, public buildings, educational institutions, such as secondary, high school, college, technical and vocational educational institutions, research institutions, library, community hall, auditorium, town hall.</p> <p>(d) Cottage industries not involving use of or installation of any machinery driven by power of any kind and which do not create noise, vibration, fume dust etc. provided that such home occupations and cottage industries shall not be permissible in the tenement dwellings or flats, service establishment (residential) light home workshop etc. lodging house boarding house,etc.</p> <p>Commercial uses such as shopping / commercial centre, restaurant, hotel, hostel, indoor hospital, nursing home, surgical hospital etc. subject to provisions of regulation no.12.1</p>	<p>a) LPG, Cylinder delivery centers for the domestic consumption, coal depot, etc. on ground floor of building used for permissible non-residential use, petrol pump with or without service station.</p> <p>b) Development Activities related to tourism sponsored / recommended by tourism Department of Government.</p> <p>c) Development activities related to Information Technology.</p> <p>The above uses shall be permitted in accordance with the provisions of regulation No.12.1</p>	<p>Obnoxious and hazardous uses, steel stock yard, truck terminal, saw mill, timber mart, ice factory and cold storage, junk yard, non-obnoxious and non-hazardous industries, wholesale market, ware houses, storage of perishable and inflammable goods, hospital for infectious and contagious diseases, mental hospital, jail, Dying house, LPG cylinder godown etc.</p>	<p>a) All permissible non-residential uses in residential zone may be permitted in a residential dwelling only on ground floor or any other floor with separate means of access/staircase from within the building or outside the building but not within the prescribed marginal space.</p> <p>b) Club house, party plot, wadi, community hall, auditorium, town hall, public assembly shall be permitted as specified in note under this table.</p>

Sr. No.	Zone	Type of development for which the zone is primarily intended	Type of development, which may be permitted by Competent Authority.	Type of development, which may not be permitted.	Remarks.
2	Restricted Residential Use	Only EWS Housing and Low Cost Housing	—	—	—
3.	Abadi/Gamtal as defined under regulation no. 2.48	All uses mentioned in Col. 3 of zone at Sr. No.1.	All uses mentioned in Col.4 of zone at Sr.No.1	All uses mentioned in Col. 5 of zone at Sr. No. 1, college, community hall, auditorium, town hall, vocational and technical education institutions, Cinema Theater, starred hotel, coal depot, storage of perishable and inflammable goods, <i>Petrol</i> pump, filling station or filling cum service station.	As mentioned Col. 6 of zone at Sr. No.1. Note: No development of non-residential building except dispensary and domestic flour-factory shall be permitted on roads having width less than 7.5 mts. <i>Petrol</i> pump, filling station or filling cum service station and CNG Filling Station Are Permitted ON 18.00 mts. width Road or more than 18.00 mts. wide Road.
4	Commercial zone	All uses mentioned in Col. 3 of zone at Sr. no. 1 use excluding residential. Wholesale market and their ancillary uses, ice factory and cold storage, ware houses, godowns, transport terminal for goods and passengers, kerosene depot, steel stock yard, timber stock yard (lati), Junk yard (kabadi), saw mill, stone cutting and polishing industries. LPG Cylinder storage depot and delivery centre, storage of perishable goods, petrol pump with or without service station, cinema , cinema video hall, coal depot, newspaper printing press.	Development activities related to tourism sponsored/recommended by tourism corporation of Government building, Residential Dwellings.	As mentioned in Col.5 of zone at Sr.No.1 Obnoxious and hazardous uses, non-obnoxious and non-hazardous industries, hospitals for infections and contiguous diseases, mental hospital, jail.	As mentioned in Col.6 of zone at Sr.No.1 Residential use is permitted but regulations of commercial zone shall be applicable.
5.	General Industrial Zone.	All Industries except obnoxious and hazardous industries as mentioned in Appendix-A. All uses mentioned in col. 3 of zone at Sr. No 3 except col.3 of zone at Sr. no.-1.	a) Storage of inflammable goods such as petrol, diesel, crude oil and kerosene. Residential dwelling only for industrial workers and other public utility service staff working within the industrial	Obnoxious and hazardous industries, mental hospital, hospital for infectious & contiguous diseases, jail, dwelling except mentioned	If mixed development is asked regulations relating to industrial zone shall be applicable.



Sr. No.	Zone	Type of development for which the zone is primarily intended	Type of development, which may be permitted by Competent Authority.	Type of development, which may not be permitted.	Remarks.
		Hotel, Restaurant, canteen, bank, business building Development activities related to tourism sponsored/recommended by tourism corporation of Government.	premises, quarrying of gravel, sand, clay and stone. Dumping of solid industrial wastes (subject to N.O.C. and conditions laid down by HP Pollution Control Board). b) All uses mentioned in Column (4) of zone at Sr. No. 1	in Col. 4 of this zone.	
6.	Obnoxious and hazardous industrial zone	All obnoxious and hazardous industries as mentioned in Appendix -A, storage of inflammable goods.	Residential dwelling only for industrial worker and other public utility services buildings for staff working within the industrial premises, shops, Restaurants, canteen and bank , business building . Quarrying of gravel, sand clay and stone. Dumping of solid industrial wastes, garbage disposal, treatment plant for solid or liquid industrial /domestic and hospital wastage (subject to N.O.C. and conditions laid down by Pollution Control Board)	Residential dwelling except mentioned in Col. 4 of this zone. Hospital for infectious and contagious diseases, mental hospital, jails.	
7.	Educational Purpose.	Schools, Colleges, Educational Buildings, research institutions, hostels, boarding houses, staff quarters, Banks, canteens, sports complex gymnasium, dispensary, auditorium, library.	Retail shops & restaurants as a part of educational institute. Development activities related to Information Technology.	All other uses not mentioned in Col. 3 and Col.4.	
8.	Recreational Zone	Recreation of any type, Residential accommodation and shops incidental to recreation, aquarium, natural reserve and sanctuary race track, shooting range, zoo, nursery, stadium, botanical garden, planetarium, amusement park, swimming pool, exhibition and mela, party plots, recreational use of water park.	Farm houses, educational and Medical institutions (excluding infectious and contagious diseases, mental hospital) Hotels as per norms notified by the tourism Corporation of Himachal Pradesh.  Development activities related to Information Technology.	All other uses not mentioned in Col. 3 & 4.	1) The built up area (ground coverage) shall not exceed 15% of the plot area.  2) The maximum permissible FSI shall not exceed 0.25.
9.	Agricultural zone	Horticulture, poultry keeping subject to the N.O.C./approval and conditions laid down by the Department of poultry, Dairy Development, fisheries, animal rearing and breeding, open storage of drying manure. Farm house located in land of not less than	Slaughter house, touring cinema, drive-in-cinema, video cinema , storage of inflammable materials and explosive goods subject to NOC/Approval and conditions laid down by concerned department/ authority dealing with such work. Dumping of solid	All other uses not mentioned in Col. 3 and Col. 4.  All other uses not mentioned in Column. No.3 and 4.	1) Building to be constructed at a distance of not less than 30 Mts. from the road, on which it abuts.

Sr. No.	Zone	Type of development for which the zone is primarily intended	Type of development, which may be permitted by Competent Authority.	Type of development, which may not be permitted.	Remarks.
		<p>4000 sq. Mts., Camp for recreation of any type natural reserves and sanctuaries, race track, shooting range, zoo, nursery, stadium, botanical garden, agricultural equipment, repair of tools and equipment of agricultural use, tannery, saw mill, timber depot, uses pertaining to processing of agro/farm/milk products, institutional uses, vocational training centre, for agriculture purposes wayside shops, restaurant, ice factory &amp; cold storage, godowns and warehouses subject to N.O.C./approval &amp; conditions laid down by warehousing corporation/ FCI/ Appropriate Govt./ Semi Govt. Department,transportnagar and truck terminal, hospital for infectious and contiguous diseases, mental hospital and sanitarium subject to NOC/Approval and conditions laid down by Civil Surgeon. Petrol pump with or without service station, garages, and workshop, Studio, roofing tiles and cement pipes, brick kiln, mining and quarrying, cemetery and burial ground, jail. Camp, for recreation of any type, club, aquarium, , planetarium, amusement park. Development activity related to tourism sponsored/recommended by tourism Department of the Government.</p> <p>1)Recreation of any type, Residential accommodation and shops incidental to recreation, aquarium, Natural reserve and sanctuary race track, shooting range, zoo, nursery, stadium, botanical garden, planetarium, amusement park, swimming pool, exhibition and mela, drive- in -cinema, motion picture hall, cinema, restaurants, party plots, recreational use of water park, Resorts, hotels and Motels as per norms notified by the tourism corporation of Himachal Pradesh.</p>	<p>industrial waste subject to N.O.C. and conditions laid down by Pollution Control Board.</p> <p>Institutional Buildings, govt., semi govt. buildings, Buildings of public sector undertakings, Garden houses, petrol filling station, educational and Medical institutions(excluding infectious and contagious diseases, mental hospitals), Training and research centres, building for autonomous bodies related to their activities statutory organisations, convention centres. Development activities related to Information Technology.</p>		<p>2) Permissible Built-up area (ground coverage)</p> <p>a) For farm house it shall not exceed 5% of the land area with maximum permissible height 7.5 mts.</p> <p>b) Agrobased uses activities for this zoning regulation, ground coverage shall not exceed 5% of the land area with Maximum permissible height 7.5 mts.</p> <p>In case of public and semi-public uses and buildings of charitable &amp; religious purposes the competent authority may permit development activities to the extent of 15% of the land area with maximum permissible height 10 mts. The above restriction of built up area shall not apply to the following uses subject to maximum ground coverage of 15 % of the land with maximum permissible height 10 mts.</p> <p>i) Education, Hospital for infectious and contiguous disease, mental hospital,</p>

Sr. No.	Zone	Type of development for which the zone is primarily intended	Type of development, which may be permitted by Competent Authority.	Type of development, which may not be permitted.	Remarks.
					<p>sanitarium.</p> <p>ii) Jail.</p> <p>iii) Transport nagar &amp; truck terminal.</p> <p>iv) Slaughter house, cold storage.</p> <p>v) Govt./Semi-Govt./ FCI godowns and warehouses and Charitable Trust.</p> <p>vi) Development Activities related to tourism approved by tourism Department of Government.</p> <p>c) Only basement, Ground floor, and first floor structure may be permitted, however, the structure for storage of inflammable material and explosive goods shall be single storied only.</p> <p>3) For poultry farm, sheds of floor height upto 10 Mts. at the ridge level of the roof with perforated jali on all sides, maximum 25% ground coverage shall be permitted.</p>

Sr. No	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority.	Type of development which may not be permitted.	Remarks.
10.	Village Extension Area (Villages/ Gamtal falling within agricultural zone only for natural growth of the village)	All uses of residential zone permitted in Col. 3 at Sr. No.1.	All uses of residential zone permitted in Col. 4 at Sr. No. 1, Cinema, Light industries, medium industries.	All uses mentioned in Col. 5 of residential zone at Sr. No. 1.	<p>For natural growth of village</p> <p>1) Village extension area around existing gamtal/ gamtalav and adjoining the existing Gamtal limit will be for development of the respective village for its natural growth.</p> <p>2) For the natural growth of the villages, the development permission for uses mentioned in Col. 3 and 4 of Sr. No. 1 may be permitted in area adjoining existing villages in revenue survey nos. outside existing gamtal within -</p> <p>a) 300 Mt. from the limits of existing gamtal/gamtalav and adjoining the existing Gamtal limit</p> <p>3) Provisions of regulation no.11 and 12 shall be applied excluding the provisions as mentioned in addition to the above conditions, other development control regulations mentioned in these regulations , shall be applicable for the development.</p>

Sr. No	Zone	Type of development for which the zone is primarily intended	Type of development which may be permitted by Competent Authority.	Type of development which may not be permitted.	Remarks.
10	Public Purpose	All uses permissible for educational use shall be permitted. Public facilities and amenities like health, transport and communication, public security, social welfare.			

**NOTE:-**

- 1) Public Utility Services buildings which shall include buildings or works developed or undertaken by the Govt./ Semi-Govt. or Public Undertaking only, such as sub-station, and receiving station of the Electricity Board, Building for infrastructure facilities like bus service, water supply, drainage, sanitation, domestic garbage disposal, pumping station, electricity, purification plant, police building, post & telegraph and telecommunication, public urinals, milk , octroi and public telephone booth, fire brigade station, ward and zonal offices of appropriate authority, taxies, scooter and cycle stand and parking plot, garden, nursery, playground and open spaces, canal, communication network, first aid medical centre, primary health centre, dispensary, library, reading room and religious buildings/places of public worship shall not exceed 10% of plot area.
- 2) Twenty Percent area of the "open space plots" provided under development Schemes may be utilised for the construction with required margins for the common/institutional/community use having basement, ground floor or a floor on stilt only. In addition to the stair cabins and ramps, 5% of the permissible built-up area of this plot shall be allowed to be built-up on for the construction of storm room, chawkidar room, toilet etc. at the ground level, in case the building is constructed on stilt. The rest of the "Open Space Plot" shall be kept open to sky.
- 3) For Railway Container Depot the permission shall be issued for development for structures for Railway department.
- 4) No development shall be permitted in area designated for water body, pond and talav in development plan.
- 5) The land designated for agricultural produce market, GID, GHB, telephone exchange, the uses shall be permissible as per the requirements of concerned departments.
- 6) Development as mentioned in Col.3 & 4 may be permitted only on roads as specified in regulation No.12.1.
- 7) The religious building shall be permitted in all use zone with consent of the competent authority
- 8) Permission for Clubs, Wadis, & Party Plots shall be permitted only if it comply with following requirements.
  - (a) Minimum building unit required is 2000 sq.mtrs
  - (b) It shall be permitted on roads having width of 18.00 mts. or more.
  - (c) A garbage container of minimum 4.00 Ton capacity with 6.00 mtrs X 7.50 mtr paved area shall be provided for garbage disposal, abutting the road.

- (d) All necessary permission and N.O.C. shall be obtained from relevant offices, before commencing the use.
- (e) To see that the place is use according to provision of this regulation, competent authority can collect, security deposit from the plot owners as may be decided by competent authority from time to time.
- (f) Parking shall be provided as per regulation No. 18.1

**EXPLANATION :**

**1. LIGHT INDUSTRY :**

Light Industry means an industry in which the processes are carried out without detriment to the neighboring residential areas by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit. It will be subject to the following restrictions:

- i) Power used will be electrical.
- ii) Maximum power used will be 10 KW which may be enhanced upto 25 KW by the Competent Authority in special case of genuine expansion of existing factory which may have reached the maximum limit of power.
- iii) Maximum floor space occupied should be 500 Sq.Mts.
- iv) It will be housed in a building suitable for the purpose. However, it shall not include the following industries:

Manufacture or refining of ammonia, bleaching powder, chlorine, asphalt, brick, terra-cotta, gypsum, lime, plaster of Paris, coke, creosote, extrain, glucose, starch, dye, explosive of fire works or storage thereof in excess of 50 Kg. fertilizers, gas (fuel or illuminating) in excess of three hundred cubic Mt., gelatine or glue or zie from fish or animal refuse or offal, hydrochloric acid, nitric acid, sulphuric or sulphurous acid, lead black, linoleum or oil cloth, matches, pyrexilin or articles thereof or storage in excess of 250 Kg. rubber or treatment thereof involving offensive odour, tar, turpentine or Blast furnace, coal or junk yard, distillation of bores, coal weed or tar or manufacture of any of their distilled products, drop forrages, fat grease lard of fallow manufactures, refining or rendering lout or grist mill, hot rolling mill, incineration, reduction, or dumping of dead animals, garbage or refuse except when accumulated and consumed on the same premises without the emission of odour, production or refining or storage above ground of petroleum or other inflammable liquids except heating fuels, slaughtering of animals, tanning or curing or storage of raw hides and skins, tire recapping.

**2. SERVICE ESTABLISHMENT (RESIDENTIAL) :**

The Service Establishment wherein the work done or the machinery installed in such as would render service to the local residents and would satisfy their day-to-day residential needs and which does not create nuisance to the surrounding development in terms of noise dust and air pollution. It will be subject to the following restrictions:

- i) Power used will be electrical.
- ii) Maximum power used to be 10 KW for residential zone and not more than 25 KW in commercial zone.

- iii) Maximum floor space occupied will be 50 sq.mts.
- iv) It shall be detached and housed in a shop or a building specially designed for the purpose. Such establishment may be petrol pumps, service station, flour mill, bakery, laundry, air compressor unit, electrical motors, optical repair and watch repair shops, repair of musical instruments, carpentry, book-binding, printing press, paper-cutting, water cooling, and juice extracting units, black-smithy, vulcanizing, motor winding, cutting and nut cutting units etc.

### **3. LIGHT HOME WORKSHOPS :-**

Light Home Workshop means a workshop wherein the work done or the machinery installed is such as could be done or installed in any residential area without detriment to the neighborhood by means of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit etc.

It will be subject to the following restrictions:

- i) Power used will be electrical.
- ii) Maximum power used will be 1.5 KW.
- iii) Maximum floor space occupied will be 20 sq.mts.
- iv) It will be worked by the members of the family.
- v) Any part of the machinery including pulley, belt shafts etc. shall be attached to the walls or other parts of the building except the floor at which the same machinery is supported.

Such home workshop may be gold smithy, milk or curd churning, pills making, stitching embroidery, tailoring, vulcanising, sewing machine, folding machine, milk-separation

### **4. OBNOXIOUS AND HAZARDOUS INDUSTRY :-**

Obnoxious & hazardous industry means industry which will create nuisance to the surrounding development in the form of smell, smoke, gas, dust, air pollution, water pollution and other unhygienic conditions.

### **5. WORKSHOP :-**

Workshop is a place wherein work done or machinery installed is such as would render service to the local business people and would satisfy their day-to-day commercial needs and shall be subject to the following restrictions:

- i) The workshop is not governed under the Indian Factories Act.
- ii) The plinth area of the structure in which the workshop is to be housed shall not exceed 80 Sq.Mts.



## Appendix-A

### LAND USE ZONING IN HAZARD PRONE AREAS – GUIDELINES

#### 1 OBJECTIVES

- 1.1 The basic objective of land use zoning is to regulate land use in hazard prone areas to minimise the damage caused to the habitat, as a result of natural hazards viz. earthquakes, cyclonic storms and floods which recur from time to time. Land Use Zoning, therefore, aims at determining the locations and the extent of areas likely to be adversely affected by the hazards of different intensities and frequencies, and to develop such areas in a fashion that the loss to the development is reduced to the minimum.
- 1.2 Land Use Zoning envisages certain restrictions on the indiscriminate development of the "unprotected" hazard prone areas and to specify conditions for safer development by protecting the area from severe losses. In the former case, boundaries of different zones are to be established to prevent unrestricted growth there.

#### 2. SCOPE

##### 2.1 Areas covered under Development Plan

The guidelines for Land Use Zoning in Hazard Prone Areas are to be taken into consideration while formulating the Development Plan and Area Plan under the Town and Country Planning Act.

##### 2.2 Areas not covered under Development Plan

In such areas, these guidelines may be issued to the various local bodies, Municipalities, Individual Areas and Panchayats, enabling them to act while siting various development projects and deciding on construction of buildings, etc.

#### 3. IDENTIFICATION OF HAZARD PRONE AREAS

##### 3.1 Earthquake Prone Areas

- a. Intensities of VII or more on Modified Mercalli or MSK intensity scale are considered moderate to high. Areas under seismic zone III, IV and V as specified in IS 1893 are based on intensities 7, 8, 9 or more. Therefore, all areas in these three zones will be considered prone to earthquake hazards.
- b. In these zones the areas which have soil conditions including the level of water table favourable to liquefaction or settlements under earthquake vibrations will have greater risk to buildings and structures which will be of special consideration under Land Use Zoning.
- c. Under these zones, those hilly areas which are identified to have poor stability conditions and where landslides could be triggered by earthquake or where due to prior saturated conditions, mud flow could be initiated by earthquakes and where avalanches could be triggered by earthquake will be specially risk prone.
- d. Whereas, earthquake hazard prone areas defined in 'a' above are identified on the map given in IS 1893 to small scale and more easily identified in the larger scale

statewise maps given in the Vulnerability Atlas of India, the special risky areas as defined in 'b' and 'c' above, have to be determined specifically for the planning area under consideration through special studies to be carried out by geologists and geo-technical engineers.

### 3.2 Cyclone Prone Areas

- a. Areas prone to cyclonic storms are along the sea coast of India where the cyclonic wind velocities of 47 meter per second or more are specified in the Wind Velocity Map given in IS 875 (part 3) to a small scale and easily identified in the Vulnerability Atlas of India where the Maps are drawn statewise to a larger scale.
- b. In these cyclone prone areas, those areas which are likely to be subjected to heavy rain induced floods or to flooding by sea-water under the conditions of storm surge, are specially risky due to damage by flood flow and inundation under water.
- c. Whereas, areas under 'a' are easily identified, those with special risk as under 'b' have to be identified by special contour survey of the planning area under consideration and study of the past flooding and storm surge history of the area. These studies may have to be carried out through the Survey of India or locally appointed survey teams, and by reference to the Central Water Commission, Government of India and the concerned department of Himachal Pradesh.

### 3.3 Flood Prone Areas

- a. The flood prone areas in river plains (unprotected and protected by bunds) are indicated in the Flood Atlas of India prepared by the Central Water Commission and reproduced on larger scale in the statewise maps in the Vulnerability Atlas of India.
- b. Besides the above areas, other areas can be flooded under conditions of heavy intensity rains, inundation in depressions, backflow in drains, inadequate drainage, failure of protection works, etc.
- c. Whereas, the flood prone areas under 'a' are identified on the available maps as indicated, the areas under 'b' have to be identified through local contour survey and study of the flood history of the planning area. Such studies may be carried out through Survey of India or local survey teams, and by reference to the Central Water Commission and the concerned department of Himachal Pradesh.

#### 3.3.1 Land Use Zoning for Flood Safety

Some important considerations for regulating the land use in the planning areas are given below:

- i. Every settlement needs some open areas such as parks, play-grounds, gardens etc. In one way it will be possible to develop such areas by restricting any building activity in vulnerable areas. Such a development will be in the interest of providing proper environment for the growth of such settlement.

- ii. On the same analogy, certain areas on either side of the existing and proposed drains (including rural drains) should be declared as green belts where no building or other activity should be allowed. This will not only facilitate improvements of these drains in future for taking discharges on account of growing urbanisation, but will also help in minimising the damage due to drainage congestion wherever rainfall of higher frequency than designed is experienced. These green belts at suitable locations can also be developed as parks and gardens.
- iii. In the existing developed areas, possibilities of protecting/ relocation/ exchanging the sites of vital installation like electricity sub-station/power houses, telephone exchange, etc. should be seriously examined, so that these are always safe from possible flood damage. Similarly, the pump station the tubewells meant for drinking water supply should be raised above the high flood levels.
- iv. Similarly, possibility of removing or bypassing buildings/structures obstructing existing natural drainage lines should be seriously considered. In any case, with immediate effect unplanned growth can be restricted so that no construction obstructing natural drainage or resulting in increased flood hazard is allowed.

#### 4. APPROACH FOR LAND USE ZONING

Following two alternatives can be adopted for dealing with the disaster risk problems.

- a. *Leaving the area unprotected.* In this case it will be necessary to specify Land Use Zoning for various development purposes as recommended under Para 6.
- b. Using protection methods for the areas as a whole or in the construction of buildings, structures and infrastructure facilities to cater for the hazard intensities likely in the planning area as recommended under Appendix-B.

It will be appropriate to prioritise buildings, structures and infrastructures in terms of their importance from the point of view of impact of damage on the socio-economic structure of the society. Prioritisation scheme is suggested under Para 5.

#### 5. PRIORITISATION

In regard to Land Use Zoning, different types of buildings and utility services may be grouped under three priorities as indicated below.

Priority 1. Defence installation, industries, public utilities like hospitals, electricity installations, water supply, telephone exchange, aerodromes, railway stations, commercial centres, libraries, other buildings or installations with contents of high economic value.

Priority 2. Public institutions, Government offices, universities and residential areas.

Priority 3. Parks, play grounds, wood lands, gardens

#### 6. REGULATION FOR LAND USE ZONING

- i. Installations and Buildings of Priority 1 should be located in such a fashion that the area is above the levels corresponding to a 100 year flood or the maximum observed flood levels whichever higher. Similarly they should also be above the levels corresponding to a 50 year rainfall flooding and the likely submersion due to drainage congestion.
- ii. Buildings of Priority 2 should be located outside the 25 year flood or a 10 year rainfall contour, provided that the buildings if constructed between the 10 and 25 year contours should have either high plinth level above 25 year flood mark or constructed on columns or stilts, with ground area left for the unimportant uses.
- ii. Activities of Priority 3 viz. play grounds, gardens and parks etc. can be located in areas vulnerable to frequent floods.

**Appendix - B**  
**PROTECTION OF BUILDINGS STRUCTURES AND INFRASTRUCTURES IN**  
**HAZARD PRONE AREAS**

**A. PROTECTION OF AREAS FROM EARTHQUAKES**

- i. In those areas where there are no dangers of soil liquefaction or settlements or landslides, all building structures and infrastructures should be designed using the relevant Indian Standards as provided in the Building Regulations and the National Building Code
- ii. Soils subjected to liquefaction potential under earthquake shaking, can be improved by compaction to desired relative densities, so as to prevent the possibility of liquefaction.
- iii. Buildings and structures could be founded on deep bearing piles going to non-liquefiable dense layers.
- iv. Steep slopes can be made more stable by terracing and construction of retaining walls and breast walls, and by ensuring good drainage of water so that the saturation of the hill-slope is avoided.
- iii. Any other appropriate engineering intervention to save the building structures or infrastructure from the fury of the earthquake.

Note : The protective action given under (ii) to (v) will usually involve large amount of costs and should only be considered in the case of large and costly structures. For ordinary buildings the cost of improvement of the site will usually be uneconomical, hence bad sites should be excluded by Land Use Zoning.

**B. PROTECTION FROM CYCLONIC WIND DAMAGE**

- i. Buildings, structures and infrastructures in the cyclone prone areas should be designed according to the Indian Standards and Guidelines as provided in the Regulations and the National Building Code.
- ii. Light utility structures used for electrical transmission and distribution, and towers for communications, chimney stacks of industrial structures require special design considerations against the cyclonic wind pressures, suctions and uplifts.
- iii. In case the buildings, structures and infrastructures are founded on marine clay deposits it will be advisable to adopt either under-reamed piled foundations, or individual column footing with a reinforced concrete beam located at the level of the ground, or a continuous reinforced concrete strip footing.
- iv. Wherever, the top soil could become slushy due to flooding, the top layer of 30 cm depth of soil should not be considered for providing lateral stability
- v. In storm surge prone areas, it will be preferable to construct the community structures, like schools, cyclone shelters, etc. by raising the level of the ground protected by provision of retaining walls at sufficient distance away from the building, taken to such depth that no erosion takes place due to receding storm surge. Alternatively, construct the community structures on stilts with no masonry or bracing upto the probable maximum surge level.

## C. PROTECTION OF AREAS FROM FLOODS

This may require one or more of the following actions.

- i. Construction of embankments against the water spills from the source of flooding like rivers, large drain etc.
- ii. Construction of high enough embankments/bund around the planning area.
- iii. Raising the planning area above the high flood level.
- iv. Construction/improvement of drainage paths to effectively drain the water from the planning area.
- v. Construction of buildings and structures on deep foundations going below the depth of scour or on stilts with deep enough foundations under water.
- vi. Flood proofing works such as the following:
  - Providing Quick Drainage facility, consisting of
    - Revitalisation of secondary and primary drainage channels after establishing the drainage blockage points;
    - Provision of additional waterways;
    - Clearing of clogged cross drainage works;
  - Providing Human and Animal Shelters for population living within embankments in the form of raised platform or use of available high ground.
- vii. Anti-erosion actions in affected areas
- viii. Any other suitable measure.

- Note:
1. Similar protection methods could be used against flooding caused in cyclone prone areas by high intensity rains or by the storm surge.
  2. The concept of land zoning should be kept in mind for areas where protection works are taken up to decide inter-se priority for location of structures considering possibility of failure of protection works during extreme disaster events.

*In addition to above general landuse zoning to avoid the risk prone areas, the specific instructions, guidelines, conditions or measures issued by the Competent Authority for making the structure located in its jurisdiction as earth quake resistance structure.*

## APPENDIX : C

### LIST OF OBNOXIOUS AND HAZARDOUS INDUSTRIES

01.	02.	03.
Industrial Groups	Noxious Characteristics	
(1)	<b><u>CHEMICAL INDUSTRY :-</u></b>	
A.	<b><u>Inorganic Manufacturing Industries :</u></b>	
i)	Acids, sulphuric acid, nitric acid, acetic acid (glacial) picric acid, hydrochloric acid, phosphoric acid, etc.	Fire hazards, offensive fumes and smokes.
ii)	Alkalis, caustic soda, caustic potash, soda ash etc.	Fire hazards, corrosive substances.
iii)	Production of mineral salts which involves use of acids.	Fire hazards, smoke & fumes
iv)	Carbon disulphide, ultramarine blue, chlorine, hydrogen.	Risk of fire, dust and fumes.
B.	<b><u>Organic Manufacturing Industries :</u></b>	
i)	Dyes and dyestuff intermediate manufacture. Synthetic plastic like polyethylene P.V.C. rexin,	Washer water is acidic contain quantities of sluge.
ii)	raisin nylon. Synthetic rubber.	Distillates from reaction vessels, fire risk also.
iii)	Insecticides, fungicides and pesticides.	Liquid effluents with unpleasant smell.
iv)	Phenoils and related industries based on coal tar distillations.	Unpleasant smell and dust; fire hazards.
v)	Organic solvents, chlorinated minerals, methanol, methylated spirits.	Risk of fire.
vi)	Manufacture of compressed 'Permanent' liquified and dissolved gases.	Fire hazards, unpleasant smell
vii)	Acetylides pyridines, lotoform. B-Nepthol etc.	Risk of fire.
viii)		Risk of fire, smell.
(2)	<b><u>MISCELLANEOUS :-</u></b>	
I	Electro-thermal industries such as manufacture of calcium carbide, phosphorous, aluminum dust, paste, powder, copper, zinc etc.	Risk of fire.
	<b><u>POISONS</u></b>	
	Ammonium Sulpho-cyanide, arsenic and its compound, barium acetates, barium bodies, barium carbonate, barium cyanide, barium ethylsuphate, barium acetate, cinnabar copper sulphocyanide, Ferrocyanides, nitrocyanic acid, pottassium cyanide etc.	Contamination if stored on same floor as or on floors above food (fire hazards in any case.
	Manufacture of cellulosic products : rayon fibre, waster products, rayophans paper etc. cellulose, nitrate, celluoid articles, scrap & solution. Paints, enamels, colours, varnish (other than Litho Varnish) and Varnish remover of all kinds. Turpentine & turpentine substitutes. Matches.	Risk of fire. Risk of fire.and smell Fire hazards. Fire hazards.
	Printin ink.	fire hazards.
	Industrial alcohol.	Unpleasant smell.
	Manufacture of newsprint.	Unpleasant smell, enormous quantity of

contaminated waste, fire hazards.

Sr. No.	Industrial Groups	Noxious Characteristics
01.	02.	03.
<b>II</b>	<b><u>Petroleum Products :</u></b>	
1	Crude oil refining, processing & cracking, petroleum jelly, naphtha cracking, including gas cracking for any purpose.	Inflammable fumes & noise.
2	Carbon black manufacture and black of all kinds.	Fire hazards.
3	Petroleum coke usage for graphite production.	Fire hazards.
4	Lubricating & fuel oils & other oils such as schise oil, shale oil etc.	Fire hazards.
	<b><u>Rubber Industry</u></b>	
<b>III</b>	Reclamation of rubber and production of tyres, rubber solutions containing mineral naphtha and rubber waste.	Fire hazards.
	<b><u>Metallurgical Industries</u></b>	
<b>IV</b>	with the following Operations :	
	(1) Sintering smelting.	Inflammable fumes & noise
	(2) Blast furnaces.	Noise, dust, smoke & risk of fire
	(3) Recasting of ore sulphide oxides mixtures.	
<b>V</b>	<b><u>Manufacture of Radio Active Elements such as :</u></b>	
	Thorium, radium & similar isotopes recovery of rare earth	Radiation hazards
<b>VI</b>	Paper & Paper products : Large scale paper pulp and board manufacture.	Unpleasant smell, large quantities of contaminated waste water.
<b>VII</b>	<b><u>Leather &amp; other Animal Products</u></b>	
	(1) Leather tanning. Obnoxious smell.	Obnoxious smell.
	(2) Glue & gelatine manufacture from bones & flesh.	Obnoxious smell
	(3) Bone crist, bonemeal, bone powder or storage of bones in the plan	Obnoxious smell.
	(4) Gandular extractions.	Risk of fire.
	(5) Animal & fish oils.	



Sr. No.	Industrial Groups	Noxious Characteristics
01.	02.	03.

**VIII Manufactures of explosive :**

(1) All types of explosive of their ingredients such as fire works of all kinds, bombs, gun cotton, gun powder, flash powders, rockets.

(2) Industrial gelatine, nitregly cating and fulminate.

**IX Manufacture of Cement & Refractories :**

(1) Portland cement.

Dust  
Smoke & Solid wastes

(2) Refractories.

Smoke and furnace  
Fire

(3) Thamslling vitreous.

.

(4) Glass furnaces of 4 tonne capacity and above.

Dust, Slurry, Noise.

(5) Mechanical stone crushing

**X Fertilizers :**

Fire, noise, atmosphere pollution due to obnoxious gases fair and dust.

Nitrogenous and phosphatic manufacturing on a large scale except mixing of fertilizer for compounding.

Sr. No.	Industrial Groups	Noxious Characteristics
XI.	<b><u>Heavy Engineering &amp; Forgoing shops:</u></b> Using steam & power hammers & heavy metal forgings.	Noise, vibration & smoke.
XII.	<b><u>Wood &amp; Wood Products :</u></b> Distillation of Wood.	
XIII	<b><u>Textiles :</u></b>	
1)	Oil sheets & waterproof clothing  Wool spinning.	Fire hazards.  Wool washing liquors containing certain impurities.
2)	Clean rags (not including clean textiles cutting only) and grassy rags.	Fire hazards.
3)	Flax yarn & other fibre.	Fire hazards.
4)	Textile finishing, bleaching and dyeing.	Waste water containing acid etc.
XIV	<b><u>Foods :</u></b>	
1)	Vegetable oils.	Noise, unpleasant smell.
2)	Abattoirs.	Water, water with obnoxious smell.
3)	Alcohol distilleries and breweries & potanis spirit.	Oxygen causing unpleasant smell, noise, fire hazards.
4)	Sugar refining.	Unpleasant smell, fire hazards.
XV.	<b><u>Transport :</u></b>	
	Manufacture of aircraft, locomotives, tractors etc.	Smoke and noise.

**FORM NO. C.**

( See Rule -9 and See Regulation No. 3.1)

**Application for development permission under sections 30**

To

1. The Chief Executive Officer  
Baddi Brotiwala Development Authority

Or

The Incharge  
Town and Country Planning Office, Solan/Baddi

3. The Executive Officer  
Municipal Corporation/Council

**Subject:- Application under Section 30 of H.P Town & Country Planning Act, 1977.**

Sir/ Madam,

I/We hereby apply for permission for development of land. as described in my proposal in the accompanying/ enclosed maps and drawings. The names of the persons employed by me for the preparation of plans, structural details and supervision of the work area as under :

- a) The plans are prepared by Registered Architect/Engineer  
Mr. \_\_\_\_\_.
- b) The structural report, details and drawings are to be prepared and  
supplied by Mr. \_\_\_\_\_.

I am attaching following documents herewith.

1. Check List
2. \_\_\_\_\_ print of maps
- 3.
- 4.
- 5.
- 6.

**The filled up information sheet in prescribed format is given below:**

1. Applicant's name :
2. Postal Address for correspondence :
3. Applicant's interest in land with respect of rights :
4. Discription of Land, village, Development/Planning Scheme, Revenue Survey Numbers, Final Plot No. :
5. What is the present use of the land and/ orther building if they are to be put to more than one kind of use, Please give details of each use :

6. Please describe in short the development work :  
stating the proposed use of land for the building. If  
land and/or the building are to be put to more than  
one use, please give details of each use
7. Is this land included in a layout sanctioned by the :  
appropriate authority ?  
If yes, please give date of sanction and reference  
No. with a copy of the sanctioned layout. If not, is  
it approved by any other Authority ?  
Give the name of such Authority with date of  
sanction and reference no with a copy of the  
sanctioned layout.
8. For residential use, number of dwelling units and :  
floor
9. Nature and manner of working of :  
industrial/commercial establishment in case the  
proposed use is for Industry/Commerce
- What separate arrangements have been proposed :  
to be made for loading and unloading of goods  
from the industrial or commercial goods vehicles ?
- What arrangements have been proposed to be :  
made for disposal of industrial waste effluent ?

I have read the Development Control Regulation/Bye-laws framed by the Authority under the provisions of the relevant Act and claim to be fully conversant with it

I shall fulfill my duties and responsibilities in accordance with the provisions of the Development Control Regulation/Bye-laws.

Yours faithfully,

( )  
Signature of Owner/Builder/  
Organiser/Developer or  
Authorised agent of owner :  
Date :

## **Instructions to applicant regarding maps and documents to be submitted along with the application:**

A. The maps and drawings should be drawn or copies made on a paper of proper and durable quality so that they are clearly and distinctly legible. Every map and/or drawing shall have to be signed by the applicant/owner and his engineer/Architect/ and Organiser/Builder as the case may be. If copies of original maps or drawings are submitted, they shall be true copies.

### **1. LAYOUT PLAN (Three Copies)**

Layout Plan of the whole land shall invariably accompany every application for permission to carry out development by way of building construction.

This map shall be drawn to a scale of not less than 1:500 and show the following details.

- a) Boundaries of the S.No./plots mentioned in the application and its lay out by showing sub-division.
  - b) Existing buildings and new buildings proposed to be constructed. Roads, streets, and carriage ways constructed there on (existing construction should be shown distinctly from the proposed one). Proposed new roads and streets, their levels and width.
  - c) Proposed use of every building and open space not to be built over within a plot.
  - d) If the layout is for residential use, maximum number of dwelling units that can be accommodated with any increase in future.
  - e) If the layout is for industrial or commercial use, maximum area which can be built upon without any increase in future.
  - f) Existing facilities regarding water supply, sewerage etc, diameter and gradient of water supply line, drainage lines for the disposal of storm water as well as for sewerage.
  - g) Location of the plot in relation to the near by public road.
  - h) Alignment and width of all the existing roads, including the road from which the plot has access from the major road. Existing access road and proposed new road, if any, should be shown clearly and distinctly.
  - i) Existing trees and natural scenery worth preserving.
  - j) Dimensions and areas of common plot, as required under these regulations, provided in the layout/sub-division of plot.
  - k) Tree plantation required under regulation No. 30.
2. An extract of the record of right of property register card or any other document showing the ownership of the land proposed for development.
  3. Certified part plan and zoning certificate from the certificate from the Authority shall be enclosed along with the application.
  4. The applicant shall also submit a certified copy of approved layout of final plot from the concerned authority for the latest approved layout of city survey numbers or revenue survey numbers from D.I.L.R. showing the area and measurement of the plot or land on which he proposes to develop or build.
  5. a) Drawing (3 copies) to a scale not less than 1cm.= 1 metre for the buildings existing as well as proposed with floor area for each floor.  
b) Layout showing parking arrangements with internal & surrounding roads and exit, and entry

movement of vehicles etc. as per regulation No. 19 to the suitable scale.

6. In the case of lands falling within the Urban Land Ceiling (U.L.C.) Act, 1976 Limit, the applicant shall submit along with application:
  - i) The N.O.C. from the competent authority under the U.L.C. Act, 1976
  - ii) An affidavit and indemnity bond in the prescribed form under the U.L.C. Act, 1976.
7. Structural Designer's certificate duly signed by him .
8. Certificate of Undertaking: Certificate in the prescribed form no. 2(a), 2(b) and 2(c) by the Registered Architect/Engineer/Structural Designer/Clerk of Works/Developer/ undertaking the work.
9. Full information should be furnished as prescribed in Form No. 3 and 4 under these Development Control Regulations, as the case may be along with the plans.
10. The applicant shall also obtain copy of N.O.C. from the relevant authority as per Regulation No. 3.3 and 4.2 wherever applicable.
11. Certificates as prescribed in forms 2(a), 2(b) and 2(c) are required to be submitted prior to the commencement of the construction.
12. If during the construction of the building the Owner/ Organiser/ Builder/ Architect/ Engineer/ Surveyor is changed, he shall intimate the Competent Authority by registered letter that he was no longer responsible for the project, and the construction shall have to be suspended until the new owner/ Organiser/ Builder/ Architect/ Engineer/Surveyor etc. undertakes the full responsibility for the project as prescribed in form 2(a), 2(b), 2(c) and 2(d).
13. The new Owner/Developer/Architect/Engineer shall before taking responsibility as stated above in clause (12), check the work already executed is in accordance with the permission granted by the Competent Authority. He may go ahead with the remaining work only after obtaining permission of the Competent Authority.

#### **B. SCRUTINY FEE**

A person applying for a permission for carrying out any development shall with his application pay to the Competent Authority/M.C. the scrutiny fees at the following rates:

##### **1 BUILT UP AREA**

For lowrise building Rs. .... per sq. mt. of Built up area of all floors for the intended residential development or part thereof subject to minimum scrutiny fee of Rs. ....

**2**

For high-rise, commercial, mix development and other than residential use Rs. .... per sq.mt. of Built area of all floors for the intended development or part thereof subject to minimum scrutiny fee Rs. ....

**3**

Subdivision and amalgamation of land

- c) Rs. .... per sq. mt. of building unit/plot area for subdivision and amalgamation of all types of development.
- d) Rs. .... per sq. mt. of building unit/plot area for subdivision and amalgamation for agricultural and special agricultural zone.

Minimum scrutiny fee shall not be less than Rs. ....

##### **4. URBAN CENTRES, RURAL CENTRES AND AREA OUTSIDE URBAN COMPLEX AND FALLING IN AGRICULTURE ZONE ONLY**

50% of the scrutiny fee as mentioned in Regulation No.3.2.1, 3.2.2 and 3.2.3 for the respective uses and type of dwelling units subject to minimum scrutiny fee Rs .....

**5 RENEWAL OF DEVELOPMENT PERMISSION IN LIEU OF**

Development permission granted under these regulation shall be deemed to be lapsed, if such development work has not been commenced till the expiry of one year from the date of commencement certificate/development permission .Provided that, the Competent Authority may on application made to it before the expiry of above period (one year) extended such period by a further period of one year at a time by charging Rs. ....for renewal of development permission. The extended period shall in no case exceed three years in the aggregate.

**6 PUBLIC CHARITABLE TRUST:**

Rs. ....if the intended development is for hospitals, dispensaries, schools or colleges or a place of worship, dharmshala, hostels etc. constructed by a public charitable trust registered under Public Charitable Trust Act 1950 or for any other purpose which the Authority may specify by a general or special order.

**7 DEVELOPMENT PERMISSION FOR MINING, QUARRYING AND BRICK KILN OPERATIONS :**

In case of mining, quarrying and brick kiln operations, the scrutiny fees will be as under.

- (i) Mining, quarrying and brick kiln operation.  
Rs. .... per 0.4 hectare or part there of and a maximum of  
Rs. ....
- (ii) Brick kiln without Chimney.  
Rs. .... per 0.1 hectare or part there of and a maximum of  
Rs. ....
- (iii) Processing of lime sagol etc. without construction.  
Rs. .... per 0.1 Hectare or part thereof and maximum of  
Rs. ....
- (iv) Renewal of permission for mining, quarrying  
Rs. .... for one year.
- (v) Renewal of permission for brick kiln (without chimney)  
Rs. .... for one year.
- (vi) Renewal of permission for processing of sagol, lime etc. without construction  
Rs. .... for one year.

Note :- Fees to be decided by Competent Authority from time to time

**C. DEVELOPMENT CHARGE:**

A copy of the receipt of the Development Charge if any, shall be submitted along with the application form.

**CHECK LIST FOR BUILDING PERMISSION CASES**  
**(TO BE SUBMITTED ALONGWITH FORM 2 OR 2(A))**

1. Planning Area/ Special Area : \_\_\_\_\_
2. Name of the applicant(s) : \_\_\_\_\_
3. Full correspondence address : \_\_\_\_\_
- Phone No. : \_\_\_\_\_
4. Description of Land:-
  - (i) Khasra No. : \_\_\_\_\_
  - (ii) Area : \_\_\_\_\_
  - (iii) Mohal : \_\_\_\_\_
  - (iv) Tehsil : \_\_\_\_\_
5. Have all co-owners signed the application and drawings? : \_\_\_\_\_
6. Slope of the land/ plot in degrees (profile be shown in the drawings) : \_\_\_\_\_
7. Have trees existing at site been shown in the site plan? : \_\_\_\_\_
8. Number & type of trees existing in the plot : \_\_\_\_\_
9. Has permission been taken from competent authority for felling the trees, if so required. : \_\_\_\_\_
10. Is any H.T./ L.T line crossing over your land? : \_\_\_\_\_
11. If yes, has N.O.C of HPSEB been obtained? : \_\_\_\_\_
12. Is your plot in a Nallah : \_\_\_\_\_
13. Is your plot accessible by a vehicle : \_\_\_\_\_
14. If yes, have you shown adequate parking provision? : \_\_\_\_\_
15. Has N.O.C of HPPWD been obtained (in case your plot abuts a PWD road) : \_\_\_\_\_
16. Have you checked or got checked whether the soil strata is suitable for the construction of building : \_\_\_\_\_
17. Have you got your proposed structure designed from a qualified Civil Engineer or a competent professional? : \_\_\_\_\_
18. Are you enclosing the results in brief showing cross section of footing, beam, column, stair & slab : \_\_\_\_\_
19. Are your drawings signed by a registered Architect/ Engineer/ Planner? : \_\_\_\_\_
20. Width of path existing at site. : \_\_\_\_\_
21. No. of storey:-
  1. Existing : \_\_\_\_\_
  2. Proposed : \_\_\_\_\_
22. Set Back:-
  1. Front : \_\_\_\_\_
  2. Sides:-
    - a. LHS : \_\_\_\_\_
    - b. RHS : \_\_\_\_\_
  3. Rear : \_\_\_\_\_
23. Plot Area : \_\_\_\_\_
24. Covered Area : \_\_\_\_\_



25. Percentage Coverage : \_\_\_\_\_

26. I/We have deposited a fee of Rs. \_\_\_\_\_ in accordance with the scale prescribed in rules vide receipt/ challan No. & date : \_\_\_\_\_

27. I undertake to carry out my construction after getting my plans approved and according to the sanctioned plans only. I know that in case of any deviation NOC for electricity/ water connection can be refused to me.

Dated:

Signature of the applicant

Signature of the Registered  
Architect/ Planner/ Engineer

Name & correspondence Address

\_\_\_\_\_  
\_\_\_\_\_

**FORM NO. C(a)**

(See Rule -9 and Regulation No. 3.1)

Himachal Pradesh Town and Country Planning Act, 1977.

Application for permission of Brick-kiln, Mining and Quarrying under Section - 27.

To

1. The Chief Executive Officer  
Baddi Brotiwala Development Authority

Or

The Incharge  
Town and Country Planning Office, Solan/Baddi

4. The Executive Officer  
Municipal Corporation/Council

I/We hereby apply for permission for development as described below. I/We are applying for development on this land for the first time. I/We certify that all terms and conditions laid down in the development permission granted during last year/previous years have been scrupulous observed.

Signature :

Date :

1. Applicant Name :
2. Postal Address :
3. Applicants interest/title in land with respect of record of rights. :
4. Description of land, village, Revenue Survey No. and Area :
5. Present use of land :
6. Proposed use of land :
7. i) Whether in past brick-kiln/mining/quarrying was undertaken on the land in question ?  
ii) If yes, since which year ? :  
iii) Whether development permission and N.A. permission were obtained ? :
8. Total area of land in question :
9. How much area is already put to such use so far ? (Please shown on sketch plan) :
10. Area now proposed to be taken up for :

brick manufacture.  
(Please show on sketch plan)

11. Duration (in month/year) for which permission is sought (Give time -limit for completion or termination of such use) :
12. If the permission is asked for renewal :
  - i) No. and date of previous permission :
  - ii) Amount of the Security Deposit :

**Instruction to applicant regarding sketch plan and documents to be submitted alongwith the application (for new permission as well as renewal).**

- (1) An extract of the record of rights or any other document showing the ownership of the land owner for this purpose shall be indicated with necessary documentary-proof if the applicant is not the owner of the land in question.
- (2) Zoning certificate from the Authority shall be enclosed along with the application.
- 3) A certified site plan showing the land in question along with surrounding area shall be attached.
- 4) True copies of last years permission.

FORM NO. 2 (A)  
CERTIFICATE OF UNDERTAKING OF REGISTERED ARCHITECT/ENGINEER

-----

To

Ref: Proposal work of \_\_\_\_\_  
(Title of the project)

C.S.No.R.S.No/F.P.No. \_\_\_\_\_ Inward No. \_\_\_\_\_ at village  
\_\_\_\_\_ Taluka \_\_\_\_\_

T.D.S.No. \_\_\_\_\_ of \_\_\_\_\_  
(Village/Town/City)

For \_\_\_\_\_  
(Name of Owner/Organiser/Developer/Builder)

Address: \_\_\_\_\_

Tel.No. : \_\_\_\_\_

I am a member of Council of Architects/Engineers/ Surveyor and I am possessing current registration to act as registered Architect/Engineer.

I hereby certify that I am appointed as the Registered Architect/Engineer/Surveyor to prepare the plans, sections and details as required under the provisions of the Act/ Development Control Regulations for the above mentioned project and that I have prepared and signed the same and that the execution of the project shall be carried out under my direction and supervision of supervisor or owner, as per the approved drawings. I am fully conversant with the provisions of the Regulations, which are in force, and about my duties and responsibilities under the same and I undertake to fulfill them in all respects, except under the circumstances of natural calamities.

I also undertake to provide my guidance for the adequate measure to be taken by the owners for installation of plumbing, drainage, sanitation and water supply. The appointment of site supervisor, clerk of works, building contractor, plumbing contractor and electrical contractor shall be made at the appropriate stage by the owner before the relevant work commences.

Signature: \_\_\_\_\_

Reg.No. \_\_\_\_\_ Date \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Tel.No. : \_\_\_\_\_

**FORM NO.2 (B)**  
**CERTIFICATE OF UNDERTAKING OF REGISTERED STRUCTURAL DESIGNER for STRUCTURAL STABILITY**

**(satisfying the 'Stability Certificate requirement under section 31-A of Himachal Pradesh Town and Country Planning Act, 1977)**

To

Ref: Proposal work of \_\_\_\_\_  
(Title of the project)

C.S.No.R.S.No/F.P.No. \_\_\_\_\_ Inward No. \_\_\_\_\_ at village  
\_\_\_\_\_ Taluka \_\_\_\_\_

T.P.S.No. \_\_\_\_\_ of \_\_\_\_\_ (Village/Town/City)

Owner \_\_\_\_\_

Address: \_\_\_\_\_

Tel.No. : \_\_\_\_\_

1. Certified that the building plans proposed to be constructed on land bearing Khata Khatauni No. \_\_\_\_\_ Khasra No. \_\_\_\_\_ situated iat Mauza Dist. \_\_\_\_\_ Himachal Pradesh submitted for approval, satisfy the safety requirements and information give therein is correct to the best of my knowledge and understanding.
2. it is further certified that the structural design, including safety from natural hazards including earthquake resistance, as per the guidelines for hazard safety issued from time to time, has been prepared by duly qualified structural Engineers at least B.E (Civil) or equivalent, duly registered with the Institute of Engineers (India).

Signature of the Office-in-charge/ Authority/ Owner/ Application \_\_\_\_\_  
Address \_\_\_\_\_

3. It is further submitted that I am possessing the required qualification and experience to act as a Structural Designer (for residential buildings to be constructed/ completed on plot up to 500 sqm and unto 3 storeys or 11.0 meters height, registered architects can also certify the structural design). This is to certify that I am appointed as the registered structural designer to prepare the structural report, structural details and structural drawings for the above mentioned project. I am fully conversant of my duties and responsibilities under the Regulations and assure that I shall fulfill them in all respects. I have prepared and signed the structural design and drawing of the proposed building as per the prevailing Indian Standard Specifications and further certify its structural safety and stability in design.

Signature of the Structural Engineers \_\_\_\_\_ Date \_\_\_\_\_

Name in Block Letters \_\_\_\_\_

Registration No. \_\_\_\_\_

Address \_\_\_\_\_

4. I undertake to supply the owner and the supervisor the detailed drawings. If my services are terminated, I undertake to initiate the Authority in writing.

Signature of Architect/Authorized Signatory. \_\_\_\_\_ Dated: \_\_\_\_\_ Name in  
Block Letters \_\_\_\_\_

Registration No. \_\_\_\_\_

Address \_\_\_\_\_

**FORM NO. 2(C)**  
**( SEE REGULATION NO. 3.3 (VII) )**  
**CERTIFICATE OF UNDERTAKING OF**  
**REGISTERED CLERKS OF WORKS/SITE SUPERVISER**

To.....  
.....  
.....

Ref : Proposed work of .....

(Title of the work )

C.S.NO. /R.S.NO. /F.P.NO.....in word.....

at village..... Taluka.....

in T.P.S NO.....at.....

Owner :

Address :

Tele. No.....

I possess a current Registration to act as Registered .....

I hereby certify that I am appointed as a registered .....on the above mentioned project and that all the works under my charge shall be executed in accordance with the stipulations of the National Building Code and relevant standards of the I.S.I.

I am fully conversant with the provisions of the Regulations which are in force and about the Duties and Responsibilities under the same and I undertake to fulfil them in all respect.

\* I undertake not to supervise more than ten works at a given time as provided in Development Control Regulations.

\* I undertake not to supervise work simultaneously at one point of time on any other sites during my supervision of the execution of this work.

Signature:

Registration No.....Date.....

Name.....

Address.....  
.....

Tele.No.....  
.....

\*

To be struck off if not applicable

**FORM No 2(d)**  
**(Regulation No 3.3 (VII))**  
**CERTIFICATE UNDERTAKING**  
**FOR HAZARD SAFETY (REGULATION No. 18.4) REQUIREMENT**

To,

---

REF: Proposed work of \_\_\_\_\_  
(Title of project)

C.S. No./RS.NO. (F.P. No. \_\_\_\_\_)

---

In ward No. \_\_\_\_\_ at Village \_\_\_\_\_ Taluka  
\_\_\_\_\_ T.P.S. No. \_\_\_\_\_ of \_\_\_\_\_

Village/Town/City

1. **Certified that the building plans submitted for approval satisfy the safety requirements as stipulated under Building Regulation No. 18.4 and the information given therein is factually correct to the best of our knowledge and understanding.**
2. It is also certified that the structural design including safety from hazards based on soil conditions shall be duly incorporated in the design of the building and these provisions shall be adhered to during the construction

Signature of Owner with date \_\_\_\_\_  
Name in Block Letters \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of the **Engineer/**  
Structural Engineer with date \_\_\_\_\_  
Name in Block Letters \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_

Signature of the  
Developer with date \_\_\_\_\_  
Name in Block Letters \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_

Signature of the  
Architect with date \_\_\_\_\_  
Name in Block Letters \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_

**Note: The certificate of Undertaking shall be signed by person concerned as per the provisions of these regulations**

**SPECIAL BUILDING INFORMATION SCHEDULE**  
(In case of small houses of one or two storeyed load bearing masonry construction)  
TO BE ANNEXED WITH FORM 2(D)

1 Building address	Sub-Plot No.	RSNo/F PNo/ Colony	Scheme Name/No.	Town:	Taluka:	District			Reference	
2 Building category	2.1 Type of Construction		Brick masonry or other rectangular units			Dressed stone masonry		RCR masonry		
3 Location	3.1 Seismic zone		V		IV		III		Table : 1	
	3.2 Design intensity (MM/MSK)		IX		VIII		VII		Table : 1	
	3.3 Cyclone zone		20%	40%	50%	60%	75%	80%	100%	Table : 2
4 Foundation	4.1 Soil type at site (Note 2)		Rocky/Stiff		Medium		Soct/Black Cotton Soil		Liquefiable Ref.(1)	Table : 3
	4.2 Depth of water table below GL		In Meter: _____							
	4.3 Type of footing/ Foundation used		Strip with or without sand bed		Individual column footing	Under-ream piles		*Any other (specify)		
5 Super-structure	5.1 Storeys etc.		Basements:0/1		G.F:	1 <sup>st</sup> Floor		2 <sup>nd</sup> Floor	Water tank on roof capacity=_____ Ltr.	
	5.2. Mortar		C:S = 1:4		C:L:S =1:1:6		*Any other (Specify)			
	5.3 Floors		RC slabs		Stone slabs on joists	Prefab flooring elements on beams		*Any other (specify)		
	5.4 Roof		Flat like floors/ Sloping		Trussed/raftered/'A' frame/Sloping RC slab				* Any other (specify)	
	5.5 Roof covering		CGI sheeting		AC sheets			Morbi tiles		* Any other (specify)



6 Safety of sloping roof where used	6.1 Bracing provided	In plan Yes/No/NA	In plane of rafters Yes/No/NA	In plane of vertical columns Yes/No/NA				Cyclone guidelines	
	6.2 Roof anchorage	To walls=by Bolt : length=_____ cm						Cyclone guidelines	
	6.3 Connections	Connecting to Purlins J-bolt/wire		Purlins to rafters Bolt/Wire		Truss elements Welding/Bolts/Nails/ Straps		Cyclone guidelines	
7 Load bearing wall building	7.1 Opening in walls	Control used on sizes Yes/No/NA		Control used on location Yes/No/NA		Strengthening around Yes/No/NA		DMA guidelines	
	7.2 Bands provided	Plinth band Yes/No/NA	Lintel band Yes/No/NA	Eave band Yes/No/NA	Roof band Yes/No/NA	Gable band Yes/No/NA	Ridge band Yes/No/NA	Construction Guidelines 11.3, 16.1	
	7.3 Vertical bars	At corners of rooms Yes/No/NA			At Jambs of openings Yes/No/NA				Construction Guidelines Clause:11.5, 18
	7.4 Stiffening of floors/ roof with separate units	RC screed & band Yes/No/NA			Peripheral band and connectors Yes/No/NA		Diagonal planks and alround band Yes/No/NA		Construction Guidelines Clause:11.4, 17

Note: You have to encircle appropriate data/fact  
or  
Give relevant fact/data where option is not given  
or  
Specify particular fact/data where options are not applicable in your case.

Ref: 1. Guidelines for reconstruction and new construction of houses in earthquake affected areas, if any  
2. Guidelines for cyclone resistant construction of buildings in State Department.

**FORM NO. 3.**  
(See Regulation No. 3.3 (viii))

	A	Area Statement	Sq Mts.	I.			
Layout plan, Building Plan Details Form for carrying out development Work.  1) Site Plan 3.3 [under regulation no. (IV) & (VI) (a)]  2) Detailed Plan [under regulation no. 3.3 (V) ]  3) Layout Plan [under regulation no. 3.3 (VI) (b)]	1.	Area of Plot (a) As per record (b) As per site condition		List of Drawing		No. of Copies	
	2.	Deduction for (a) Proposed roads (b) Any reservations Total (a + b )		II.			
	3.	Net area of plot (1 - 2)		Ref. Description	Date :		
	4.	% of Common Plot		of last approved plans (if any)			
	5.	Balance area of Plot (3 - 4)		III. Description of proposed property			
	6.	Permissible F.S.I.					
		Total Built up area permissible at :					
		a. Ground Floor		IV.			
		b. All floors		North line	Scale	Remarks	
		Existing floor area at :					
	G.F.						
	F.F.						
	2nd floor						
	Rest of the floors and tower floor						
	Proposed area at :						
	G.F.						
	F.F.						
	2nd Floor						
	Rest of the floors and tower floor						
	Total : built up area :						
	Proposed F.S.I. consumed :						
	B.	Balcony area statement :		V. CERTIFICATE : i) Existing Structure and adjoining property is seen by me and necessary precaution will be taken for smooth working without any damage to existing work. Manhole connection is possible and is verified by me. ii) Certified that the plot under reference was			
	1.	Proposed balcony area per floor					
	2.	Excess balcony area (Total)					
	C.	Tenement Statement					
	1.	Area for tenement					
	2.	Tenement permissible at : G.F.					

	3.	All floors Tenement existing at : G.F.	Surveyed by me on _____ and the dimensions of sides etc. of plot state on plan are as measure on site and the area so worked out tallies with the area stated in document of ownership/T.P record. Architect/Engineer/Surveyor Signature.									
	4.	All floors Tenement proposed at : G.F.										
	5.	All floors Total tenements (3 + 4)										
	D.	Tenement Particulars										
	1.	Nos. of rooms per tenement										
	2.	Toilet units provided for tenement.	<b>VI. SIGNATORIES</b> <table border="1"> <tr> <td>Signatory</td> <td>Signature</td> <td>Name and address with Regn. No.</td> </tr> <tr> <td>Owner</td> <td></td> <td></td> </tr> <tr> <td>Architect/ Engineer/ Surveyor</td> <td></td> <td></td> </tr> </table>	Signatory	Signature	Name and address with Regn. No.	Owner			Architect/ Engineer/ Surveyor		
Signatory	Signature	Name and address with Regn. No.										
Owner												
Architect/ Engineer/ Surveyor												
	3.	Tenement floor area										
	E.	Parking Statement.										
	1.	Parking space required as per regulations :										
	2.	Proposed parking space :										
	3.	Loading unloading area :										

**FORM NO. 4.**  
(See Regulation No. 3.3(viii))

<p>FOR SUBDIVISION/ AMALGAMATION/LAYOUT OF LAND</p> <p>SITE PLAN [under regulation no. 3.3 IV and VI (a)]</p> <p>Layout Plan [under regulation no. 3.3 VII(b)]</p>	A	Area Statement	Sq Mts.	I.		
	1.	Area of Plot		List of Drawing attached	No. of copies	
	2.	Deduction for : (a) Proposed roads (b) Any reservation Total : (a+b)		II.		
	3.	Net area of plot (1-2)		Ref. & Description of Last approved plans if any	Date	
	4.	Common plot Balance area of plot (3-4) Permissible F.S.I. Total Built-up area permissible Existing floor area F.S.I. Notes :		III.		
				Description of proposed development and Property		
				IV.		
				North line	Scale	Remarks
				V. CERTIFICATE		
				Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot state on plan are as measure on site and the area so worked out tallies with the area stated in document of ownership/T.P.record. Architect/Engineer Signature.		
				VI. SIGNATORIES		
				Signatory	Name and address with Regn. No.	
				Owner/ Developer/ Architect/ Engineer/ Clerk of works/ Site supervisor		

**FORM NO. D.**  
(See Rule -10 and Regulation No. 5.1)  
**DEVELOPMENT PERMISSION**

Permission is hereby granted/refused under Section 31/32 of the Himachal Pradesh Town and Country Planning Act, 1977/under Section 253 and 254 of Bombay Provincial Municipal Corporation Act, 1949.

to \_\_\_\_\_ (name of the person)  
for \_\_\_\_\_ (Description of work)  
on the following conditions/grounds

Conditions : (in case of grant)

**subject to the submission of detailed working drawings, and structural drawing(s) along with soil investigation report before the commencement of the work.**

Grounds :  
(in case of refusal)

a) Documents/N.O.C. etc.:-

Following documents/plans/N.O.C./undertakings as mentioned in form no. 1 are not submitted.

b) Site Clearance :

i) Site is not cleared as per the provisions of Development Plan with respect to

- road line
- reservations
- zone
- other (specify)

ii) Site is not cleared as per the provision of Scheme ..... with respect to

- Road
- reservation
- final plot
- other (specify)

iii) Proposed use is not permissible according to the width of road as per the provision No. 11.2.

c) Scrutiny of Layout :

Following provisions are not as per the Development Control Regulations :

- Set back
- margin
- common plot
- internal roads
- parking space
- ground coverage
- any other (specify)

d) Scrutiny of Building Requirements :

Following provisions are not as per the Development Control Regulations.

- F.S.I.
- Height
- Ventilation
- Open air space
- Provisions for Fire protection
- Any other (specify)

Chief Executive Officer/ Authorised officer/  
Baddi-Barotiwala-Nalagrah Development Authority/  
Commissioner/ Municipal Corporation.

FORM NO.6 (A)

PROGRESS CERTIFICATE

Plinth Stage/In case of basement casting of basement slab

Reference No.

Owner's Name:

Submitted on:

Location:

Received on:

The Chief Executive Officer/ Authorised officer/  
Baddi-Barotiwala-Nalagrah Development Authority/

Sir,

We hereby inform you that the work of execution of the building as per approved plan, working drawing and structural drawings has reached the Plinth Level and is executed under our supervision.

We declare that the amended plan is not necessary at this stage.

Yours faithfully,

Signature of the  
Supervising Engineer/Owner

Date:

Name in block letters: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

FORM NO.6 (B)

**PROGRESS CERTIFICATE - FIRST STOREY**

Reference No.

Owner's Name:

Location:

Submitted on:

Received on:

The Chief Executive Officer/ Authorised officer/  
Baddi-Barotiwala-Nalagrah Development Authority/

Sir,

We hereby inform you that the work of execution of the building as per approved plan, working drawing and structural drawings has reached the first storey level and is executed under our supervision.

We declare that the amended plan is not necessary at this stage.

Yours faithfully,

Signature of the  
Supervising Engineer/Owner

Date:

Name in block letters: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

FORM NO.6(C)

**PROGRESS CERTIFICATE - MIDDLE STOREY IN CASE OF HIGH-RISE BUILDING**

-----

Reference No.

Owner's Name:  
Submitted on:

Location:  
Received on:

The Chief Executive Officer/ Authorised officer/  
Baddi-Barotiwala-Nalagrah Development Authority/

Sir,

We hereby inform you that the work of execution of the building as per approved plan, working drawing and structural drawings has reached \_\_\_\_\_ storey level and is executed under our supervision.

We declare that the amended plan is not necessary at this stage.

Yours faithfully,

Signature of the  
Supervising Engineer/Owner

Date:

Name in block letters: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



FORM NO.6 (D)

**PROGRESS CERTIFICATE - LAST STOREY**

-----

Reference No.

Owner's Name:  
Submitted on:

Location:  
Received on:

The Chief Executive Officer/ Authorised officer/  
Baddi-Barotiwala-Nalagrah Development Authority/

Sir,

We hereby inform you that the work of execution of the building as per approved plan, working drawing and structural drawings has reached \_\_\_\_\_ storey level and is executed under our supervision.

We declare that the amended plan is not necessary at this stage.

Yours faithfully,

Signature of the  
Supervising Engineer/Owner

Date:

Name in block letters: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**FORM NO. 7**  
[See Regulation No. 6.2(c)]

**COMPLETION REPORT**

Reference No.  
Owner's Name:  
Submitted on:

Location:  
Received on:

The Chief Executive Officer/ Authorised officer/  
Baddi-Barotiwala-Nalagrah Development Authority/

Sir,

The work of erection/re-erection of building as per approved plan is completed under the Supervision of Architect/Developer/Engineer who have given the completion certificate which is enclosed herewith.

We declare that the work is executed as per the provisions of the Act and Development Control Regulations/Byelaws and to our satisfaction. We declare that the construction is to be used for \_\_\_\_\_ the purpose as per approved plan and it shall not be changed without obtaining written permission.

We hereby declare that the plan as per the building erected has been submitted and approved.

We have transferred the area of parking space provided as per approved plan to an individual/association before for occupancy certificate.

**Any subsequent change from the completion drawings will be our responsibility.**

**Yours faithfully,**

**(Developer's Signature)**

**(Owner's Signature)**

**Name of Developer**

**Name of Owner**

**Date:**

**Address:**

**Encl: Completion Certificate**

**FORM NO.8**

**BUILDING COMPLETION CERTIFICATE**

---

Reference No.

Owner's Name:  
Submitted on:

Location:  
Received on:

The Chief Executive Officer/ Authorised officer/  
Baddi-Barotiwala-Nalagrah Development Authority/

Sir,

1. The building/s has/have been constructed according to the sanctioned plan.
2. The building/s has/have been constructed as per approved plan and structural design (one set of structural drawings as executed and certified by the Structural Engineer is enclosed) which incorporates the provision of structural safety as specified in relevant prevailing Indian Standard Specifications/ Guidelines.
3. Construction has been done under our supervision/guidance and it adheres to the drawings submitted and records of supervision have been maintained by us.

Signature of the  
Supervising Engineer/Owner

Signature of the  
Structural Designer

Date:

Date:

Name in block letters: \_\_\_\_\_

Name in block letters: \_\_\_\_\_

Address: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**FORM NO.9**

**FORM OF OCCUPANCY CERTIFICATE**

-----

(Brief description of nature of development)

On Survey No. \_\_\_\_\_ of village \_\_\_\_\_ Taluka \_\_\_\_\_  
Plot No. \_\_\_\_\_ Scheme No. \_\_\_\_\_ Street \_\_\_\_\_ Ward/Sector \_\_\_\_\_  
\_\_\_\_\_ owned by \_\_\_\_\_ in the development area, completed and constructed as per plan

prepared by \_\_\_\_\_ under the supervision of \_\_\_\_\_  
(Architect/Engineer) (Supervising Engineer/Owner)

Architect has been inspected on \_\_\_\_\_ and I declare that the development has been carried out in accordance with the Development Permission No. \_\_\_\_\_ dated \_\_\_\_\_ and that the development is fit for the use for which it has been permitted.

The Chief Executive Officer/ Authorised officer/  
Baddi-Barotiwala-Nalagrah Development Authority/

Date:

**FORM NO. 10.**

(See Regulation No. 9.1)

Registration for Architect/Engineer /Structural Designer/Surveyor/ Clerk of Work/Site Supervisor/, Developer/  
owner.

APPLICATION FORM

Name :  
:  
Address (Local) :  
:  
Permanent Address :  
Telephone No. :  
Qualifications :  
Experience :

Are you serving anywhere ?  
(Give detailed address of employer and his No  
Objection Certificate)

Registration/Registration renewal fee/remitted  
in person/by M. O. etc. :  
(No such fees shall be payable by Architect :  
registered with council of Architects, India :  
Last year's Registration No.

Further particulars, if any

I hereby undertake to abide by all Rules, Regulations, Standing Orders, Requisitions and instructions given by the Authority and shall carry out duties and responsibilities as prescribed in Development Control Regulations. I also understand that if, I fail to perform my duties as above, the Authority will be entitled to withdraw my Registration and forfeit my Registration fee, if any.

Kindly grant me a new/renewed Registration for the year \_\_\_\_\_. Registration Book may be sent to me when ready. I send herewith two passport size copies of my photographs signed by me.

Signature of applicant.

**FORM NO. 11.**  
(See Regulation No. 25)

**STRUCTURAL INSPECTION REPORT**

(This form has to be completed by registered Structural Designer after his site Inspection and verification regarding compliance of all recommendation by the owner, which in the opinion of the registered structural designer are necessary for safety of the structure)

- I. Description by title and location of the property including T.P.No., F.P.No. etc. :  
 II. Name of the present owner :  
 III. Description of the structure :  
 Class I or Class II (Briefly describe the property in general and the structure in particular)

(a) Function	(b) Framed construction							
	Residence(with or without shops)	Apartments (with or Without shops)	Office Bldg.	Shopping centre	School, College	Hostel	Auditorium	Factory
	1	2	3	4	5	6	7	8
A. Load bearing masonry wall construction								
B. Framed structure								
construction and structural materials	Critical load bearing element	Brick	RCC	Stone	Timber	Steel		
	Roof Floor	RCC	Timber	RBC	Steel	Jack-arch		

- IV. Year of construction  
 Year of subsequent additions or rectification's (Please describe briefly the nature of additions or rectification's).
- V. Date of last inspection report filed : Last filed by whom (This does not apply to the first report).
- VI. Soil on which building is founded :  
 i) Any change subsequent to construction :  
 ii) Nearby open excavation :  
 iii) Nearby collection of water :  
 iv) proximity of drain :  
 v) underground water-tank :  
 vi) R.W. Pipes out-lets :  
 vii) Settlements :  
 :
- VII. The Super-structure (R.C.C. Frame structure) :  
 I) Crack in beam or column nature and extent of crack probable causes. :  
 ii) Cover spell :



**FORM FOR APPLICATION FOR COMPOSITION OF OFFENCES UNDER SECTION 39-C OF THE  
HIMACHAL PRADESH TOWN & COUNTRY PLANNING ACT, 1977 (ACT NO. 12 OF 1977)**

From:

\_\_\_\_\_  
\_\_\_\_\_

To,

The Director,  
Town & Country Planning Department,  
Himachal Pradesh, Shimla-9.

Sir,

I/We to apply for composition of offences having carried out unauthorized construction on Khasra No. \_\_\_\_\_ Khata Khatauni No. \_\_\_\_\_ measuring \_\_\_\_\_ situated.

Mauza \_\_\_\_\_ Pargana \_\_\_\_\_ Tehsil \_\_\_\_\_ Distrcit \_\_\_\_\_ Himachal Pradesh.

Details of unauthorized construction are as follows:-

a. In case of deviation from the approved plan:-

i. Original plan approved vide no. \_\_\_\_\_ dated \_\_\_\_\_.

ii. Deviation in the set backs (Floor wise )

1. Ground Floor \_\_\_\_\_ sqm

2. First Floor \_\_\_\_\_ sqm

3. Second Floor \_\_\_\_\_ sqm.

iii. Deviation in Floor Area Ratio \_\_\_\_\_ sqm

iv. Extra coverage of plot \_\_\_\_\_ sqm.

b. In case of total unauthorized construction:

i. No. of storeys of the building \_\_\_\_\_

ii. Whether the construction carried out is as per Development Plan / Interim Development Plan Regulations and other prescribed rules under section 15-A and 16 of the Act \_\_\_\_\_ Yes/ No.

iii. Excess coverage of set backs than permissible.

1. Ground Floor \_\_\_\_\_ Sqm

2. First Floor \_\_\_\_\_ Sqm

3. Second Floor \_\_\_\_\_ Sqm

iv. Whether building construction on an under size plot \_\_\_\_\_ Yes/No.

v. Whether the landuse of the land has been changed \_\_\_\_\_ Yes/ No.

vi. If, yes changed from \_\_\_\_\_ to \_\_\_\_\_.

vii. Excess coverage than the permissible Floor Area Ratio \_\_\_\_\_ Sqm.

viii. Extra coverage of plot than permissible \_\_\_\_\_ Sqm.

I/We attach:

a) \_\_\_\_\_ Sheets of plans, elevation and section stated in the enclosed schedule.

b) Photographs of building from front and one side showing clearly the no. of storeys.

c) Jamabandi/ Sale Deed.

d) Tatima showing access to the plot

e) Site Plan

f) Location Plan

g) No Objection Certificate from the Collector in case the building or a part thereof, falls within the controlled area under the provisions of the Himachal Pradesh Road Side Land Control Act, 1968.



The plans have been prepared by \_\_\_\_\_ (name of the Registered Architect/ Planner/ Engineer), Registration No. \_\_\_\_\_ Address \_\_\_\_\_.

I/We have deposited a sum of Rs. 100/- towards the application fee vide treasury Challan, dated \_\_\_\_\_ (Original attached) or receipt no. \_\_\_\_\_ dated \_\_\_\_\_ (Original attached).

Yours faithfully,

Signature of Applicant(s)

Address

### SCHEDULE

#### PLANS:

1. Site Plan in 1:200 scale showing all drainage lines, sewage connection/ or location of septic tank, soak pit and house drainage.
2. Building Plans to the scale of 1:100 scale showing:
  - a. Ground floor plan. These drawing must be in the form of working drawing all the dimensions of room openings, thickness of walls, roofs, flooring, foundation and damp proof course.
  - b. Other Floor plans
  - c. Typical Cross Section
  - d. Longitudinal Section
  - e. Two Elevations.
3. Schedule of Area:
  - a. Built up Area \_\_\_\_\_ Sqm.
  - b. Open Area \_\_\_\_\_ Sqm.
  - c. Total Plot Area \_\_\_\_\_ Sqm.
4. Schedule of Open Spaces:
  - a. Front set back \_\_\_\_\_ Sqm
  - b. Side set back \_\_\_\_\_ Sqm
  - c. Rear set back \_\_\_\_\_ Sqm.

Signature of Applicant