

**The Uttarakhand
Building Construction and Development
Bye Laws / Regulations, 2011
(Amendment 2017)**

Preface

Whereas the Government of Uttarakhand observed that the provisions relating to grant of permission for building operation and development along with other provisions are existing; in order to streamline the provisions of Building Regulations and to facilitate citizens, the Building Regulations being followed by the different Agencies / Departments / Authorities were then repealed by the Government and the Uttarakhand Building Construction and Development Byelaws 2011, was made applicable to entire State of Uttarakhand.

Thereafter, considering and examining several representations / suggestions received on the Byelaws and in the light of Ease of Doing Business, the State Government proposes to make a set of separate comprehensive regulations, relating to receipt of applications in Common Form for the purpose of obtaining permissions for building operation, land development and the procedure for disposal thereof to be followed as well as provisions for registration and accreditation of technical persons etc. Hence the Byelaws has been revised and streamlined as the Uttarakhand Building Construction and Development Byelaws 2017 including the components of green buildings, climate resilient constructions among others.

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PART-A

Building Construction and Development Bye-laws / Regulations

CHAPTER 1: TITLE AND DEFINITIONS

1.1 Short Title, Applicability and Commencement

(1) Short Title

These bye-laws / Regulations may be called the Building Construction and Development bye-laws / regulations, 2011 (Amendment 2017). All existing regulations, regulations, byelaws, orders that are in conflict or inconsistent with these Regulations shall stand modified to the extent of the provisions of these regulations.

These bye-laws / regulations have been promulgated as state model bye-laws / regulations and will be applicable to all the Controlled areas viz; Development Authorities/ Special Area Development Authorities etc. as per provisions of the respective Acts prevailing in the State and also in the areas falling outside such Controlled Areas.

(2) Applicability of Bye-laws / Regulation

Subject to the provisions of the Act, these regulations shall apply

- (i) To the planning, design and construction of building in case of erection of a building;
- (ii) To all parts of the building including change of roof whether removed or not, and in case of removal of whole or any part of the building;
- (iii) To the remaining part of the building after demolition and work involved in demolition in case of demolition of whole or any part of a building;
- (iv) To the whole building whether existing or new building (except only to that part of the building, which is consistent with these Regulations) in case of alteration of a building;
- (v) To all parts of the building affected by the change in case of change of occupancy of a building; and
- (vi) To use of any land or building where sub-division of land is undertaken or use of land or building is changed

(3) Other provisions

- (i) In respect of requirements / provisions regarding development and construction, not covered by these bye-laws / regulations, the latest provisions of National Building Code (NBC) / Urban & Regional Development Plans Formulation and Implementation GuidelinesUDPFI / URDPFI) / Model Building Bye-laws and relevant I.S / B.I.S effective from time to time shall be complied.
- (ii) The right to give any relaxation in these provisions shall lie with the Government. **It shall be necessary in this respect to obtain clear opinion from Town and Country Planning Department. However, in the case of the Controlled Areas the recommendation of the Local Development Authority/Competent Authority shall be mandatory.**

- (iii) Under special circumstances in matters covered by schemes / projects announced under incentive policy of State / Central Government and in ashrams, dharamshalas, etc. in the cities of cultural or religious importance, in case of non-availability of minimum required area plots and approach road width; Maximum 25 percent relaxation shall be permissible after approval from Authority Board / Controlling Authority / Housing Department.
- (iv) The prescribed norms may be curtailed by the concerned authority owing to the geographical conditions of the area.

(4) Commencement

These state model bye-laws shall apply with immediate effect in all the areas of the state and after approval in Authority Board by making necessary amendments, if required w.r.t local conditions by the concerned Development Authority / Special Area Development Authorities/ Local Development Authority / Urban Local Body / Industrial Authority or any other Competent Authority of the State.

1.2 Definitions

In these regulations, unless the context otherwise requires, the definitions given below shall have the meaning indicated against each term. The terms and expressions which are not defined in these Regulations shall have the same meaning as defined in the respective regulations / Bye-laws of the concerned local authorities and/or, as defined in the National Building Code/Model Building Byelaws 2016, as the case may be.

All mandatory building parameters like ground coverage, FAR, setbacks, open space, height, number of storeys, number of dwelling units, parking standards, density etc as defined in Master Plan / Zonal Plan. for various categories of buildings including modification therein made from time to time shall be applicable mutatis mutandis in the Building Byelaws under this clause. All amendments / modifications made in the aforesaid regulations shall automatically stand deemed to have been included as part of these Regulations.

S. No.	Term	Definition
1	Act	means Uttarakhand (U.P. Regulation of Building Operations Act, 1958), Uttarakhand (U.P. Special Area Development Authorities Act, 1986) Adoption and Modification order, 2006 and Uttarakhand Urban and Country Planning and Development Act, 1973(or relevant Act of the Urban Local Body / Industrial Authority , etc.)

S. No.	Term	Definition
2	Addition / Alteration	means any alteration in the existing building or any change from one use to another or any structural change, by using mechanical / related technology or otherwise , resulting in change in area or height or to remove any part of the building or any alteration in structure, such as construction or cutting or removal of any structural wall, column, beam, middle floor including floor or a part of fulcrum
3	Areas, Hill	<ul style="list-style-type: none"> i. Hill villages as per revenue records ii. Entire area falling under Pithoragarh, Almora, Bageshwar, Chamoli, Uttarkashi, Tehri and Rudraprayag districts. iii. Old Chakrata Tehsil and Mussourie Sub-division of Dehradun District. iv. Nainital Tehsil, Koshiya Katauli Tehsil and Dhari Tehsil of Nainital district. v. Entire area of Champawat district except Tanakpur municipal area and entire area of Pauri district except Kotdwar municipal area and entire area of Ramnagar tehsil from Ramnagar northern municipal limits towards north.
4	Areas, Plain	means remaining part of the state excluding above mentioned hill areas.
5	Area, Built-Up	<p>means such densely populated areas wherein commercial, industrial or residential area has been developed as mixed use horizontally and vertically and contains all essential facilities and has been defined as built-up area in the master plan or has been demarcated as such by Authority Board / Competent Authority.</p> <p>In towns not having a master plan or not having a well-defined built up area, the built-up area or whether any land parcel in question falls under the said area or not shall be determined by the competent authority. In such areas, relative to the congested right-of-way, unavailable / negligible setbacks and absence of organized / unorganized open spaces; on the basis of relatively highly dense built-up mass / urban form of buildings, following parameter may be taken as basis.</p> <p>For the plot / buildings present in the area surrounded by the building (on an average ten buildings present on all sides):</p> <ul style="list-style-type: none"> i. Absence of front, side and rear setbacks. ii. Front setback maximum 1.2 mt. (4 feet). iii. Smaller size plots (Average area maximum 100 sq. mt.) iv. Existing ground coverage 75 percent or more. v. Maximum / average width of right-of-way present in front of plots / buildings being 6.0 mt. in plain areas and 2.0 mt. in hill areas. vi. Mixed use of buildings (Ground floor commercial /storage / industrial, first and higher floors commercial / residential).

S. No.	Term	Definition
		vii. Average height of ground floor and further two floors. viii. Colonies / sub-areas within the built-up area / plots developed in a planned manner shall not be included in built-up area.
6	Area, Developed	means an area where infrastructural facilities like roads, water supply, drainage, electricity supply, parks, open spaces etc. related to internal exterior development are available.
7	Areas, Undeveloped	means areas where development / construction work done under any scheme proposed by any agency / competent authority / developer has been undertaken in not more than 10 percent area on a cut-off date determined by the Authority / Competent authority. New / undeveloped areas shall be identified and declared at the competent level on the basis of above parameter. In case of any difficulty in determination of the above area, then from the point of view of practicality, the area within municipal limits may be considered as developed area and area outside of it as new / undeveloped area, for which opinion of Town and Country Planning Department may be sought as required.
8	Atrium	means a court / entrance hall of a building which is sky-lighted or covered with a transparent permanent structure on terrace floor. It shall be added in F.A.R. for only one floor.
9	Authority, Competent	means an authority which has been created by a statute and has the power to approve and regulate development/construction.
11	Authority, Supervision	means an authority who verifies that the work done at the site is as per the approved map
12	Balcony	means a horizontal projection, cantilevered or otherwise including a parapet, handrail or leadrail or balustrade to serve as a passage or sit out.
13	Basement	means a construction having a minimum 50 percent part of its height below the lowest ground level of the site. Depending upon the special topography of the site, it may be determined by the authority as per the definition in N.B.C2016. The basement is to be used for parking, storage and utility.
14	Building	shall mean any structure for whatsoever purpose and of whatsoever materials constructed and every part thereof, whether used as human habitation or not including foundation, plinth, walls, floors, roofs, chimneys, plumbing and building services, fixed platforms, veranda, balcony, cornice or projection, part of a building or anything affixed thereto.
15	Temporary Building	shall mean a building built of un-burnt bricks, burnt bricks without mortar, corrugated iron, bamboo, thatch, wood boarding or plywood but shall not include a

S. No.	Term	Definition
		building built of burnt bricks, cement blocks or stones laid in mortar;
16	Building Envelope	means the area comprising of floors, walls and roof of the building including surface finishes, fenestrations and skylights
17	Building Height	Height of building shall be estimated from the plinth level of the concerned block. For the purpose of calculation of the height of the building, the plinth shall be considered 0.45 mt. from the surrounding natural ground level. The architectural features, meant for beautification only, shall not be included in computation of the height of a building
18	Building, Multi-Storey / High Rise	means building with more than three floors above the ground floor or a building more than 12.00 mt. in height.
19	Convenience Shops	means a shop where the necessary goods for daily needs of the public are available.
20	Covered Area	means the covered area above plinth floor upon which building construction is done. Following structures shall not be included under covered area: <ul style="list-style-type: none"> i. Orchard, rock-garden, well or any structure related to well, plant nursery, water pool, uncovered swimming pool, platform around a tree, tank, foundation, bench, open platform; ii. Drainage culvert, catch pit, gulley pit, chamber, gutter etc.; iii. Boundary wall, entrance door, floorless porch and portico, canopy, slide, swing, uncovered staircase, uncovered ramp etc.; iv. Watchman booth, pump house, garbage shaft, electric cabin / sub-station, generator room and such other utilities structures related to different services.
21	Development (with Its grammatical variations)	means the carrying out of building, engineering, mining or other operations, in, or over, or under land or water, or the making of any material change, in any building or land, or in the use of any building, land, and includes re-development and layout and sub-division of any land and 'to develop' shall be construed accordingly.
22	Development, External	means such development works necessary for development of proposed land / infrastructure works and for its implementation are necessary for upgradation or establishment as per requirement of such urban infrastructure or facilities present nearby or in outer areas of project area namely approach road, electricity supply, water supply, sewerage, drainage etc.
23	Development, Internal	means such development works necessary for different urban activities proposed under project area, namely, internal roads, foot path, drainage, water supply, sewerage, electricity supply, park and organized green area etc., for the implementation of which its affiliation to the infrastructure facilities existing / to be

S. No.	Term	Definition
		developed in nearby or outer areas shall be ensured.
24	Dharamshala / Ashram	means building used for holding religious meetings and as resting place for religious followers, a place where arrangements are made for stay of a particular community at minimal charge in the form of donation or free of cost. The ownership of such buildings / plots essentially be of a registered charitable institution and the operation of permissible activities within it shall also be done by it. In the design of such buildings, a maximum of 25 percent of proposed F.A.R. may be proposed for single rooms and the rest of the F.A.R. shall be in the form of dormitory (alongwith common room and toilet).
25	DoH	means Department of Housing, Government of Uttarakhand;
26	Dwelling Unit	means an independent housing unit with separate facilities for living, cooking and sanitary requirements.
27	Floor Area	means the area covered on any floor.
28	Floor Area Ratio (FAR / F.A.R.)	means the quotient derived by dividing the total floor area by total area of the plot.
29	Floor Area Ratio, Compensatory	means additional F.A.R. permissible up to a specified limit as compensation for transfer of private land free of cost to authority / competent authority by the land owner for 'right of way' / road widening or public convenience;
30	Floor Area Ratio, Purchasable	means additional F.A.R permissible upto a specified limit above the F.A.R. permissible in Master Plan / Zonal plan / Building Bye-laws and Regulations / regularization which may be purchased by the applicant on payment of prescribed fees.
31	Green Building	means any building that has GRIHA or LEED Rating certification.
32	Guest House, Lodging, Inn, Hotels	means tourist houses having 5 to 20 rooms along with dormitory, dining hall, and capacity to provide kitchen. In the guest house any kind of banquet hall, seminal hall, wedding point or other multi-purpose hall for any community activities shall not be permitted.
33	Habitat	means housing / tourism and related project which includes sub-division of plots in a planned way under broad sized plots and developing of more than one separate multi-floor buildings and integrated building aggregation in sub-divided plots / buildings / floors or broad original plot or which have a provision of membership on the basis of lease and time sharing basis, ownership on the basis of such of separately built floors.
34	Habitat,	Different projects developed by developers for habitat development have been

S. No.	Term	Definition
	Category	grouped in different categories on the basis of their areas
35	Habitat Room	means the room accustomed or designed for the purpose of occupancy whether it is for living, sleeping or dining but it shall not include kitchen, bathroom, toilet, wash area, store room, corridor, basement, attic and such other spaces which are usually not used for living
36	Hotels	means a tourist residence having a capacity of more than 20 rooms along with fooding facilities and multi-purpose hall for conference, exhibition for public programs
37	Housing, EWS	means buildings / group housing constructed for Economically Weaker Section. It shall have 25-35 sq. mt. plinth. The plot area for EWS plot shall be 36-45 sq. mt. and the minimum width of the plot shall be 3.0 mt.
38	Housing, LIG	means building / group housing constructed for Lower Income Group. It shall have a 36-45 sq. mt. plinth. The area of LIG plot shall be of 40-60 sq. mt. and the minimum width of the plot shall be 3.6 mt.
39	Housing, LMIG	means building / group housing constructed for Lower Middle Income Group. It shall have a 46-55 sq. mt. plinth. The plot area for LMIG shall be 61-75 sq. mt. and the minimum width of the plot shall be 4.5 mt.
40	Loft	means a floor in between two floors or a space left out of pitched roof which is generally above the ground floor and is built for the storage purpose. In hill areas, in case of pitched roof the height of loft at the end of the roof shall be zero and in the middle it shall be maximum 1.5 mt.
41	Mezzanine Floor	means an intermediate floor between two floors of any storey forming an integral part of floor below. It may be approached from the lower floor. This floor shall be counted in F.A.R computation.
42	Multiplex	means a building campus with minimum two cinema halls and meant for commercial, cultural, entertainment activities
43	Open Space	means an integral part of the plot open to sky
44	Operational Buildings	means any building, temporary or permanent, which is necessary for the operation, maintenance, development or execution of any of the following services – railways, national waterways, airways and aerodromes, post and telegraph, telephones, wireless broadcasting and other forms of communication, regional electricity grid and other services which the State Government may deem fit if it is of the opinion that the operation, maintenance, development, execution of such service is essential to the life of the community, and by notification, declare to be a service. Construction of new residential buildings, hospitals, clubs, institutions and schools, roads and drains in railway colonies, and new buildings or construction or

S. No.	Term	Definition
		installations or any extension thereof, in case of any other service, shall not be deemed within the meaning of this definition
45	Owner	means a person who has a legal right over a land or building or is receiving rent for it or in case of premises being given on rent is entitled to service rent for it and shall include the following: <ul style="list-style-type: none"> i. Any agent or person receiving rent on behalf of the owner; ii. Any agent or person receiving rent or who has been handed over the management of the land or building which is meant for religious or charitable purpose; iii. Any receiver agent or manager appointed by any competent court who has been given the charge / right to act on behalf of the owner in the premises
46	Plinth	means the portion of a structure between the surface of the surrounding ground and surface of the floor immediately above the ground. It should be minimum 0.45 mt. from ground level to plinth level
47	Plinth Area	means the built up covered area measured at the floor level of the basement or of any storey
48	Plot	means a parcel or piece of land enclosed by definite boundaries. The maximum average between the frontage and depth of a plot meant for whatsoever purpose should be 1: 3.5 after leaving required right of way. In case of the average being higher than stated above, the map shall be approved only on notional 1:3.5 average of the plot and the remaining space shall remain open
49	Plot, Area	means net plot area remaining after leaving required right of way from the plot
50	Plot, Corner	means a plot situated between two or more roads crossing or meeting each other with approach to the building or to any of its floor
51	Registered Habitat Developer (R.H.D.)	means such land developers registered for development of habitat projects in state on the basis of their prescribed net worth and turnover as per directions issued from time to time or as per norms prescribed by the Department of Housing, Government of Uttarakhand
52	Registered Professional / Technical Person	means such professional personnel registered under Building Byelaws / Regulations under relevant sections of the Act or under any body constituted under the Act, under which the above professions are governed <p style="text-align: center;">or</p> <p style="text-align: center;">a Structural Engineer empanelled with the Department of Housing, Government of Uttarakhand</p> <p style="text-align: center;">or</p> <p style="text-align: center;">Architect registered with Council of Architecture (CoA)</p> <p style="text-align: center;">or</p> <p style="text-align: center;">COA registered Architect empanelled with the Authority /LEED/GRIHA/BEE</p>

S. No.	Term	Definition
53	Road / Street	means any highway, street, lane, pathway, alley, stairway, passageway, carriageway, footway, square, place or bridge whether a thorough-fare or over which the public have a right of passage or access or have passed and have access uninterruptedly for specified period, whether existing or proposed in any scheme and includes all bends, channels, ditches, storm water drains, culverts, sidewalks, traffic islands, roadside trees and hedges, retaining walls, fences, barriers and railing within the street lines
	Road, Approach	a clear approach to a plot or a building.
54	Road, Internal	means roads / passage facilitating approach to internal parts of a colony / project site
55	Road Line	means the line towards which the side limits of roads are determined
56	Road Width, Approach	means the authorized ROW (Right Of Way available as per municipal or other record) or ROW as defined in Master Plan/ Zonal Plan/ sanctioned layout plan.
57	Road Width, Authorized	means such roads whose construction / widening is undertaken or is to be undertaken by state body or any other executing agency and the budget has been allotted for it, the width of such roads available or expected to be available after its construction / widening is called Authorized Road Width. Above mentioned such roads whose width is not uniform throughout the stretch, in such cases the average width of such road between two major junctions shall be applicable.
58	Service Lane	means a an alley / 'gali' used for services at the side or back of a plot
59	Setback Line	A line usually parallel to the plot boundaries or center line of a road and laid down in each case by the Authority or as per recommendations of Master / Zonal Plan, beyond which nothing can be constructed towards the plot boundaries excepting with the permission of the Authority
	Special Building	Includes all buildings like assembly, industrial, buildings used for wholesale establishments, hotels, hostels, hazardous, mixed occupancies with any of the aforesaid occupancies and centrally air conditioned buildings having total built up area exceeding 500 sq m.
60	Stilt Floor	Stilt or stilt floor means non habitable portion of a building whose more than 80% height is above ground level consisting of structural columns supporting the super structure with at least three sides open for the purpose of parking cars, scooters, cycles
61	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

S. No.	Term	Definition
		between any floor and the ceiling next above it
62	Use Group	means the principal occupancy for which a building or a part of a building is used or intended to be used, for the purposes of classification of a building according to the occupancy, an occupancy shall be deemed to include subsidiary occupancies which are contingent upon it. The occupancy classification shall have the meaning given below unless otherwise spelt out in the Master Plan
i	Residential Buildings	shall include any building in which sleeping accommodation is provided for normal residential purposes with or without cooking or dining or both facilities. It includes one or two or multi-family dwellings, lodging or rooming houses, dormitories / hostels, apartment houses and flats and hotels
ii	Educational Building	shall include a building exclusively used for a school or college, recognized 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 as research institution. It shall also include quarters for essential staff required to reside in the premises, and building used as a hostel captive to an educational institution whether situated in its campus or outside. Or other activities which are of similar nature as per sanctioning authority
iii	Health Building	shall include hospital, sanatorium, health center or a place for looking after people suffering from physical or mental illness or a place of caring for weaker / orphan children or place of living for people requiring treatment / old-age home, night shelter etc. Or other activities which are of similar nature as per sanctioning authority
iv	Institutional Building	shall include a building constructed by Government, Semi- Government Organizations or Registered Trusts and used for medical or other treatment, or for an auditorium or complex for cultural and allied activities or for a hospice, care of persons suffering from physical or mental illness, handicap, disease or infirmity, 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, custodial and penal institutions such as jails, prisons, mental hospitals, houses of correction, detention and reformatories etc.
v	Assembly Buildings	shall include any building or part of a building where group of people not less than 50 congregate or gather for amusement, recreation social, religious, patriotic civil, travel and similar purposes; for example theatres, banquet hall, motion picture houses, assembly halls, auditoria, exhibition halls, museums, skating rinks, gymnasium, restaurants, places of worship, dance halls, club rooms, passenger

CHAPTER-2: BUILDING PLAN APPLICATION & APPROVAL PROCEDURE

[NOTE: The Contents Of This Chapter Are Tentative And The Procedure & Timeline Given Will Be Finalised After The Software For Online Approval Process Is Final]

2.1 Exemption from Permission

In case of compliance with general construction requirements, stability of structure and Part-4 of National Building Code–2016, permission for following activities shall not be required, provided that the permission as per rules shall be necessary for reconstruction, alteration and addition of existing building where structural changes are implied such as construction of column, beam, new load bearing wall, putting new slab, removing old load bearing walls etc. The compliance of fire safety as per Part-4 of National Building Code (NBC) will be necessary for this purpose.

- 1 Opening or closing of such windows, doors, skylights which are not opened towards any other person's property.
- 2 Provision of doors for internal activity.
- 3 Internal division without violating the minimum parameters.
- 4 Gardening.
- 5 White Washing.
- 6 Colour painting.
- 7 Refixing tiles on pre-sanctioned coverage. Grouting or repairing of roof (but the construction of the ceiling of mezzanine floor shall not be permissible).
- 8 Reconstruction of floor.
- 9 Plastering or partial repair of plaster.
- 10 Construction of 0.75 meter wide sun-shade on own land.
- 11 Construction of maximum 1.20 meter high boundary wall from the center line of the road for marking the limit of own plot, but the construction of boundary wall shall not be permissible on the land falling under the width of road prescribed in Master Plan/Zonal Plan/Lay-out Plan.
- 12 Construction work for implementation of any services by central/ state Government or any local body for the purpose of inspection or renovation or repair of sewer lines, main gulleys, pipe cables or other equipments.
- 13 Construction of parapet on roof/ terrace/balcony /verandah.
- 14 Construction of temporary shed (only roof) on removable columns without walls/glazing/jaali etc. on terrace/balcony.
- 15 Construction of portico/ porch as per norms provided in building bye-laws/regulations.
- 16 Construction of septic tank/soak pit.
- 17 Installation of hand pump.
- 18 Construction of temporary water tank for construction work.
- 19 Reconstruction of Buildings damaged in natural calamities to their previous state before the damage (provided they were not in unsafe areas) if the construction is in accordance with the Master Plan of the region. In case of unauthorized/ encroached buildings damaged in calamity, re-construction shall

only be permitted on approvals from respective authorities on previously approved layout plans/ maps. For commercial buildings, approval shall be mandatory from respective authority.

20 Construction of necessary structures (including underground tank) for rain water collection, protection and harvesting.

21 In unsafe, prohibited areas under Nainital Municipal Area, the internal division, construction of porch/portico, reconstruction of building shall not be covered by exemption from permission. The above provisions shall be permissible only to the duly sanctioned buildings.

22 Glazed balcony of maximum width 1.80 mt.

2.2 Application for Erection or Re-erection of Building/Development of Land

(1) Any person who intends to erect, re-erect or make alteration in any place in a building or in its structure or demolish any building or carry out any development whether for building operation, layout of land or for change of use of any land or building shall obtain prior written permission from Authority by submitting an application in Form I as "Common Application Form" accompanied by scrutiny fee as prescribed by the Competent Authority & accompanied by the following documents (in hard and soft copy, as desired by the Competent Authority):

- (i) Ownership documents-Mutation document alongwith lease deed / sale deed or possession letter in the name of owner issued by the revenue department or permission to use the land issued by Competent Authority;
- (ii) a site plan as per the specifications mentioned in **Annexure-1**;
- (iii) a building plan or plans including landscape plan & contour plan along with an un-editable Compact Disc / DVD or any other electronic medium permissible by the Competent Authority from time to time containing the drawings in ".DWG" format as per the specifications mentioned in **Annexure-1, clause A-1:3**;
- (iv) Structural drawings as per the specifications mentioned in **Annexure-1, clause A-1:3 (iii) & and chapter-8**;
- (v) Fire safety design as required under National Building Code or under Fire Services Act, as per the specifications mentioned in **Clause -8.2 & 8.3**;
- (vi) Heating, Ventilation, Air-Conditioning (H.V.A.C.) service plan wherever required, as per clause 7.17 & National Building Code Part VIII;
- (vii) Public health services plan in un-editable compact Disc / DVD or any other electronic medium, containing drawings in ".DWG" Format; as per the specifications mentioned in **Clause -7.17 to 7.20** ;and as per the specifications mentioned in **Annexure-4**;
- (viii) Scrutiny fees (non-refundable) at the rate of ten rupees per sq. mt. of the covered area achieved shall be deposited in favor of Competent Authority through any prescribed payment mode.
- (ix) The development fee, upgradation fee, external development charges, security deposits etc. (whichever is applicable and intimated to the owner by the Authority) shall be paid after issue of technical NOC by the Authority.

- (x) The security deposits shall be paid for carrying out development of building in shape of cash or bank guarantee which is refundable without interest after issue of occupancy certificate to ensure adherence to conditions of permission for development and in case of violation of the conditions the security deposits will be forfeited partly or fully as per decision of the Authority.
 - (xi) Upgradation Fee shall be applicable in such areas where Master Plan is not implemented. In areas within limits of urban local body, no upgradation fee shall be charged. Outside above limits, in **non-government projects** such as higher technical / educational institutions and other non-public / semi-public projects having total area more than 2000 sq. mt. shall pay upgradation fee equivalent to half the land use change fee from agriculture use to the proposed use.
 - (xii) **Note: The applicant shall submit all kind of plans in electronic format on the online portal of Competent Authority. The Competent Authority shall convey objections / observations or sanction / refusal through online portal or prescribed mode.**
- (2) Every person applying under **Clause 2.1(1)** shall appoint an Architect / Engineer for drawing up of building plans / structural drawings and for the supervision of erection or re-erection of the building as per the scope of work defined for the technical persons in **Annexure-2**. **The technical personnel except CoA Registered Architect shall have to be registered / empanelled with the Authority.** Their qualification and, competence shall be as per **Annexure-2**.
 - (3) **During construction if appointed Architect / Engineer notices that violation (except compoundable) are going on he shall intimate the owner and advise him to stop further construction and remove the violation, and will also intimate to the concerned authority.**
 - (4) **In case the building application is returned, it may be re-submitted within 60 days from the date of such return without fresh scrutiny fees. Such re-submission, however may not be allowed more than two times in 60 days from the date of first return.**

2.3 Procedure for Submitting Application for low Risk Building through Self-certification

- (1) Any person intending to erect or re-erect building shall apply on **FormSC-I& SC-II** along with documents stated in Clause 2.1 to the Competent Authority for the intimation of approval of building plans of Low Risk Category Buildings (as defined in Chapter-4) under self-certification by the Empanelled Architect alongwith scrutiny and other types of fee as applicable, giving fifteen day notice to the Competent Authority for approval of building plans intimating the date of start of construction. The construction can be started after fifteen days, in case any objection is not conveyed to the applicant.
- (2) Certificate of conformity to regulation and structural safety for the relevant buildings (depending upon type and height) in the relevant **Form SC-II**.
- (3) Competent Authority or any other person authorized by him reserves the right to check the building plans and construction at any stage and violations (except compoundable ones), if found shall have to be rectified by the owner / applicant. In case the owner / applicant fail to rectify violations, the Competent Authority may take necessary steps to remove the violations. Action shall also be taken against the

defaulting Architect by referring his case to the Council of Architecture of misconduct and debaring / blacklisting the Architect from doing practice in State Government Departments / Authorities. All rectifications shall be at the risk and cost of the owner and no plea of the owner shall be entertained for any default committed by the Architect engaged by him. In all such cases the procedure of self-certification shall stand aborted.

- (4) If a building is erected or re-erected or construction work is commenced in contravention to any of the building regulations, the Competent Authority or any other person authorized by him shall be competent to require the building to be altered or demolished, by a written notice delivered to the owner. Such notice shall also specify the period during which such alteration or demolition has to be completed and if the notice is not complied with, the Competent Authority or any other person authorized by him may demolish the said building at the expense of the owner.
- (5) The decision of Competent Authority, in case of any dispute shall be final and binding on all concerned.
- (6) At any stage during construction, if an Architect notices that violations (except sanctionable ones) are taking place, he shall intimate to the concerned authority of such violations and stop further supervision. He / She shall also intimate the owner about the violations and advise him to stop further construction. Complete details along with photographs shall be submitted to the concerned authority. The Competent Authority shall immediately issue a notice to the owner on the basis of the Architect's certificate to suspend further work and rectify violations. In such cases the owner shall be held responsible for further additions in violations. Such a situation shall automatically annul the process of self-certification and the owner may, after removal of violations, engage an Architect for preparing the revised drawings. In such cases completion shall be given only after scrutiny of revised drawings and inspection of site.
- (7) Sanctionable changes shall be allowed to be done, provided that at the completion stage all changes are incorporated by the Architect in the completion drawings to be submitted by the owner to the Competent Authority. While seeking occupancy certificate, the Architect shall give a certificate that all changes done are as per byelaws and policies of the Government from time to time.

2.4 Change of Owner or Technical Person

After submitting of application or during the construction of building if the Owner / Architect / Structural Engineer / Supervision Engineer or Technical Person are changed, he shall intimate the Competent Authority by email or online building plan approval system that he is no longer responsible for the project from the date of actual dispatch of the letter. The information must be sent within seven days of occurrence of the change to the Competent Authority by the respective Owner / Architect / Structural Engineer / Supervision Engineer or Technical Person. The construction work shall have to be suspended until the new Owner / Architect / Structural Engineer / Supervision Engineer or Technical Person, as case may be, undertakes the full responsibility of the project vide forms and documents submitted at the time of applying for erection / re-erection of the building within seven days of his taking over. Owner's intimation regarding change of name of professional shall be considered to be final by the Competent Authority or any other person authorized by him.

2.5 Preparation of Building Plans by Government Departments

The Government Departments shall prepare the building plans of all Government buildings conforming to this building byelaws and shall issue a certificate specifying that the provisions of this building byelaws have been followed in all respects. Such plans shall be sent to the Competent Authority, for information and record before commencement of erection or re-erection of the building.

2.6 Approval Procedure

- (1) After receipt of Common Application Form for building operations under clause 2.1, the Authority shall refer the same to the concerned Public Agencies, for obtaining No-Objection Certificate before granting or refusing permission to the applicant under clause 2.6.
- (2) The Authority while referring the Common Application Form to the Public Agency shall notify a date and time for conduct of **Common Inspection Programme** and any Public Agency which needs to conduct field visit and inspection for giving No-Objection Certificate, shall conduct the same as part of such notified common inspection program: Provided that the date to be notified shall normally be ten days after receipt of Common Application Form by the Public Agency but in no case it shall exceed twenty days from such receipt.
- (3) The Public Agencies shall normally issue No-Objection Certificates within SEVEN working days from the date of conduct of common inspection: Provided that if any Public Agency has any objection or requires any further information then an inspection report, specifying points of objection thereof shall be submitted within seven working days of conduct of inspection to the Authority with a copy to the applicant.
- (4) Where information and document as required under sub rule (3) has been compiled and submitted by the applicant through the Authority to the satisfaction of Public Agency, No-Objection Certificate shall be issued within three working days from the date of receipt of such required information and document.
- (5) If No-Objection Certificate or an inspection report from any Public Agency is not received within the time limit fixed under **sub-rule (3)**, (4) subject to the provision of these regulations, then it shall be deemed that No-Objection Certificate has been issued by the concerned Public Agency.
- (6) Permission in respect of such categories of building as notified by the Government, from time to time shall require clearances from following Central Government Agencies:
 - (i) Building plans, which require approvals under provision of the Environmental Protection Act, 1986, and as per chapter-10, shall be referred by **the Authority** to State Level Environment Impact Assessment Authority (SEIAA), or as the case may be, for grant of such approval and the application form, if any, of such agency which shall also be part of Common Application Form and on receipt of such form, Agency empowered to give environment clearance shall finalize its recommendations, within such period as prescribed in the regulations and regulations prescribed in that Act;
 - (ii) Applications for permission for construction of building requiring No-Objection Certificate from the National Monument Authority (NMA), shall be referred to **Director of Culture, Uttarakhand** by the Authority, who shall conduct enquiry as per common inspection programme notified by

Authority under **sub-rule (2)** and shall submit his views to National Monument Authority(NMA) within the time limits fixed under **sub-rule(3)** and after receipt of such views, the NMA shall consider and issue such No-Objection Certificate to the Director of Culture, who shall submit the same to the Authority within three working days from the date of receipt of such No-Objection Certificate from the NMA;

- (iii) Applicants requiring No-Objection Certificate from the Airports Authority of India (AAI), railways, defense shall apply to AAI within five days from the date of submission of Common Application Form to the Authority and shall submit a copy of such application to the Authority for records which shall be a proof for determining and notifying the, date for common inspection programme under intimation of the same to the Director of concerned Airport for their representation in common inspection programme;
- (iv) Applicants whose projects require direct access from National Highways maintained by National Highway Authorities of India (NHAI) shall require No-Objection Certificate from the office of NHAI under whose jurisdiction concerned part of National Highway from which direct access is sought for is covered and in such cases, a copy of Common Application Form shall also be sent to the NHAI for issuance of No-Objection Certificate and the process prescribed in the rule shall apply, mutatis mutandis.

2.7 Order for Grant or Refusal of Permission

- (1) Subject to the provisions of the relevant Act, the Authority may refuse permission for building operation if the application form has not been duly filled in or the same is not as per Planning and Building Standard Regulations of the Authority or any Public Agency has refused to give No-Objection Certificate.
- (2) Order for grant for permission for development by the Authority shall be in Form 'IV'. prior to which a technical NOC shall be issued to the owner to submit development and other charges. After submission of the said charges, Order for grant for permission shall be issued.
- (3) Order for refusal for permission for development by the Authority shall be in Form 'V'

2.8 Validity of sanctioned plans

- (1) Every sanction for the erection or re-erection of any building shall remain valid for three years in case of building height less than 12 mt. and for multi-storeyed buildings the sanction shall remain valid for five years from the date of sanction.
- (2) If a building is not completed within three years (or five years, as the case may be) of the date of permission, the sanction will be deemed to have lapsed with respect to that portion of the building which has not been completed. In regard to the incomplete portion of a building, a fresh application shall be submitted in accordance with Clause 2.1 and prescribed scrutiny fee.
- (3) The temporary buildings, permitted by Competent Authority, shall not be allowed to stand three months beyond the validity of the sanctioned plans.

2.9 Re-validation of building plans

After sanction of building plan, in case the construction could not be started within three years (or five years, as the case may be) or has been started but could not be completed within the stipulated period, the owner / applicant may apply for the revalidation of building plans before the sanction has lapsed simply by submitting re-validation fee @ Rs 10 / - (rupees ten only) per sq. mt. for the proposed covered area requested for re-validation. This revalidation of building plans be automatically considered from the date of submission of revalidation fee.

2.10 Deemed Sanction

The Competent Authority shall pass an order within a period of 50 / 15 days of submission of building plans, accompanied by all necessary documents as mentioned in **Clause 2.1**, either sanctioning or rejecting it. The building plan shall be deemed to be sanctioned, if it is in conformity with building byelaws and in accordance with the permitted land use of the area and all leviable fee / charges have been deposited by the applicant but no orders have been passed by the Competent Authority within the specified time.

2.11 Submission of Revised Building Plans during the Validity Period of Sanction

If during the construction of a building, any deviation from the sanctioned plan is intended to be made, approval of the Competent Authority for the same may be obtained before the change is made. The revised plan showing the deviations shall be submitted and the procedure laid down for the sanction of building plan as stated in **clause No. 2.1 and 2.2**, shall be followed for all revised plans, along with the depositing balance scrutiny fee, if any.

Any notice and building approval is not necessary for compoundable alterations / violations, which do not otherwise violate any provisions regarding general building requirements, structural stability and fire safety requirements of this building Byelaws.

2.12 Revocation of Sanction

The sanction granted under **clause 2.6** can be revoked by the Competent Authority, if it is found that such sanction has been obtained by the owner by misrepresentation of material facts or fraudulent document submitted along with the building plan application or otherwise or the construction is not being done in accordance with the sanction granted.

2.13 Maintenance of e-Register for Sanction / Registration of Building Plans

An online E-register shall be maintained for all building applications received permissions given or deemed to have been given or refused or returned under these Byelaws. The said register shall be available online to public for inspection on Departmental website.

2.14 Plinth Level / Fourth Storey / Last Storey Certificate

The owner (or the Architect, in case of self-certification) shall submit a certification from an Architect (or by himself, in case of self-certification) that the construction of building upto **Plinth level / fourth storey / last storey is** as per sanctioned plan. The Competent Authority shall verify the certification as per the inspection schedule in Clause 4.2 and shall issue consent / comments within 15 days of receiving the certification. The certificate shall be deemed to be accepted, if it is in conformity with Byelaws and if no consent / comments have been passed by Competent Authority within specified time.

2.15 Occupancy Certificate

- (1) Every person who intends to occupy such a building or part thereof shall apply for the occupancy certificate in FORM-VI which shall be accompanied by completion notices in relevant Form -VI(A) or VI(B) duly signed by the Architect and / or the supervising Engineer and along with following documents:
 - (i) Detail of sanctionable violations from the approved building plans, if any in the building, jointly signed by the owner, Architect and Engineer.
 - (ii) Complete Completion drawings or as-built drawings along with completion certificate from Architect
 - (iii) Photographs of front, side, rear setbacks, front and rear elevation of the building shall be submitted along with photographs of essential areas like cut outs and shafts from the roof top. An un-editable compact disc / DVD / any other electronic media containing all photographs shall also be submitted.
 - (iv) Completion notice from Architect for green building and ECBC compliance, wherever required
- (2) After receipt of the application for an occupancy certificate for low risk buildings, Authority shall consider the same as per planning and building standard regulations without reference to any Public Agency.
- (3) After receipt of the application for an occupancy certificate for any building other than low risk building, Authority shall consider and refer the same to such Public Agencies having regard to the nature of building for obtaining a No-Objection Certificate from such Public Agency such as fire safety, pollution control board .etc.
- (4) Common Inspection Programme of the Building:
 - (i) After receipt of application for issue of occupancy certificate, the Authority shall notify a date and time for conduct of common inspection programme of the building for which occupancy certificate has been requested.
 - (ii) Every Public Agency, which needs to conduct field visit and inspection for giving their no-objection certificate, shall conduct the same as part of the notified common inspection

programme, the date of which shall be a date, which is three days after but not later than seven days, of receipt of the application.

- (iii) Time limits
 - a. The Public Agencies shall normally issue No-Objection Certificates within three working days of conduct of common inspection programme
 - b. If any Public Agency has any objection or requires further information, then an inspection report, specifying points of objection thereof shall be submitted within three working days of conduct of inspection to the Authority with a copy to the applicant for compliance.
 - c. No-Objection Certificate shall be issued within three working days from the date when compliance to the objection has been made or additional information as required has been submitted by the applicant through the Authority to the satisfaction of such Public Agency.
 - (iv) Deemed Approval: If No-objection certificate from any public agency is not received as per the time limit fixed then it shall be deemed to have been issued by the concerned Public Agency.
- (5) Condition for Grant or refusal of occupancy certificate:
- (i) The occupancy certificate shall be granted by Authority for low risk buildings within ten days from the date of receipt of the application in Form 'VII' duly filled in, if the building has been constructed and completed as per the provisions of Planning and Building Standard Regulations of the Authority.
 - (ii) The occupancy certificate shall be granted by the authority for the building other than low risk building within thirty days from the date of receipt of duly filled in the application Form 'VII', if same, is as per the Planning and Building standards regulation of the Authority and is in accordance with the norms and standards fixed in the relevant Acts, regulations, regulations or instructions issued by any Public Agency and the applicant has complied to observations and provided information and documents as required by Public Agencies and Authority.
 - (iii) Authority may refuse to grant occupancy certificate at any time, if application form has not been duly filled or the same is not as per Planning and Building Standard Regulation of the Authority or any Public Agency has refused to give No-Objection Certificate.
 - (iv) Order for grant of Occupancy Certificate by Authority shall be in Form 'VII' on payment of fee which shall be decided by Authority
- (6) The 'Occupancy Certificate' shall be issued on the basis of parameter mentioned below:
- (i) Minimum 50% of total permissible ground coverage, excluding ancillary zone, shall be essential for issue of occupation certificate (except for industrial buildings) for the first time and the building shall be complete in itself in all respects, for occupancy:

- (ii) Provided, in case of residential plotted, minimum 50% of the total permissible ground coverage shall be essential to be constructed to obtain occupation certificate, where one habitable room, a kitchen and a toilet forming a part of submitted building is completed.
 - (iii) The debris and rubbish consequent upon the construction has been cleared from the site and its surroundings.
- (7) No owner / applicant shall occupy or allow any other person to occupy new building or part of a new building or any portion whatsoever, until such building or part thereof has been certified by the Competent Authority or by any officer authorized by him in this behalf as having been completed in accordance with the permission granted and an 'Occupancy Certificate' has been issued in **Form -VII**. However, Competent Authority may also seek composition charges of compoundable violations which are compoundable before issuance of **Form -VII**.
- (8) **Connection to the municipal sewer / water mains**
- a) Temporary connection for water, electricity or sewer, permitted for the purpose of facilitating the construction, shall not be allowed to continue in the premises without obtaining completion/occupancy certificate.
 - b) No connection to the Municipal water mains or to the Municipal sewer line with a building shall be made without the prior permission of the Authority and without obtaining occupancy /completion certificate.
 - c) In case the use is changed or unauthorized construction is made, the Authority is authorized to discontinue such services or cause discontinuance of such services.
- (9) If the owner or Architect or Engineer or Consultant as the case may be, submits a wrong report while making application under this byelaws or if any additional construction or violation is reported to exist at site or has concealed any fact or misrepresented regarding completion of construction of building along with its eligibility for seeking occupation certificate or before the completion of such report, he shall be jointly and severally held responsible for such omission and complaint against the Architect for suspension of his registration and the owner shall be liable to pay for the penalty as may be decided by the competent authority after giving an opportunity of hearing. Further, if it is emerged that the information is concealed by Technical Person, necessary penal proceedings will be initiated along with debarring Technical Person from practicing in the State of Uttarakhand

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CHAPTER 3: REFORMS UNDER EASE OF DOING BUSINESS

3.1. Applicability of Reforms under Ease of Doing Business

The reforms as mentioned in the below section will be applicable to all structures and buildings in the State of Uttarakhand for all use groups except for single dwelling units (upto 105 sq. mt.) and Convenience Shops (upto 30 sq. mt.).

3.2. Reforms under Ease of Doing Business

All the agencies / authorities / departments that are concerned with the approval of Building Plans or Occupancy-cum-Completion Certificates shall follow the below mentioned guidelines to ensure that the process for granting of construction permits be provided to users / applicants in a smooth and transparent manner.

All the agencies / authorities / departments are to ensure that online applications are invited and that the entire mechanism of approval shall happen without any physical touch points. Physical submission of any document in hard-copy shall not be accepted including fees thus ensuring that the entire approval process be done electronically with no hard-copy file movement.

The users / applicants should be able to track the status of their applications online through the unique reference number through any stage of the process. The users / applicants should also be provided online approval / rejection / objection letters (preferably digitally signed).

- (1) Buildings be inspected based on computerized risk based assessment to ensure that low risk buildings are not imposed regulatory burdens and adequate monitoring is engaged on the buildings that pose higher risks
- (2) Ensure that all the inspection reports at every stage of construction i.e. pre-construction, during-construction and post-construction be submitted within 48 hours of the inspection
- (3) All the inspections reports be available for view and download by the applicants on their logins
- (4) After the inspections have been completed, an online certificate be issued for the inspections
- (5) The inspectors for the site inspections be allocated either randomly (preferred) or by jurisdiction and that manual allocation not be done
- (6) Third party Architects (duly registered with Council of Architecture) be entrusted with the task of providing the Completion Certificates for all such buildings based on which the applicant should then apply for the Occupancy-cum-Completion Certificate to the agencies / authorities / departments / urban local bodies of the State.

- (7) All the affidavits and undertakings that are required from the applicant have been made into a single comprehensive affidavit to ensure that users / applicants need not provide multiple affidavits and undertakings.
- (8) For Building Plan Approval and Final Occupancy-cum-Completion Certificate, only a single, joint site inspection be carried out by all concerned authorities such as Fire, Sewerage, Electricity, Labor, Water Department and internal departments responsible for granting construction permits in urban areas and IDC instead of separate inspections by all the relevant agencies
- (9) All the approval / rejection records should be easily verifiable through the portal of the agencies / authorities / departments .
- (10) The timelines as below need to be adhered and should be limited to 45 days for the entire life cycle of approvals for construction permits:
 - I. Building Plan Approval is provided within 30 days
 - II. Plinth Inspection is done within 7 days of intimation
 - III. Final Occupancy-cum-Completion certificate is provided within 8 days (including inspections)
- (11) All the fees and charges that are to be borne out by the user / applicant should be prominently shown on the respective websites. The fees and charges calculations should be done through online fee calculators.
- (12) All the agencies / authorities / departments should provide an online medium to the users / applicants to raise queries / grievances and that timely action be taken to resolve them

3.3. Creation of Smooth and Transparent Mechanisms

All the agencies / authorities / departments should also provide the relevant areas which are under their jurisdictions to ensure that users / applicants are easily able to verify the concerned agency for approvals.

The agencies / authorities / departments / local bodies should also ensure robust systems for management of information and create actionable reports to identify and rectify issues that may be in the processes for the provisions of various services for construction permits. Departmental dashboards and reports be made available to each of the stakeholders in the system to ensure timely action can be taken to rectify and correct issue areas.

3.4. Grievance Redressal Committee for Building Byelaws

All the agencies / authorities / departments which implement these building bye-laws, there shall be a Grievance Redressal Committee for building bye laws which shall be headed by a senior officer of the Competent authority who shall receive complaints/ difficulties/appeals and provide appropriate redressal in a time bound manner. The above committee shall comprise of:

- (i) An officer of the concerned Competent authority not below the level of Class-1 officer.

CHAPTER 4: RISK BASED CLASSIFICATION

4.1. Risk Based Classification of Building Applications

- (1) For fast track building plan approval, the Competent Authority shall approve building plans considering the risk based classification of buildings depending upon the following parameters:

Parameter		Risk Level		
		Low risk	Medium risk	High risk
Building Classification	Industry	Upto 350 sq. mt. plot size	(as defined in NBC-2016, Part-4, Annex-B: low & medium hazard category) refer annexure-3	(as defined in NBC-2016, Part-4, Annex-B, high hazard category) Refer annexure-3
	Storage / Warehouse	Upto 250 sq. mt. plot size and storage material of category I (refer annexure-3)	Upto 2000sq. mt. plot size and storage material of category I& II (refer annexure-3)	above 2000 sq. mt. plot size and storage material of category II and above (refer annexure-3)
	Residential Usage	upto 105 sq. mt.	upto 500 sq. mt.	above 500 sq. mt.
	Building Assembly (as per Clause 3.1.5, Part-4, NBC 2016)	Not Applicable	D5 (Annexure-3)	D1, D2, D3, D4, D6, D7 (Annexure-3)
	Others	upto 105 sq,mt convenience shops	As per other parameter	As per other parameter
Height	Plains	Buildings upto 9.0 mt. height	More than 9.0 mt. above ground upto 21.0 mt. height	More than 21.0 mt. in height
	Hills	Building upto 7.5 mt. height	More than 7.5 mt. above ground upto 9.0 mt. height	More than 9.0 mt. in height
Floor Area		Covered area on every floor less than 350sq. mt.Of all non-residential buildings & all residential buildings	Covered area on any floor more than 350sq. mt.And less than 500sq. mt.Of all non-residential buildings	Covered area on any floor more than 500 sq. mt.Of all non-residential buildings
Slope of the natural ground		Less than or equal to 10 degrees	Greater than 10 degrees & less than 26.5 degrees	26.5 degree and above

Table 1: Risk Based Classification for Buildings

Note: All the parameter shall be assessed separately to classify the building low, medium or high risk in that particular parameter and the overall risk category of the building will be determined on the basis of the highest risk category for any parameter. The inspections shall be done specifically for the identified risk nature.

- (2) In addition to the above Risk Based Classification, the concerned Authority will further determine whether the location of plot is faced by any of the known risks in terms of Natural Disasters like flood, bushfire, earthquake zone 4 / 5, contaminated land, cyclone, landslide, avalanche, soil liquefaction etc. and take necessary corrective action to reduce such risks by either requesting modification from the applicant in their submitted building plan or rejecting the application, in case the incidence of any such risk is very high.
- (3) The buildings as stated above under the low risk category shall be approved as per **clause 2.2** of self-certification.
- (4) The building under medium & high risk category shall be approved as per clause 2.1.

CHAPTER 5: SITE LOCATION PARAMETERS.

5.1 Use of site, type and character of building

No building shall be constructed on any site, on any part of which there is deposited refuse, excreta or other offensive matter objectionable to the Authority, until such refuse has been removed there from and the site has been prepared or left in a manner suitable for building purposes to the satisfaction to the Authority.

5.2 Restrictions of Building Activity

(1) Roadside Land Control Act 1945: No objection Certificate shall be required from the concerned department before the permission for construction on plots situated on **scheduled** roads for which Road Side Land Control Act, 1945 is applicable.

(2) Airport / Airbase / Airstrip

(i) Buildings:

- a. For building activity within the Restricted Zone / Air Funnel Zone near the airport, necessary clearance from the concerned Airport Authority shall be obtained. No structure shall be constructed or erected on any land within a radius not exceeding twenty kms. from the civil and defense aerodromes, without obtaining a No Objection Certificate.
- b. The building heights and other parameter shall be regulated as per the stipulations of the Airport Authority of India as notified in Gazette of India Extraordinary (S.O.1589) dated 30-06-2008 and as amended from time to time by Ministry of Civil Aviation, Government of India.
- c. Irrespective of their distance from the aerodrome, even beyond 20km limit from the Aerodrome Reference Point, no radio masts or similar installation exceeding 152m in height shall be erected except with the prior clearance from Civil Aviation Authorities.

(ii) Other Structures:

- a. Within a 5km radius of the Aerodrome Reference Point, every structure / installation / building shall be designed so as to meet the pigeon / bird proofing requirement of the Civil Aviation Authorities. Such requirement may stipulate the prohibition of any cavity, niche or other opening on the exterior of such building / installation / structure so as to prevent the nesting and habitation of pigeon or other birds.
- b. No chimneys or smoke producing factories shall be constructed within a radius of 8km from the Airport Reference Point
- c. Slaughter House, Butcheries, Meat shops and Solid Waste Disposal Sites and other areas for activities like depositing of garbage which may encourage collection of high flying birds, like eagles and hawks, shall not be permitted within 10 km from the Airport Reference Point.

(3) Defense Establishments

In case of Sites within 500m distance from the boundary of Defense Areas / Military Establishments, prior clearance of Defense Authority shall be obtained.

(4) Electrical Lines

- (i) No building or part of a building shall be constructed or re-constructed and no additions or alterations to any existing building shall be made in the intervening spaces between the building and any overhead electric supply line unless as described in Table below and specified in the Indian Electricity Regulations as amended from time to time.

SI.No.	Type of Electrical Supply Line	Minimum Vertical Clearance(m)	Minimum Horizontal clearance(m)
1	Low and Medium Voltage lines and service lines	2.5	1.2
2	High Voltage lines up to and including 11000 volts	3.7	1.2
3	High Voltage lines above 11000V and up to including 33000 volts	3.7	2.0
4	Extra High Voltage lines above 33000 volts	3.70 plus 0.30m for every additional 33000 volts or part thereof	2.00 plus 0.30m for every additional 33000 volts or part thereof

Table 3: Clearance from Overhead Electric Lines

(5) Distance from water sources:

Plot boundary shall be determined after leaving the following distance from water source:

S. No.	Water Source	Distance to be left
1	River Bank	30.0 mt.
2	Underground Water Source / Natural Springs	10.0 mt.
3	Nallah / Natural Water Channel / Rivulet	5.0 mt.
4	Lake Boundary / From Full Tank Level	30.0 mt.

Table 1: Water Source and respective distances to be left

The Competent Authority may permit construction of infrastructure related to public services in special circumstances. The directions issued by Hon' National Green Tribunal shall supersede the above norms.

(6) Heritage Structures / Geo Heritage Sites

- (i) In case of Sites located within the distance up to 100m from protected monuments as notified under Archeological Monuments and Ancient Sites and Remains Act 1955 and as amended as well as such sites / streets / area earmarked in Master Plans / Zonal Plans, no construction shall be allowed.
- (ii) For the Sites located within distance of above 100m and up to 200m from the protected monuments, the construction is allowed only after obtaining prior permission from the National Monument Authority in case of listed buildings under the AMASR Act.
- (iii) For the Sites located within the vicinity of any Heritage Structure / Geo Heritage Sites notified as per the respective law, the prior clearance from the concerned authority shall be obtained.
- (iv) For the development / redevelopment of any notified Heritage Structure / Geo Heritage Sites the stipulations as prescribed by the respective authority shall be followed.

(7) Oil / Gas Pipelines

In case of Sites in the vicinity of Oil / Gas pipelines, clearance distance and other stipulations of the Respective Authority shall be complied with. The Oil / Gas Authorities shall also specify the clearances required stretch wise to Local Body.

(8) Railways

The distance between the Railway Property Boundary and the edge of the building shall be 30m as per Indian Railways Works Manual or as per No Objection Certificate (NOC) given by the Railway Authorities.

(9) Vicinity of important buildings

Within 500m radius from the boundary of the Governor's House, State Secretariat, Legislative Assembly, Official Residences of Chief Justice of High Court, Chief Minister, Heads of Legislature and such other buildings as jails, etc. as may be notified by the ULB / Government from time to time, any building upto only 10m height may be permitted on case to case basis as decided by the Competent Authority.

(10) Distance from solid waste landfill sites

No plan shall be sanctioned within 500mt. distance from the boundary of sanitary landfill site. Only agriculture activity shall be permitted in such buffer area.

(11) Construction on Slopes

No construction shall be permissible at places where the natural slope of the proposed site without cut and fill of more than 30.0 degrees (in case of Nainital Municipal Area, it shall not be more than 26.5 degrees).

No construction shall be permissible at places where there is a possibility and tendency of landslide within 250 mt. radius of the proposed site. Such cases which are susceptible to landslides and instability, NOC shall be obtained from Geological & Mining unit of Department of Industries.

However, construction on slopes more than 30 degrees, related to public utilities / infrastructure which are important for the development of the area, may be considered at Government level after obtaining certificate from the geologist in respect of safety, suitability and geological stability of the project on the given slope.

5.3 Approach Road

- (1) The approach road to the site shall be determined by the **Minimum Existing Authorized Width or Width as per Master Plan** on which the plot abuts

S. No.	Category of Construction	Type of Buildings / Projects	Minimum right of way in mt.	
			Plains	Hills
(i)	Residential	Single residential plot	7.5*	2.0
		Multiple units on Single residential plot	9.0	4.5
		Residential-Plotted development	9.0	6.0
		Residential-Group Housing	9.0	7.5
		Affordable Housing	9.0**	6.0**
		EWS & rehabilitation housing schemes	9.0**	6.0**
(ii)	Commercial	Commercial / office spaces- individual sites less than 100 sq. mt.	As approved by Competent Authority keeping in view the site conditions.	
		>100-200 sq. mt.	9.0	4.5
		>200<2000 sq. mt.	12.0**	6.0**
		>=2000 sq. mt.	18.0	7.5
(iii)	Public/Semipublic			
a.	Educational	Nursery / crèche	7.5	3.0 m
		Nursery / Primary Schools upto 4000sq. mt.	9.0	4.5**
		Middle and Senior Secondary	12.0**	6.0**
		Colleges and university	18.0**	7.5**
b.	Health	Laboratory / Clinics upto 750 sq. mt.	9.0	6.0

S. No.	Category of Construction	Type of Buildings / Projects	Minimum right of way in mt.	
			Plains	Hills
		Laboratory / Clinics exceeding 750 sq. mt.	12.0	7.5
		Maternity homes and child care center / Nursing Homes / Dispensary	12.0**	7.5**
		Hospital upto 50 beds	15.0**	7.5**
		More than 50-200 beds	18.0	9.0
		City / zonal / regional level Hospital more than 200	21.0	12.0
c.	Assembly	Assembly (except place of worship)	15.0	9.0
d.	Institutional	Institutional	12.0	7.5
(iv)	Industrial	Household / service units	12.0**	7.5**
		Industrial units	15.0	9.0
		Industrial estates more than 6ha	18.0	12.0

Table 5: Minimum Width of approach road

Note * In case of approach being available by private passage to single residential plot, the width of this passage shall be permitted to minimum 3.00mt. upto 60.0 mt. length, and 4.5mt. upto 100 mt. length, as per ownership. Approach to any other plot shall not be permitted from this private passage.

** The Competent Authority may relax the norms by 1.0 mt., in case of difficulty, after consulting the fire department.

- (i) Such stand-alone residential plots which are enclosed from all the sides by the built-up environment, in such cases, to ensure 9.0mt. approach road, the plan shall be sanctioned after leaving road widening area. The area affected by road widening shall not be constructed in any manner
- (ii) For commercial plots of less than 200 sq. mt., In case of width of passage available being 25 percent less than required passage, the plan may be sanctioned after leaving the required road widening from the plot itself
- (iii) In matters of single residences the approach road which ends at the concerned plot as dead end, there is no justification for leaving required widening width of the passage. In these cases the sanctioning authority shall take decision in respect of the width of passage on the basis of merits and demerits
- (iv) The right of way provided in Master Plan or in Road Side land Control Act, whichever is more, shall be taken as the part of road. No construction or development shall be allowed on this passage
- (v) The structure of road shall be ensured as per provision of Indian Road Congress

- (vi) The calculation of length of road shall be determined from the point of the road in question to the point of its meeting to wider road
- (vii) Commercial building having plot size more than 2000 sq. mt., maximum two multi-purpose auditorium / hall shall be permissible while exhibition, conference hall, mini- theatre / cinema (with maximum capacity of 100 seats per hall) and other entertainment activities shall be allowed

5.4. Minimum Plot Area

Types of Buildings / Project		Minimum Net Plot Size (sq. mt.)	
		Plains	Hills
(I) Residential			
Residential- standalone single plots		30 (on roads less than 18.0 mt.)	30
		250 (on roads more than equal to 18.0 mt.)	
Residential- Multiple units		500	250
Residential- Group Housing [flatted/ plotted]		2000	1000
Affordable Housing / EWS & Rehabilitation housing		4000	2000
EWS & rehabilitation housing schemes	Plotted unit size	30-45	30-45
	Flatted unit size	25-35	25-35
(II) Commercial			
Convenience shops / kiosks*		15	10
Commercial / office spaces		125	75
Mall / multiplex		2500	1500
Serviced apartment		1000	750
Wedding points		2000	1000
Hotels		1000	750
Motel & Resorts		4000	2500
Eco resorts		10,000	7,500
Hostel / guest house		750	500
(III) Public / Semi Public			
Educational			
Nursery / Crèche		750	500
Primary Schools		4000	3000
Middle school		8000	6000

CHAPTER-6: GENERAL BUILDING REQUIREMENTS

6.1 Height of the Building

The height of building shall be computed from plinth level only. For this purpose minimum 0.45 mt. plinth level shall be permissible. In case of plinth level being more than 0.45 mt., the computation of height shall be computed from 0.45 mt. from the **natural** ground level whereas in case of construction of basement, the height shall be calculated from 1.20 mt. above the ground level. The building heights permissible for various areas of the State are as:

- (i) **In Plain Areas:** The maximum permissible height of a building shall be the lowest amongst the prescribed height of a building under the following three restrictions.
- a. 1.5 times of the total of width of road, in front of plot / building plus front setback. In case of the building located on two or more roads, the width shall be determined according to the above for wider road.
 - b. The maximum height of the building shall be as allowed by the F.A.R. of the concerned building.
 - c. Height of building permitted w.r.t the existing width of the approach road as tabulated below:

existing width of:- public road/ road of sanctioned layout plan/ authorized road, in front of plot / building	Maximum height of buildings (mt.)	Maximum number of floors
Less than 9.0 mt.	9.0	Max 3 floors
More than and equal to 9.0 mt. and less than 12.0 mt.	12.0	Max 4 floors
More than and equal to 12.0mt. and less than 18.0 mt.	24.0	Max 8 floors
More than and equal to 18.0 mt.	30.0	Max 10 floors

Table 7: Maximum height of the building

Note: In case of group housings (flatted / plotted), if the approach is through private passage of width not less than 9.0 mt. and length not more than 100mt. from the public road of minimum width 12.0 mt., such projects shall be considered to be located on the existing public road and the maximum height of the building shall be as allowed on the public road.

In case of stilt being used for parking and other necessary services, namely, generator room, H.V.A.C etc., the height of stilt shall not be counted in the total height of the building.

- (ii) **In Hill Areas:** The maximum permissible height [including stilts] of a building shall be the lowest amongst the prescribed height of a building under the following three restrictions:
- a. 1.5 times of the total of width of road in front of plot / building plus front setback or upto 6.00 mt. eaves level, whichever is more. In case the building is located on two or more roads, the width shall be determined according to the above for wider road
 - b. The maximum height of the building shall be 12.0 mt. or four floors.
 - c. The maximum height of the building shall be as allowed by the F.A.R. of the concerned building
- (iii) Other provisions regarding the height
- a. For buildings within the landing and the takeoff zones of aircraft in the vicinity of aerodrome / airport (upto 20 km from airport boundary), the maximum height of the building shall be regulated by the regulations for the construction of buildings in the vicinity of aerodromes by the competent Aerodrome / Airport Authority
 - b. Any building situated towards Doon Valley or ravine, from Gandhi Chowk to Clarence House on Mall Road in Mussoorie, the top level / summit of such buildings shall be 3.0 mt. below the road level
 - c. The Maximum height of the buildings permissible in Mussoorie shall be 11.0 mt. or height of ground plus three floors(including stilts), whichever is less. This permission shall be subject to the prescribed procedure and to the directions given from time to time by the ministry of Forest and Environment, Government of India
 - d. Within **Nainital Municipal Area**, only double storey single residential construction shall be allowed whose maximum height permissible shall be 7.5 mt. upto ridge level of sloping roof and the slope of roof shall be in 1:3 ratio. This permission shall be as per directions given the Hon'ble Supreme Court and as per procedure prescribed in this respect. The compliance of provisions given in **Annexure-5** within Nainital Municipal Limits shall be mandatory
 - e. For **Char Dham towns**, the maximum height of building permissible shall be 6.50 mt. upto eaves level and maximum two floors (including stilts). All the buildings shall have sloping roofs except the cases in which road level terrace parking is proposed
 - f. In hill areas the height shall be permissible subject to the condition that view of prominent sites like lakes, snow bound hills etc. is not obstructed. In case of plots situated on Master Plan roads / National Highways / State Highways, the terrace floor / ridge / summit of the building shall not be above 1.20 mt. high from the road level **on valley side**. It shall be ensured on such roads that at a distance of 4.5 mt. from the vehicle road, only single storey building shall be permitted. The permission for more floors shall be given only when the distance of building is 4.5 mt. from the edge of the road plus the height of

proposed extra floor. In such matters permission may be granted at competent level for the height upto the permissible level on the basis of merits and demerits of the site.

- g. **Relaxation in Height:** In case of sloping roofs in addition to permissible height, an extra height of 1.5 mt. shall be permissible. Architectural features, parapet wall, roof top water tank, antenna, chimney (upto 1.5 mt. height) lift machine room (upto 4.20 mt. height) mummy upto 2.40 mt. have been exempted. The height of chimneys of industrial units has been exempted from this calculation. These type of constructions / features shall cover maximum 20% of the terrace area exceeding which, such extra construction shall be non-compoundable and shall be only demolished. All the relaxations given in height shall be deemed to be seized
- h. In all buildings an increase of maximum 10 percent in height may be allowed above the permissible height as per regulations, provided that the number of floors is as per regulations and other requirements are fulfilled
- i. For hotels, hospitals and other such specialized buildings where HVAC and other ducts are required, such cases shall be permitted to construct a service floor (maximum height including beams 1.8 mt.) which shall not be counted towards the height of the building. More than one service floor shall be counted in the height of the building

6.2 Exterior open spaces / setbacks

(1) Setbacks

- a. For Plots abutting the major roads having right of way (authorized or master plan R.O.W) equal to or more than 18.0 mt., the following front setbacks OR the setbacks prescribed for different buildings in 6.2 (1).b., (whichever is higher), shall be provided:

S. No.	Right of Way (in mt.)	Front Setback (in mt.)
1	18.0	3.0
2	24.0	4.0
3	45.0	6.0
4	50.0	7.0

Table 8: Building Line

- b. For buildings of 12.0 to 15.0 mt. height, provision of minimum 5.0 mt. open space / setbacks shall be made around the building and thereafter for every 3.00 mt. height or part of it, additional setback of 1.00 or the setback prescribed below, whichever is more is required to be provided. Setbacks for building upto 12.00 mt. height shall be as under:

(i) Residential

PlotArea (sq. mt.)	Minimum Required Setback (mt.)							
	Plains				Hill Areas			
	Front	Back	Side-1	Side-2	Front	Back	Side-1	Side-2
30-45	1.2	-	-	-	1.2	-	-	-
Above 45 up to 75	1.5	-	-	-	1.5	-	-	-
Above 75 upto 150	2.0	1.5	-	-	1.5	1.2	-	-
Above 150 upto 300	3.0	2.0	-	-	2.0	1.5	-	-
Above 300 upto 500	4.5	3.0	1.5		3.0	2.0	1.5	
Above 500 upto 750	5.5	3.5	3.0	2.0	4.0	2.5	2.5	2.0
Above 750 upto 1000	6.5	4.0	3.5	3.0	5.0	3.5	3.5	3.5
Above 1000	7.5	4.0	4.0	4.0	6.0	4.0	4.0	4.0
Group Housing / Affordable Housing	8.5	5.0	5.0	5.0	7.0	4.5	4.5	3.0

Table 3: Minimum required setbacks for Residential Buildings

Note:

- Minimum 1.2 mt. open to sky space is required to be provided from the retaining wall.
- In corner plots, Front setback of the plot shall be provided for relatively wider road and the setback towards the other side shall be half of the front setback or equal to side setback whichever is lower. In case, in a corner plot both the roads are equal, the front setback shall be as per design of the building and the side setback shall be towards the other road. **For road widths above 7.5 mt , the setbacks shall be as per clause 6.2 (2) after leaving the splay area.**
- In the plots having roads in front and in back, in case of being wider / equal, the front setback shall be towards the side from where the approach is being taken and the setback of other side shall be half of the front or equal to setback in the back, whichever more.
- In case the road ends in a part of the plot, front setback shall be given towards the road.
- Construction shall be permissible in the 40 percent area of rear setback of maximum 7.0 mt. height but in a corner plot the above shall not be permissible on road side. However in the corner plots having a dead end up to the length of the said plot, the said coverage shall be permissible on road side, .The said coverage may consist of garage (maximum area 25 sq. mt.) servant room with toilet (maximum area 25 sq.mt.) / kitchen / store shall be permissible and shall be counted in F.A.R. and ground coverage. The minimum width of drive way for approach to garage should be 2.40 mt.
- In matters of single residential building stilt floor shall be permissible only in semi-detached building (open from minimum two sides, namely open from front and back with setback) but in such building no construction shall be allowed on 40 percent portion of the rear side setback.

- In case there is any other private passage in addition to the main road, minimum 1.00 mt.setback towards the private passage or rear / back-side setback, whichever is more is required to be provided along with prescribed front setback. In case a dead setback is permissible and owner wants to provide setback voluntarily then its minimum width shall be 1.20 mt.
- Multiple units shall compulsorily be built as detached building. In the setbacks described in the above table, setbacks shall be provided for multiple units with an increase of 1.00 mt. in each setback
- In matters of single residential buildings, if the F.A.R. could not be obtained due to setback provided for the plot. The setback of a lower level plot area category shall be effective.

(ii) Commercial / Office

Commercial / Office Plot Area (sq. mt.)	Minimum Required Setback (mt.)							
	Plains				Hill Areas			
	Front	Back	Side-1	Side-2	Front	Back	Side-1	Side-2
Upto 200	4.5	-	-	-	3.0	-	-	-
Upto 400	6.0	2.0	3.0	-	4.0	-	-	-
Upto 600	7.5	3.0	3.0	-	5.0	2.0	2.0	-
Upto 1000	8.0	3.0	4.0	1.5	6.0	3.0	3.0	1.5
Upto 1500	9.0	4.0	4.5	3.0	7.0	4.0	3.5	3.0
Upto 3000	10.0	5.0	4.5	4.5	8.0	5.0	4.5	4.5
Above 3000	12.0	6.0	6.0	6.0	9.0	6.0	6.0	6.0
Mall / Multiplex	Front	Back	Side-1	Side-2	Front	Back	Side-1	Side-2
Upto 4000	14.0	6.0	6.0	6.0	10.0	6.0	6.0	6.0
4001 to 15,000	16.0	7.0	7.0	7.0	12.0	6.0	6.0	6.0
15,001 to 50,000	18.0	8.0	8.0	8.0	14.0	6.0	6.0	6.0
Above 50,000	20.0	9.0	9.0	9.0	18.0	6.0	6.0	6.0

Table 104: Minimum required setbacks for Commercial / Office Buildings

Note:

- Construction towards the retaining wall of the plot shall be permissible after leaving 1.2 mt. open space.
- For commercial construction no shops shall be opened on the road in the side / rear setback of the building. In case any opening / shops are opened towards the sides or towards the back, the setback equal to front, is to be required to be provided.
- In case of the plot located on more than one road (plots in which side / back setback is not required) the front setback shall be towards the wider road and minimum 3.0 mt.setback is to be provided towards the other road.

(iii) Educational Institutes / Medical / Community facilities / Assembly buildings

Area of Plot (sq. mt.)	Required Minimum Setback (mt.)							
	Plains Area				Hill Areas			
	Front	Back	Side-1	Side-2	Front	Back	Side-1	Side-2
Upto 1000	6.0	4.5	3.6	3.6	4.5	3.6	3.6	3.6
1001 to 3000	7.5	4.5	4.5	4.5	5.0	4.5	4.5	3.6
3001 to 8000	9.0	6.0	4.5	4.5	7.5	5.0	4.5	4.5
8001 to 15,000	12.0	6.0	6.0	6.0	9.0	6.0	6.0	6.0
15,001 to 35,000	15.0	6.0	6.0	6.0	12.0	6.0	6.0	6.0
Above 35,000	18.0	6.0	6.0	6.0	15.0	6.0	6.0	6.0

Table 11: Minimum required setbacks for Educational Institutes / Medical / Community facilities / Assembly buildings

Note:

- In newly proposed schools (except nursery schools), 6.0 mt. width of front setback shall be left towards road side for visitor parking. Boundary wall shall be constructed after leaving the above mentioned space.

(iv) Industrial Buildings

Area of Plot (sq. mt.)	Required Minimum Setback (mt.)							
	Plains Area				Hill Areas			
	Front	Back	Side-1	Side-2	Front	Back	Side-1	Side-2
Upto 300	3.0	2.0	2.5	-	3.0	2.0	1.5	-
301 to 600	4.0	3.0	3.5	-	3.5	3.0	3.0	-
601 to 1200	5.0	3.0	3.5	2.0	4.0	3.0	3.0	2.0
1201 to 2400	7.5	5.5	4.5	3.0	6.0	4.0	4.0	3.0
2401 to 5,000	9.0	6.5	5.5	5.0	7.5	5.5	5.0	5.0
5001 to 10,000	12.0	7.5	6.5	6.5	9.0	6.5	6.0	6.0
10,001 to 30,000	18.0	9.0	7.5	7.5	12.0	7.5	6.5	6.5
30,000 to 6.0 hectares	20.0	12.0	9.0	9.0	18.0	9.0	7.5	7.5
Above 6.0 hectares	25.0	15.0	12.0	12.0	20.0	12.0	9.0	9.0

Table 52: Minimum required setbacks for Institutional Buildings

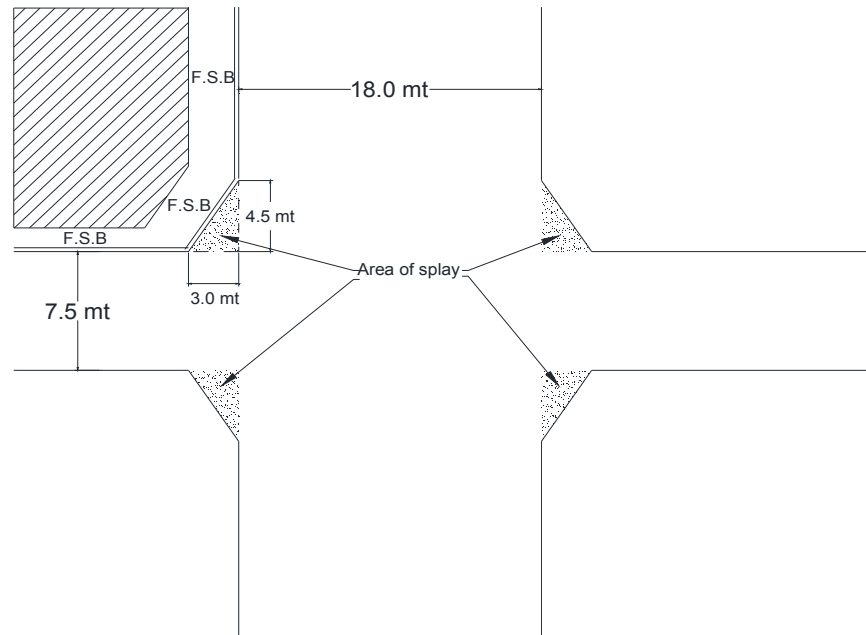
(2) Splay at road junctions, including 'Y' junctions:

Splay required at road junctions is given in the Table below. The area of splay would be deemed to form part of the road junction.

SI. No.	Road Width (in m)	Splay / Offset (in m)
1	Above 7.5 up to 12	3.0 x 3.0
2	Above 12 up to 24	4.5 X 4.5
3	Above 24	6 X 6

Table 6: Splay required at road junctions

The setbacks overlooking the splay shall be as per the front setback of wider road. The area of the splay shall form part of the right of way.



(3) **Distance between two blocks**

On the basis of the height of tallest block, the distance required between two blocks shall be as:

- (i) Distance between two blocks with 10.0 mt. height = 3.0 mt.
- (ii) Distance between two blocks with 12.0 mt. height = 4.0 mt.
- (iii) Distance between two blocks above 12.0 mt. height = Additional 1.0 mt. for every 3.0 mt. increase in height.

(4) **Relaxation in Setbacks**

Following relaxation may be allowed in setbacks for the buildings:

- (i) Balcony, roof / overhang of maximum 1.8 mt. width may be constructed in set-back / open space in a plot. The increased part beyond 1.80 mt. shall be counted in F.A.R. This construction shall not be more than one-third of the width of setback.

- (ii) A canopy or canopies each not exceeding 4.50 m. in length and 2.40 m. in width, in the form of cantilever or cantilevers, over the main entrance/entrances, providing a minimum clear height of 2.2 m. below the canopy.
- (iii) An arbour / pergola of maximum 6.0 sq. mt. area having minimum 40 percent open space and minimum 2.2 mt. height shall be permissible.
- (iv) Construction of ramp within setback for approach to maximum one subsequent floor of ground floor and basement shall be permissible by keeping the required area obstruction free and for easy approach of fire tender for fire safety. Such constructions shall be permitted after leaving 3.6 mt and 6.0 mt unobstructed pathway from low rise and high rise buildings respectively
- (v) In hill areas, owing to the undulating topography of the site the construction within 50 percent width of each setback shall be permissible with the restriction that there shall be no increase in prescribed ground coverage and F.A.R.
- (vi) Internal path shall be permissible within the setback area.
- (vii) Maximum 33% area of the total setback area can be utilized for parks / organized green spaces provided the area required for easy maneuvering and movement of fire tender for fire safety is kept free of any kind of obstruction which shall be permitted after leaving 3.6 mt and 6.0 mt unobstructed pathway from low rise and high rise buildings respectively
- (viii) In all matters except single residential and multiple units, no parking shall be permissible in setback area. In group housing projects parking shall be permitted after leaving 3.6 mt and 6.0 mt unobstructed pathway from low rise and high rise buildings respectively in 25 percent area of the total setback.

6.3 Floor Area Ratio and Ground Coverage

- (1) Norms of F.A.R and ground coverage for different land / building usage shall be as under this clause.
- (2) In the projects where FAR proposed is more than 1.5, the type of construction shall be as per clause 9.0 of Part -3 of NBC and shall be so certified on the plans by the Engineer / Architect.
- (3) In all types of projects where proposed F.A.R is more than 1.8 the project shall be certified as green building.
- (4) Maximum F.A.R, which may be permitted may be 3.0 which shall be in the form of Purchasable F.A.R (inclusive of basic F.A.R) as per the clause number 6.7.

(i) Residential

S. NO.	Use group (Plot area in sq. mt.)	Plain area		Hill Area	
		Maximum ground coverage (%)	Permissible F.A.R	Maximum ground coverage (%)	Permissible F.A.R
A	Plotted				
1	Upto 75	75	1.80	80	1.80
2	>75 upto 150	70	1.80	75	1.80
3	>150 upto 250	65	1.70	70	1.60
4	>250 upto 350	60	1.60	65	1.50
5	>350 upto 450	55	1.50	60	1.40
6	>450 upto 550	50	1.40	55	1.30
7	>550 upto 750	50	1.30	50	1.20
8	>750 upto 1000	45	1.20	50	1.10
9	Above 1000	40	1.10	45	1.00
B	Multiple units	50	2.00	55	1.65
C	Group Housing	35	2.10	40	1.40
D	EWS Housing	50	2.00	50	2.00
E	Affordable Housing	50	2.40	50	2.00

Table 74: F.A.R. and Ground Coverage for Residential Building

(ii) Commercial / Office

S. No.	Use group (Plot area in sq. mt.)	Plain area		Hill Area	
		Maximum ground coverage (%)	Permissible F.A.R	Maximum Ground Coverage (%)	Permissible F.A.R
	Commercial Area / Office				
	Upto 100				
	Upto 200	65	1.50	70	1.30
1	Upto 500	60	1.70	65	1.50
	Upto 1000	55	1.80	60	1.70
	Upto 2500	45	2.00	50	1.90
	Above 2500	40	2.20	40	2.10
2	Storage / cold storage	55	1.80	60	1.50
3	Mall / Multiplex	40	2.50	40	2.20
4	Integrated Office Complex	30	2.00	40	1.50
5	Hotel Upto 5000*	40	2.00	45	1.80

S. No.	Use group (Plot area in sq. mt.)		Plain area		Hill Area	
			Maximum ground coverage (%)	Permissible F.A.R	Maximum Ground Coverage (%)	Permissible F.A.R
		Above 5000*	35	2.10	40	1.60
6	Resorts		25	0.75	30	0.90
7	Eco Resorts		20	0.25	20	0.25
8	Motel		25	0.50	30	0.60
9	Amusement Park		15	0.25	20	0.25
10	Hostel / Guest House / Lodging House		40	1.60	45	1.35
11	Baraat Ghar / Wedding Halls)		33.30	1.00	35	0.80

Table 8: F.A.R. and Ground Coverage for Commercial / Office Building

Note:

- * For hotels up to 5000 sq.mt. maximum 10 percent of F.A.R and for hotels above 5000 sq.mt., maximum 20 percent of F.A.R. can be provided for hospitality related commercial activities.
- An atrium may be constructed in shopping mall or hotel and it shall be computed in ground coverage and in F.A.R. on one floor only. Construction of permanent nature shall not be allowed under atrium. Norms for atrium as prescribed in NBC part-IV ANNEX –F shall be followed.
- Under integrated office complex, Research center / Campus- maximum 5 percent of F.A.R. for residences of working employees may be allowed (included in permissible F.A.R.).
- Maximum 10 % of FAR may be utilized in Commercial office for Bank extension, Post office, Canteen, Chemist, Retail, shops of stationery etc. (included in permissible F.A.R).

(iii) Educational, Medical, Institutional / Community Facilities

S. No.	Use group (Plot area in sq. mt.)		Plain area		Hill Area	
			Maximum ground coverage (%)	Permissible F.A.R	Maximumground coverage (%)	Permissible F.A.R
	Educational					
1	I	Primary & Nursery School	35	1.00	40	1.00
	II	Secondary School	40	1.60	45	1.60
	III	High school / Intermediate	40	1.60	45	1.60
	IV	Graduate / post-Graduate / I.T.I / Polytechnic / MBBS / Engineering / other Professional	45	2.10	55	1.90

S. No.	Use group (Plot area in sq. mt.)	Plain area		Hill Area	
		Maximum ground coverage (%)	Permissible F.A.R	Maximumground coverage (%)	Permissible F.A.R
	/ technical research institutes				
V	University Campus	33.50	1.50	25	1.10
VI	Schools / institutes related to physically handicapped persons	50	1.00	50	1.00
	Medical				
	I Laboratory / Clinics	60	1.80	65	1.80
	II Maternity Homes and Child Care center / Nursing Homes / Dispensary	50	1.50	55	1.50
	III Hospitals upto 50 beds	40	1.50	45	1.40
	IV More than 50-200 beds Hospital	35	2.00	40	1.60
	V City / zonal / regional level hospital more than 200 beds	30	2.50	40	1.60
	VI Veterinary hospital	35	1.50	40	1.00
	VII Other related building use / activity	50	1.50	55	1.50
	Institutional / Community facility auditorium				
	I Religious / Ashram / Dharamshala premises	45	1.80	50	2.00
	II Other meeting halls	45	1.80	50	1.80
	III Habitat center	30	1.50	35	1.50

Table 16: F.A.R. and Ground Coverage for Educational, Medical, Institutional / Community Facilities

Note: Maximum 15 percent of F.A.R of the hospitals may be used as residences of working employees (included in permissible F.A.R.).

(iv) Industrial

Plot Area (sq. mt.)	Plain Area			Hill Area		
	Max. Ground coverage (%)	Permissible F.A.R		Max Ground coverage (%)	Permissible F.A.R	
		Under Municipal Limits	Out of Municipal Limits		Under Municipal Limits	Out of Municipal Limits
Upto 300	60	1.20	1.50	65	1.20	1.30
301 to 600	55	1.30	1.60	60	1.50	1.50
601 to 1200	55	1.50	1.60	60	1.60	1.60
1201 to 2400	55	1.60	1.60	60	1.60	1.60
2401 to 5000	50	1.60	1.60	55	1.60	1.60
5001 to 10000	50	1.60	1.60	55	1.60	1.60
10001 to 30000	45	1.60	1.60	50	1.60	1.60
30000 to 6.0 hectares	45	1.60	1.60	45	1.60	1.60
above 6.0 hectares	40	1.60	1.60	40	1.60	1.60
flatted	30	1.20	1.20	30	1.00	1.00

Table 17: F.A.R and Ground Coverage for Industrial Buildings

6.4 Relaxation in Ground Coverage

- (i) Garden, uncovered swimming pool (maximum 6.0 sq. mt. changing room Permissible) open platform, enclosures, swings, slide, uncovered stairs, arbour upto allowed limit, balcony and porch (without any construction above it shall not be included in ground coverage calculation.
- (ii) Guard room of maximum 5.0 sq.mt. shall be permissible in a single residential plot of above 450 sq.mt., the height of the guard room shall be maximum 2.4 mt. with its door essentially be opening towards inside.
- (iii) In commercial, group housing, institutional activities, office, community facilities and related use, multi-block buildings and industrial buildings of above 600 sq.mt., 5 percent of covered area but maximum 50 sq.mt. covered area, a Guard Room shall be permissible with the condition that no fire safety regulations are violated

6.5 Exemption in F.A.R

The following constructions are excluded from F.A.R calculation:

- (i) Staircase / escalator floor area on all the floors except ground floor.
- (ii) Machine room for lift on top floor as required for the lift machine installation. Note: The shaft provided for lift shall be taken for FAR calculations only on one floor.
- (iii) Chimneys
- (iv) Fire escape staircase

- (v) Meter room
- (vi) Electric sub-station
- (vii) Garbage shaft / ducts
- (viii) Air conditioning plant / machine room
- (ix) Pump room
- (x) Services ducts / floors
- (xi) Generator room
- (xii) Watchman's booth
- (xiii) Swimming pool in any floor
- (xiv) Effluent treatment plant
- (xv) balcony of maximum width 1.80 mt.

6.6 Compensatory F.A.R

The land affected from widening / expansion of road right of way as prescribed in master plan / zonal plan / layout plan OR the land affected by the proposed essential public facilities like green verge, green belt, park, electric sub-station post Office, bus stand etc., such affected land owners shall be compensated by Compensatory F.A.R. with the condition that the owner shall transfer the affected land free of cost to the authority or to the Competent Authority and the construction of boundary wall shall be done after leaving the said affected land. Compensatory F.A.R. shall be permissible upto the maximum 50% of the affected land or the maximum 25 percent of F.A.R. permissible on entire plot, whichever is less.

6.7 Purchasable F.A.R.

Provision of purchasable F.A.R. in matters of Group housing and commercial office and public and semi-public / community facilities shall be permissible as:

- (i) Purchasable F.A.R. is permissible only in plain areas depending upon the authorized road width as mentioned below, with maximum 3.0 F.A.R. including basic F.A.R.:

Existing / Authorized Road Width	Purchasable F. A. R.
Upto 18.0 mt.	20% OF Basic F.A.R
18.0 mt. and above	40% OF Basic F.A.R

Table 18: Provision for purchasable F.A.R.

- (ii) Provisions related to structural safety in the building shall be provided as prescribed in Construction and Development Bye-Laws / Regulations.
- (iii) Taking into account the total FAR after incorporating purchasable F.A.R., parking arrangements and setback as per height of the building shall be required to be provided as per norms prescribed in bye-laws / regulations for total floor area proposed in the building.

- (iv) No objection certificate in respect of fire safety has to be obtained from fire department for the extra F.A.R. in the proposed building.
- (v) The provision of purchasable F.A.R. shall not apply to core built-up areas and to single residence and industrial land use.
- (vi) Purchasable F.A.R. is an enabling provision, therefore, it shall not be permissible as a right. Considering the traffic density of nearby sub-area and status of infrastructure facilities, distance from protected monuments / heritage of a particular site and from planning point of view; such areas shall be identified as per need from time to time by the Competent Authority where purchasable additional F.A.R. shall not be permissible.
- (vii) The permission of purchasable F.A.R. within municipal body limits and outside of municipal body limits shall be given by the authority in authority area and in other areas by the Town and Country Planning Department after the inspection of the site and on the basis of norms of setback, structural safety, fire safety, parking arrangements and infrastructural facilities of the proposed buildings.
- (viii) The computation of purchasable F.A.R. fees shall be made by following method: Purchasable F.A.R. fees = (purchasable floor area) x (current rate of land) x (coefficient).

For computation of purchasable F.A.R. fees the co-efficient of use of building shall be as under:

S. No.	Building Usage	Co-efficient
1	Commercial	0.5
2	Mixed use	0.45
3	Office / Institutional	0.45
4	Hotel	0.40
5	Group Housing [plotted/flatted]	0.40
6	Community Facilities	0.20

Table 9: Computation of Purchasable F.A.R.

Note:

- If the land in question has been given compensatory FAR, then purchasable FAR shall be permissible within the maximum limits as prescribed in purchasable FAR including compensatory FAR.
- Application for construction for purchasable F.A.R shall be made at the time of permission and the F.A.R. fees from the application shall be recovered before the approval of the map.
- The fee received from purchasable FAR shall be deposited in separate account which shall be used for the upgradation / strengthening of infrastructural services in the project area.
- Current rate of land means current effective circle rate of land prescribed by the District Magistrate.

6.8 Horizontal and Vertical expansions in an existing building

In existing structures / constructed buildings, horizontal and vertical expansions shall be admissible considering the structural safety of building, the maximum height permissible according to the available approach road, under the following provisions-

- (i) Horizontal expansions shall be permissible within the prescribed setback limit and upto the limits of ground coverage and FAR as prescribed in the existing byelaws / regulations.
- (ii) On the preceding floors of prior constructed building, the following standard shall be necessary for the vertical expansion:
 - a. In the single residential building, all the setbacks shall be as per prior sanctioned plan and the vertical expansion shall be permissible within the FAR limits of existing norms.
 - b. In vertical expansion of non-residential building and group housing, back side and both side setback shall be kept according the prior sanctioned maps. For the front setback, the setback defined in prior sanctioned map and existing by-laws / regulations, whichever is more, shall be determined in which the FAR shall be kept necessarily according the existing by-laws / regulations.
 - c. For calculation of parking the existing norms shall be applicable.
 - d. Except the single residential building, for other buildings the provisions of the said mentioned setback shall be admissible only if the provisions of fire safety and parking are complied.

6.9 Mixed Use Projects

For vertical and horizontal mixed uses following norms shall be adhered to:

- (i) The setbacks and F.A.R of more active use will be applicable to whole of the project.
- (ii) Parking requirements of individual uses shall be computed separately.

CHAPTER 7: BUILDING DESIGN NORMS

7.1 Parking

(1) Computation of parking areas

- (i) Based upon the type of parking, the Equivalent Car Space [ECS] norms shall be as follows which is inclusive of the circulation space and ramp.
- a. Open area Parking / Terrace parking on road level: 23 sq. mt.
 - b. Covered parking / stilt parking: 28 sq. mt.
 - c. Basement / *terrace / * subsequent floors of ground floor: 32 sq. mt.
 - d. Fully mechanized parking in the basement / *terrace / * subsequent floor of ground floor: 16 sq.mt. or as per standard design for such parking
 - e. Stack parking / double decker parking: In case of provision of mechanical slot the E.C.S. of the floor on which stack parking is proposed shall be according to the type of floor viz; basement, terrace, stilt and open space as the case may be and in subsequent slots it shall be minimum 16sq. mt. per ECS.

For example, stack parking / double decker parking in non-mechanized parking in basement of 1000 sq. mt. area.

- ECS of basic floor = $1000 / 32 = 31$ ECS
- ECS in subsequent slots = $1000 / 16 = 62$ ECS
- Total ECS that can be accommodated in this basement = $31 + 62 = 93$ ECS

- f. The minimum area for equivalent car space for residential (plotted) development shall be 13.75 sq.mt. per plot.

*Terrace parking / parking on subsequent floor of ground floor, shall be permissible only in plots having total minimum plot area 1000 sq. mt. (one side of plot must be minimum 25 mt. wide). Terrace parking on road level / on terrace can be covered by shed whose sides shall remain open.

- (ii) As an alternative to above E.C.S. provisions, the provision of 'parking bay' shall be permissible by considering a 'parking bay' of 2.75 mt. X 5.0 mt. equivalent to an E.C.S with the condition that proper approach / driveway / aisle / circulation is available for parking bay slots as per design standard.
- (iii) The ramp to basement and parking floors shall not be less than 7.2mt. wide for two way traffic and 4.2 mt. wide for one way traffic, with gradient not steeper than 1:10.

(2) **Parking Norms**

The norms for parking in the respective plots for building of different occupancy shall be as under. In hill area these norms shall be 25 percent less than from the norms prescribed here:

Occupancy Building		Parking Space
For Single Housing unit		ECS
a	On 100-200 sq.mt. floor area	One parking place of 13.5 sq.mt. (5.0 mt. x 2.75 mt.) 1.00 ECS
b	On floor area above 200sq., mt.	1.00 ECS on per 100 sq.mt. covered area or part thereof
Occupancy of Building		Parking Space on per 100sq.mt. covered area or part
For Multiple Residential Unit		1.00 ECS
Group Housing		
On each unit of 50-75 sq.mt. floor Area		1.00 ECS
On each unit of 75-150 sq.mt. floor area		1.25 ECS
On each unit above 150 sq.mt. floor Area		1.50 ECS
Commercial Use		
On plots of upto 50 sq.mt.		--
On plots of upto 250 sq.mt.		1.00 ECS
On plots above 250 upto 500 sq.mt.		1.50 ECS
On plots of above 500 to 1500 sq.mt.		2.00 ECS
On plots of above 1500 sq.mt.		2.50 ECS
Wholesale market- Freight Complex		3.50 ECS
Mall, Multiplex – Multiplex- Commercial, mixed use / Cinema hall		3.50 ECS
Hotel		2.50 ECS
Lodging / Tourist home / Musafirkhana / Dharamshala / Guest house / Resort / stand-alone private Hostel		1.50 ECS
Hostels inside educational institutions		0.75 ECS
Community hall / Auditorium		2.00 ECS
Ashram, Cultural or Social institution		1.50 ECS
Nursing home / Primary health center / hospital		2.00 ECS
Wedding Point		30 percent of total area of scheme or parking space on the basis of per 100 sq.mt. covered area or part thereof, whichever is more
Office, Court, other Offices		2.50 ECS
Primary, Middle School, High School / Inter College		1.25 ECS

Degree College, University, High Standard / Technical Educational Institutes		1.50 ECS
Information Technology Campus and Unit under related unit		2.00 ECS
Industry	Domestic / Services / Small industry	0.60 ECS
	Other industry	0.75 ECS
Godown, Cold Storage		1.00 ECS
Stadium (one ECS on 20 seats)		-
Amusement park / other entertainment place / exhibition place (3.0 percent of total area of scheme)		-
Other Community Hall		1.50 ECS

Table 20: Parking Space Requirement based on type of occupancy of building

- (3) Other miscellaneous provisions for parking
- (i) Minimum 25 percent of total parking shall be required to be provisioned as open parking for group housing.
 - (ii) In all building/uses except single residential and multiple units, parking shall not be permissible in setback area and in case of group housing parking shall be permissible in maximum **25 percent area** of the setback after leaving a regular shaped pathway of minimum width 3.60 mt. **and 6.0 mt respectively from low rise and high rise construction.**
 - (iii) In schemes of one acre and above area, in case a multi-level parking block is constructed, a ground coverage of 5 percent more than the prescribed shall be permissible under building envelope, which will be used for parking only. The said 5 percent shall not be included in F.A.R. However, the footprint of separate parking building blocks shall be counted towards ground coverage.
 - (iv) The plan of parking proposal shall also be submitted with the plans of high rise building proposed for group housing and non-residential purpose and the parking plan shall be shown along with the provision of circulation / ramp for their proper entry and exit.
 - (v) The covered parking in the basement or in the form of stilt above ground level shall not be counted towards Floor Area Ratio (FAR).
 - (vi) In case of provision of stack parking in the basement floor / upper stories, the floor to ceiling clear height of the basement / floor may be maximum of 4.75 mt.
 - (vii) No storage and commercial activities shall be permitted in the covered parking areas.

7.2 Stilts

- (i) In case of provision of stilts, Structural and soil bearing capacity certification and related plans prepared as per IS byelaws shall be furnished by the empanelled structural engineer. Stilts can be provided on any floor.

- (ii) One stilt floor shall be excluded from the computation of F.A.R. and height of building only in case if the Internal unobstructed height of stilt(Ground floor to ceiling / level under the beam, whichever is lower) being maximum 2.40 mt. and being used only for parking and essential facilities. **However, stilts shall be counted in height and FAR for computation of fire safety related norms.**
- (iii) In case a second stilt parking facility is provided in addition to the stilt floor on ground floor, it shall be computed in height and excluded in F.A.R computation.
- (iv) Stilt parking shall be permissible which shall be open minimum from three sides and in case covered by wall / shutter / glazing towards the setback, it shall be treated as covered parking and shall be computed in the F.A.R. and in height.
- (v) In small plots having area less than or equal to 200 sq. mt., to promote parking space, stilts can be constructed covered from all three sides provided the front is kept open and an affidavit is given by the owner that the stilt shall be used as parking only. In case the stilt is used for other purpose, the sanctioned plan will be cancelled.

7.3 Basement and Basement Parking

Basement means a construction having a minimum 50 percent part of its height below the lowest ground level of the site. Depending upon the special topography of the site, it may be determined by the authority as per the definition in N.B.C-2016. The basement shall be used for parking, storage and utility

(1) Permissibility of Basement shall be as:

	One Basement	More than One Basement
Hills	Single basement allowed in plots having minimum 18.0 mt. frontage as well as width AND minimum plot area 2000sq. mt.	not permitted
Plains	<p>Upto plot size 750 sq. mt., 20% of the plot may be used for single basement meant for storage purpose and shall be accessible internally from building above</p> <p>For plot size more than 750 sq. mt. single basement may be used for parking purposes</p>	maximum three basements permitted in plots having 24 mt. frontage as well as width AND minimum plot area 4000sq. mt.

Table 10: Permissibility of Basement

(2) The basement may be put to following uses:

- a. Parking
- b. Storage of household or other goods of ordinarily non-combustible material;
- c. Strong rooms, bank cellars, etc.;
- d. Air-conditioning equipment and other machines used for services and utilities of the building.
- e. Only in case of High Rise Buildings, up to 10% of basement may be utilized for utilities and non-habitation purpose like A/C Plant room, Generator room, Sewerage Treatment

Plant (STP), Electrical installations, Laundry, etc. This is allowed only after fulfilling the required parking spaces.

- f. Car wash, security room, ticketing booth, loading / unloading activities, lift / escalator lobbies.
- (3) The use of basement shall be specified in the building plans at the time of submission.
- (4) The maximum expanse (ground coverage) of basement shall be 50% of the total plot area and shall be within the limits after leaving the required setback.
- (5) Plots bearing dead setbacks as per norms shall be eligible to construct single basement provided minimum setbacks as stipulated below are provisioned instead of dead setback **for the basement as well as for the superstructure. In other plots where setbacks are defined, the below tabulated or the defined setbacks, (whichever is more) shall be applicable.**

S. No.	Height of the Building	Front Setback	Setback to be left on other sides
1	upto 9.0 mt.	3.6 mt	2.0 mt.
2	upto 12.0 mt.	4.5 mt	3.0 mt.
3	upto 15.0 mt.	4.5 mt	4.0 mt.
4	more than 15.0 mt.	4.5 mt	6.0 mt.

Table 11: Setbacks to be left based on height of the building for construction of basement

- (6) The basement shall be admissible below the landscaped open areas with this restriction that the ceiling slab of basement shall not be more than ground floor (flushed with ground level and property landscaped as open / green space) and recharge borewells are provided adequately for ground water recharging. In case of podium construction, the green areas may be proposed over the podium with a condition that recharge borewells are provided adequately for ground water recharging.
- (7) Provision of open ramp for access to the basement in setback area shall be permitted after leaving the requisite space for fire tender movement around the building [ie. 3.60 mt. **and 6.0 mt respectively from low rise and high rise construction**].
- (8) The maximum travel distance from any point in basement shall be according the National Building Code.
- (9) For basement, the Empanelled structural engineer shall furnish structural plans alongwith an affidavit regarding the suitability of the basement w.r.t bearing capacity of the soil, liquefaction and water table and the effect of excavation of basement on stability of neighboring buildings.

(10) The basement shall have the following provisions:

- (i) **Light and ventilation of basement**

- a. An open area of a minimum width of 1.8 mt. shall be provided across the full length and / or width of the basement storey. This area shall be within the limits of the site and shall be paved with impervious material above a concrete bed. It shall be completely unobstructed except that in this area steps may be allowed for access to it, if considered necessary.
- b. Basement storeys shall be lighted and ventilated by means of windows of the minimum area within 1 / 10th to 1 / 25th of the total floor area, at least half of which must open subject to the condition that the deficit of light and ventilation shall be made up by providing artificial lighting and mechanical ventilation as per provision of National Building Code of India.
- c. In the second basement and basement below the lower ground floor where it is to be used for parking / services, the provisions contained in National Building Code and Fire Safety Byelaws as applicable shall be followed.
- d. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans, air-conditioning systems, etc.

(ii) **Damp proofing of Basement**

The walls of the basement storey shall be properly damp proofed and if in contact with the soil, they must be effectively secured against dampness from the soil with the approved vertical and horizontal damp proof course.

(iii) **Height of the Basement**

- a. The minimum clear height of the basement shall be 2.4 mt. and maximum clear height of the basement shall be up to 4.75 mt. from floor to the underside of the roof slab or ceiling subject to structural stability to be certified by the Structural Engineer.
- b. The minimum height of the roof of basement shall be 0.9 mt. and maximum 1.20mt. above the average surrounding ground level for plots upto 1000 sq. mt.
- c. For plots above 1000 sq. mt., the roof of basement shall be either flushed with ground or the maximum height shall be 1.20 mt. above the average surrounding ground level.

(iv) **Drainage of Basement**

- a. Open area adjoining a basement storey, if any, shall be effectively drained to the satisfaction of the Competent Authority.
- b. The responsibility of draining a basement storey and for protecting it from rain shall be that of the owner.
- c. The access to the basement shall be separate from the main and alternative staircase providing access and exit from higher floors.
- d. Where the staircase is continuous in the case of buildings served by more than one staircase, the same shall be of enclosed type serving as a fire separation from the basement floor and higher floors.

- e. The “Exit” requirements in basements shall comply with the provisions of Part 4 ‘Fire and Life Safety’ of National Building Code of India.

7.4 Courtyard

- (i) The courtyard shall have a minimum area, throughout its height, of not less than the square of one-fifth the height of the highest wall abutting the courtyard. Provided that when any room (excluding staircase bay, bathroom and water-closet) is dependent for its light and ventilation on an inner courtyard, the dimension shall be such as is required for each wing of the building.
- (ii) Provided that such courtyard shall not be less than 12.0 sq. mt. in area and the minimum width of every such courtyard in any direction shall not be less than 3.0 mt.
- (iii) The area of the courtyard for the purposes of these Byelaws shall be the area open to sky, clear of all projections.

7.5 Plinth

- (i) The plinth of the main building shall be so located with respect to surrounding ground level that proper drainage of the site is assured. The height of the plinth shall not be less than 450 mm (0.45 mt.).
- (ii) In no case, any part of the ramp / steps connecting building plinth to street / road shall lie on street / road and obstruct traffic movement. However, the ramp / step from the plot boundary to the entry of house building, if required shall be provided.

7.6 Minimum Area, Size and Height in Residential Premises

Minimum area for a habitable room, kitchen and water closet shall be followed in accordance to table given as under:

S. No.	Components of Building	Minimum Requirement for a Dwelling Unit up to 50 sq. mt.			Minimum Requirement for a Dwelling Unit above 50 sq. mt.		
		Area (sq. mt.)	Width (m)	Height (m)	Area (sq. mt.)	Width (m)	Height (m)
1	Habitable Rooms	7.5	2.1	2.75	9.5	2.4	2.75
2	Kitchen	3.3	1.8	2.75	4.5	1.8	2.75
3	Pantry	-	-	-	3.0	1.4	2.75
4	Kitchen with Dining area	7.5	2.1	2.75	7.5	2.1	2.75
5	Bathroom	1.2	1.0	2.2	1.8	1.2	2.2
6	w.c.	1.0	0.9	2.2	1.2	0.9	2.2
7	Combined Bath	1.8	1.0	2.2	2.8	1.2	2.2

S. No.	Components of Building	Minimum Requirement for a Dwelling Unit up to 50 sq. mt.			Minimum Requirement for a Dwelling Unit above 50 sq. mt.		
	&w.c.						
8	Door ways (Habitable rooms)	-	0.9	2.1	-	0.9	2.1
	(Kitchen, Bath, w.c.)	-	0.75	2.0	-	0.75	2.0
9	Staircases	-	1.0	-	-	1.0	-
11	Store room	Area and width of the store has no restriction, however Minimum Height has to be 2.20mt. If the area of the store is 9.5sq. mt. and above, the light and ventilation clause shall also apply.					
12	Projections	Permitted within the plot boundary, up to 0.75 m width. No portions of any projection whatsoever shall project outside the plot boundary					

Table 123: Minimum Requirements of a dwelling unit

Note: *In case of air conditioned rooms, the height shall not be less than 2.4 mt.measured from the surface of the floor to the lowest point of air conditioning duct or false ceiling; and

For educational and industrial buildings, the following minimum requirements apply :

- a) Educational : Ceiling height 3.6 m for buildings all regions; in cold regions, 3 m
- b) Industrial : small factories with workforce upto 50 :Ceiling height 3.6 m, buildings conditioned, 3 m (Factory Act, 1948 and rules therein shall govern such heights, where applicable). in large factories the minimum internal height of workrooms shall not be less than 4.5 m. measured from the floor level to the lowest point in the ceiling

7.7 Boundary Wall, Fence, Gate and Porch

- (1) Maximum permissible height of front side boundary wall shall be not more than 1.2 mt.from the mean level of abutting street in front of the plot from where entry to the plot has been taken. In case of hills, boundary wall shall be as above or shall not be more than 1.2 mt. from the higher side ground level of retaining wall

Note: The owner / applicant if desires, is permitted to not construct boundary wall in front of plot, so that the said area can be utilized for parking.

- (2) Maximum height of boundary wall at rear and side of plot shall not be more than 1.8 mt.from the mean level of abutting street in front of the plot from where entry to the plot has been taken.
- (3) A railing / grill with or without poly carbonate / fiber glass sheet covering of 0.75 mt. height shall be permitted over and above the maximum height of boundary wall at all sides.
- (4) The temporary porches of polycarbonate sheets / fiber glass roof or any other temporary material covering on suitable structure, shall be allowed in residential plots with the condition that these shall be open on sides in the driveway area within the plot.

- (5) The above provisions are not applicable to boundary walls of jails and other such buildings of security importance.
- (6) Boundary wall upto the height of 2.4 mt. may be permitted by the Competent Authority in industrial buildings, electric sub-stations, transformer stations, institutional buildings like hospitals, industrial buildings like workshops, factories and educational buildings like schools, colleges, including hostels and other uses of public utility undertakings and strategically sensitive buildings.
- (7) In case of corner buildings the height of boundary wall shall be restricted to 0.75m for length of 10m on the front and side of the inter-sections and the balance height of 0.75m if required may be constructed with the perforated stone jali / iron grills / vegetation) to maintain visual continuity

7.8 Staircase Requirements

- (i) For buildings such as assembly, business, education, hazardous, industrial, institutional, Mercantile Building, High Rise Building, Multi-Level Car Parking Building, Office Building (premises), Special Building, Storage Buildings and Wholesale Establishment, there shall be minimum of two staircases and one of them may be enclosed stairway and the other shall be on the external walls of building and shall open directly to the exterior, interior open space or to any open place of safety.
- (ii) Single staircase may be considered for Non-high-rise residential, educational, business or group housing society where single floor area does not exceed 500 sq. mt. and height of the building does not exceed 12mt. and other requirements of occupant load travel distance and width of staircase shall meet the requirement. these staircase shall be in the form of interior stairs as mentioned in 7.8 (4)
- (iii) Every building intended to be used as multiple residential building or commercial or educational and institutional or industrial building shall be provided with required number of staircases (accessible from a maximum distance of 30 mt. (45 mt., if building has automatic sprinklers for fire-fighting) from any part of the building, extending from ground floor level to the highest floor:
- (iv) Stairways
 - a. Interior stairs shall be constructed of non-combustible material throughout.
 - b. Interior stairs shall be constructed as a self-contained unit with at least one side adjacent to an external wall and shall be completely enclosed unless mechanically ventilated.
 - c. A staircase shall not be arranged round a lift shaft for buildings above 7.5 mt.height. The staircase location shall be to the satisfaction of department of Fire Services.
 - d. Hollow combustible construction shall not be permitted.
 - e. The minimum width of internal staircase shall be as per the following table

S. No.	Type of Building	Minimum width for each stairway(mt.)
1	Residential Non High Rise Buildings	1.00
2	Other Residential Buildings e.g. Apartments, Hostels, Group Housing, Guest Houses, etc.	1.25
3	Educational Buildings like Schools, Colleges	1.50
4	All other buildings including Hotels, Nursing Homes etc.	1.50
5	Institutional Buildings like Hospitals etc.	2.00
6	Assembly Buildings like Auditoria, Theatres and Cinemas	2.00

Table 13: Minimum Width Provisions for Stairways

- f. The minimum width of treads without nosing shall be 25cm for an internal staircase for residential buildings. In the case of other buildings, the minimum tread shall be 30cm. The treads shall be constructed and maintained in a manner to prevent slipping. Winders shall be allowed in residential buildings provided they are not at the head of a downward flight.
- g. The maximum height of riser shall be 19cm in the case of residential buildings and 15cm in the case of other buildings and these shall be limited to 12 per flight.
- h. Handrails shall be provided with a minimum height of 90cm from the center of the tread.
- i. The minimum headroom in a passage under the landing of a staircase and under the staircase shall be 2.2 mt.
- j. For building more than 24m in height, access to main staircase shall be through a lobby created by double door of half an hour fire rating. One of the doors will be fixed in the wall of the staircase and other after the lobby.
- k. No living space, store or other fire risk shall open directly into the staircase or staircases.
- l. External exit door of staircase enclosure at ground level shall open directly to the open spaces or can be reached without passing through any door other than a door provided to form a draught lobby.
- m. The main staircase and fire escape staircase shall be continuous from ground floor to the terrace level.
- n. No electrical shafts / AC ducts or gas pipe etc. shall pass through the staircase.
- o. Lift shall not open in staircase landing.
- p. No combustible material shall be used for decoration / wall paneling in the staircase.
- q. Beams / columns and other building features shall not reduce the head room / width of the staircase.
- r. The exit sign with arrow indicating the way to the escape route shall be provided at a suitable height from the floor level on the wall and shall be illuminated by electric light or

glow sign or florescent connected to corridor circuits. All exit way marking sign should be flush with the wall and so designed that no mechanical damage shall occur to them due to moving of furniture or other heavy equipment's. Further all landings of floor shall have floor-indicating boards indicating the number of floor as per Building Regulations. The floor indication board shall be placed on the wall immediately facing the flight of stairs and nearest to the landing. It shall be of size not less than 0.2mt.x 0.5mt.

- s. Individual floors shall be prominently indicated on the wall facing the staircase.
 - t. In case of single staircase it shall terminate at the ground floor level and the access to the basement shall be by a separate staircase. However, the second staircase may lead to basement levels provided the same is separated at ground level either by ventilated lobby with discharge points at two different ends through enclosures.
 - u. Any staircase made for use of Fire escape which will be open to sky (can be covered from top but sides shall be open) will not be considered under FAR calculation.
- (v) Spiral Stairs (fire escape)
- a. The use of spiral staircase shall be limited to low occupant load and to a building height of 9mt. provision of landing shall be made after every 3.0 mt or part thereof.
 - b. A spiral stairs shall not be less than 150 cm. in diameter and shall be designed to give the adequate headroom.

7.9 Fire Escape Staircases

- (i) Fire escape shall not be taken into account while calculating the number of staircases for a building.
- (ii) All fire escapes shall be directly connected to the ground.
- (iii) Entrance to the fire escape shall be separate and remote from internal staircase.
- (iv) The route to fire escape shall be free of obstructions at all times except the doorway leading to the fire escape which shall have the required fire resistance.
- (v) Fire escape shall be constructed of non-combustible materials.
- (vi) Fire escape stairs shall have straight flight not less than 125cm. wide with 25cm. treads and risers not more than 19cm. and the number of risers shall be limited to 16 per flight.
- (vii) Handrails shall be at a height not less than 100cm.
- (viii) Fire escape staircase in the mercantile, business, assembly, hotel buildings above 24mt. height shall be a fire tower and in such a case width of the same shall not be less than the width of the main staircase. No combustible material shall be allowed in the fire tower.
- (ix) Fire escape staircase shall not be in the form of spiral staircase.

7.10 Minimum Width Provisions for Passageway / Corridors

The following minimum width provisions shall be made for each passageway / corridor:

S. No.	Type of Building	Minimum Width (mt.)
1	Individual Residential buildings	upto 7.5 mt height
		above 7.5 mt height
2	Other Residential buildings, e.g. Hostels, Group Housing etc.	upto 12.0 mt height
		above 12.0 mt height
3	All Other Buildings including Hotels	2.00
4	Assembly Buildings like Auditoria, Theatres and Cinemas	2.50
5	Hospital, Nursing Homes, etc.	2.50

Table 25: Minimum Width Provisions for Passageway / Corridors

7.11 Ramps and Lifts

- (1) Every building having more than 12mt. height shall be provided with a lift or a ramp with an inclination of 1:10 in addition to the staircases. In all residential building having more than 15mt. height, is mandatory to install lift and number of lifts depending upon the occupancy of building.
- (2) In case of public building with only ground floor, ramp shall be provided for reaching its plinth level. Further, in case of public building is more than one storey, lift or ramp shall be provided.
- (3) Ramps:
 - a. The ramp to basement and parking floors shall not be less than 7.2 mt. wide for two way traffic and 4.2 mt. wide for one way traffic, provided with minimum gradient of 1:10. **At curved portions of the ramp or for circular ramps the slope should not be more than 1:12.**
 - b. The minimum width of the ramps in hospitals shall be 2.4 mt. for movement of stretcher and for public use. In no case, the hospital ramps shall be used for vehicular movement, except at entry gate to the building.
 - c. **Pedestrian Ramp: Minimum width of ramp shall be 1800mm with maximum gradient 1:12. Ramp shall be finished with non-slip material to enter the building.**
 - d. All structural design / safety aspects as per latest Bureau of Indian Standards Byelaws and National Building Code, (as amended from time to time) shall be complied along with consideration of weight of Fire Engine & its maneuvering.
 - e. A ramp shall have handrail on at least one side, and preferably two sides with minimum height of 0.90 mt., measured from the surface of the ramp. The handrails shall be smooth and extend to 0.30 mt. beyond the top and bottom of the ramp. Where major traffic is predominantly children, the extra handrail shall be placed 0.76 mt. height.

(4) Lifts:

- a. Wherever lift is required as per Byelaws, provision of at least one lift shall be made for the wheel chair users, with the following cage dimensions, recommended for passenger lift of 13 persons capacity by the Bureau of Indian Standards:
 - Clear internal depth 1.1 mt.
 - Clear internal width 2.0 mt.
 - Entrance door width 0.9 mt.
- b. A handrail not less than 0.6 mt. long and 1 mt. above floor level shall be fixed adjacent to the control panel.
- c. The minimum size of lift lobby shall be 1.8 mt. x 2.0 mt. or more.
- d. The interior of the cage shall be provided with Braille symbols and auditor signage that audibly indicates the floor. When the cage reached on floor, it shall indicate that the door of the cage for entrance / exit is either open or closed.

7.12 Exit

- (i) The requisite number and size of various exits shall be provided, based on the occupants in each room and floor based on the occupant load, capacity of exits, travel distance and height of buildings as per provisions of Part 4- Fire and Life Safety, National Building Code as amended from time to time.
- (ii) At least one primary entrance and exit to each building shall be usable by individuals in wheelchairs, indicated by a sign and on a level that would make the elevators accessible.
- (iii) Arrangement of Exits
 - a. Exits shall be so located so that the travel distance on the floor shall not exceed 22.50 mt. for residential, educational, institutional and hazardous occupancies and 30.0 mt. for assembly, business, mercantile, industrial and storage occupancies. Whenever more than one exit is required for a floor of a building they shall be placed as remote from each other as possible. All the exits shall be accessible from the entire floor area at all floor levels.
 - b. The travel distance to an exit from the remote point shall not exceed half the distance as stated above.

Note: Provided for fully sprinkled building, the travel distance may be increased by 50 percent of the values specified.
- (iv) Width of Exit
 - a. No exit doorways shall be less than 1 mt. in width except assembly and institutional buildings where it shall not be less than 2 mt.

- b. Exit doors shall open outwards, that is away from the room but shall not obstruct the travel along any exit. No door when opened shall reduce the required width of stairway or landing to less than 0.90 mt. Overhead door shall not be installed.

7.13 Means of Access

- (i) No Building shall be erected as to deprive any other building of its means of access.
- (ii) If there are any bends or curves in the approach road, sufficient width shall be permitted at the curve to enable the fire tenders to turn, the turning circle shall be at least of 9.0 mt. radius.
- (iii) Other provisions of means of access for buildings other than plotted residential and commercial:
 - a. The approach to the building and open spaces on its all sides, shall have composition of hard surface capable of taking the weight of fire tender, weighing upto 22 tonnes for low rise building and 45 tonnes for building 15 mt. and above in height. The said open space shall be kept free of obstructions and shall be motor-able.
 - b. Main entrance to the premises shall be of adequate width to allow easy access to the fire tender and in no case it shall measure less than 6.0 mt. The entrance gate shall fold / slide back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of the fire service vehicles. If archway is provided over the main entrance, the height of the archway shall not be of height less than 5.0 mt.
 - c. In case of basement extending beyond the building line, it shall be capable of taking load of 45 tonnes for a building of height 15.0 mt. and above and 22 tonnes for building height less than 15.0 mt.
- (iv) Every person who applies for permission for erection or re-erection of building shall also submit NOC for accessing the road (whether National Highway, State Highway) if applicable from the concerned authority.

7.14 Light and Ventilation of building

- (i) Every room that is intended for human habitation shall abut on an interior or exterior open space or on to a verandah open to such interior or exterior open space.
- (ii) The setback area can be sunk for light, ventilation and access to basement, provided fire tender movement is not hindered.
- (iii) Sunken courtyard up to the lowest floor of basement(s) shall be allowed as 'light well' within building envelop for light and ventilation for basement area.
- (iv) Other provisions of light and ventilation for buildings other than plotted residential and commercial:
- (v) Ventilation shaft: For ventilating the spaces for water closets and bathrooms, if not opening on the front side, rear and interior open spaces, shall open on the ventilation shaft, the size of which shall not be less than the values given below:

Sr. No.	Height of Building (mt.)	Minimum size of Ventilation Shaft (sq. mt.)	Minimum width of Shaft (mt.)
1.	Upto 10.0	1.2	0.9
2.	Upto 12.0	2.8	1.2
3.	Upto 18.0	4.0	1.5
4.	Upto 24.0	5.4	1.8
5.	Upto 30.0	8.0	2.4
6.	Above 30.0	9.0	3.0

Table 14: Requirements for Ventilation Shaft

Note:

- For fully air-conditioned buildings the ventilation shaft shall not be required, provided the air-conditioning system works on uninterrupted source of power supply.
- Horizontal ducting for ventilation may be installed in building with exhaust fan of appropriate capacity for discharging used air to external face of building.

7.15 Cantilevered Roof and Chajja Projections

- No building verandah, chajja or other projections from the face of the building shall be allowed to be erected or re-erected on or over a road or beyond the boundaries of the applicants own land / plot.
- Balcony of a width of maximum 1.80 mt. in front and rear sides of a plot can be permitted within the plot, provided the width of balcony do not exceed half of the width of setback.
- Sun-shades over opening shall be allowed subject to the following:
 - Sun-shade if provided, shall be at a height of 2.3 mt. from the ground level shall be permitted to project up to a maximum of 0.45 mt. within the applicants own land, provided it does not exceed half of the width of setback / open space.

7.16 Mezzanine floor

- A mezzanine floor shall not cover more than 1 / 2 of the room area and the minimum area shall be 6.5 sq.mt. The area of such mezzanine floor shall be counted towards FAR.
- The clear height of such mezzanine floor and the floor below it shall not be less than 2.2 mt. from the floor level to the soffit of ceiling.

7.17 Services

- The water supply and drainage, design, construction and installation shall be made according the prescribed standard in Part IX of the National Building Code of India. The planning of electricity provisions, Air conditioning, mechanical ventilation, Lift etc. shall be ensured according

the part VIII of the National building Code of India. The planning of sanitation system shall be ensured according to Annexure-4

- (ii) Service Floor - For specialized buildings such as hospitals, hotels, commercial complexes, in which service ducts are required for HVAC and other pipelines, a service floor of maximum clear height (including beam) 1.80 mt. may be permitted which shall not be counted towards FAR and height of the building. More than one service floor shall be counted towards height of the building.

7.18 Solid Waste Management

- (i) Before sanctioning any kind of project, except single dwelling unit (but including layout / sub-division projects), the sanctioning authority shall ensure that adequate provisions pertaining to solid waste disposal / segregation at the source / storage has been shown in the plan. The following three bins shall be indicated:
 - a. Bio - degradable
 - b. Non – bio-degradable
 - c. Domestic hazardous waste
- (ii) Minimum five percent at the total area of industrial estates / park will be ear marked in the map for recovery and recycling facility.
- (iii) All types of medical facilities like hospitals, Nursing Home, Pharmacy, Pathology Lab etc., shall obtain an affidavit from Uttarakhand State Environment and Pollution Control stating the compliance of Bio Medical Waste Regulations, 2016.
- (iv) The applicant shall furnish an affidavit that the waste generated from the construction and demolition of the proposed constructions, shall be disposed of as per the construction and demolition waste regulations 2016.

7.19 Sewage Disposal

- (i) In the areas where sewer line is available, the projects having plot area more than or equal to 1000 sq. mt., shall submit an NOC (along with the map to be sanctioned) from the concerned department regarding the carrying capacity of the available sewer line to easily cater to the sewage generated from the proposed project (based upon the density proposed in the project). The projects having plot area more than 10,000 sq. mt.(1.0 ha) shall install sewage treatment plant (STP). The generated treated gray waste from the STP shall be used for landscaping and washing of hardscape, while the remaining shall be released into the sewer line.
- (ii) In case, where the generated sewage is more than the carrying capacity of the available sewer line; in such projects installation of STP is mandatory and completion certificate is necessary from the concerned department. The treated gray water generated from STP shall be used for landscaping and washing of hard scape. Such treated sewage shall not be released directly into the river or nullahs without prior permission of the concerned department.

CHAPTER8: STRUCTURAL SAFETY AND FIRE SAFETY

8.1 Structural Stability related provisions in Buildings

- (i) To ensure that all the safety related provisions pertaining to the structural stability of the building w.r.t earthquake / soil instability / liquefaction / soft storey/ **any alteration or addition to the existing structure by any mechanical or technological means** etc. have been incorporated as per the relevant byelaws, the Empanelled Structural Engineer shall prepare structural drawings as mentioned in column 2 of table-9.1 **AND shall furnish the certification on the structural plans as mentioned in Annexure-1, clause A-1: 3(iii) AND shall submit the technical report for the same.**
- (ii) To ensure the construction of building as per the structural drawings mentioned in clause 8.1 (i) supervising engineer as mentioned in column 3 of table-27, shall furnish the plinth level / fourth floor level / last floor level / completion notice Forms. (form III; form VI(B))

S. No.	Categories of Construction works	Structural Engineer	Supervising engineer
(a)	Building height In plain areas 6.0 to 9.0 mt. and in hill area- 4.0 to 7.50 mt. (for all types of buildings)	The Architect OR the Empanelled structural Engineer (Grade-1,2 or 3) may furnish the certification as mentioned in 8.1(i)	the Architect who has prepared the plan OR the Empanelled structural Engineer (Grade-1,2 or 3)
(b)	Stilts	The Empanelled structural Engineer (Grade-1 or 2) shall furnish the certification as mentioned in 8.1(i)	Only Empanelled structural Engineer (Grade- 1 or 2)
	Basements		
(c)	Building height In plain areas more than 9.0 to 15.0 mt. and in hill area- more than 7.50 to 12.0 mt. (for all types of buildings)	The Empanelled structural Engineer (Grade-1) shall furnish the certification as mentioned in 8.1(i)	The supervision work shall be done only by the structural engineer (Grade-1)
	Building height In plain areas more than 15.0 mt. to 30.0 mt. (for all types of buildings)	The structural drawings prepared by the Empanelled structural Engineer shall be checked and signed by the third party auditors.	

table: 27 : Structural and supervising engineers

(iii) Seismic strengthening / retrofitting

Prior to seismic strengthening / retrofitting of any existing structure, evaluation of the existing structure as regards structural vulnerability in the specified wind / seismic hazard zone shall be carried out by Empanelled Structural Engineer. If as per the evaluation the seismic resistance is assessed to be less than the specified minimum seismic resistance as given in the note below, action will be initiated to carry out the upgrading of the seismic resistance of the building as per applicable standard guidelines.

- a. For masonry buildings reference shall be made to IS 4326 and IS 13935
- b. For concrete buildings and structures reference shall be made to IS15988: 2013 Seismic evaluation and strengthening of existing RCC buildings.

(iv) Buildings with Soft Storey

In case buildings with a flexible storeys, such as the ground storey consisting of open spaces for parking that is "*Stilt buildings*" or any other storey with open halls, special arrangements are to be made to increase the lateral strength and stiffness of the soft / open storey such as Steel bracing / Shear walls / Brick infills between columns.

8.2 Relevant Codes for Structural Safety in the Naturally Hazardous Areas

Requirements specified in the following Indian Standards, Byelaws and guidelines and other documents needs to be observed for structural safety and natural hazard protection of building etc.:

- (i) For General Structural Safety
 - a. IS: 456:2000 "Byelaws of Practice for Plain and Reinforced Concrete.
 - b. IS: 800-2007 "Byelaws of Practice for General Construction in Steel.
 - c. IS: 801-1975 "Byelaws of Practice for Use of Cold Formed Light Gauge Steel Structural Members in General Building Construction.
 - d. IS 875 (Part 2):1987 Design loads (other than earthquake) for buildings and structures Part2 Imposed Loads. (Reference to Table 4.1- "Occupant Load" may be considered for design load)
 - e. IS 875 (Part 3):1987 Design loads (other than earthquake) for buildings and structures Part 3 Wind Loads.
 - f. IS 875 (Part 4):1987 Design loads (other than earthquake) for buildings and structures Part 4 Snow Loads.
 - g. IS 875 (Part 5):1987 Design loads (other than earthquake) for buildings and structures Part 5 special loads and load combination.
 - h. IS: 883:1994 Byelaws of Practice for Design of Structural Timber in Building.
 - i. IS: 1904:1986 (R 2005) "Byelaws of Practice for Structural Safety of Buildings: Foundation"
 - j. IS 1905:1987 "Byelaws of Practice for Structural Safety of Buildings: Masonry Walls.
 - k. IS 2911(Part 1): Section 1: 2010 "Byelaws of Practice for Design and Construction of Pile Foundation Section 1

- Part 1: Section 2 Bored Cast-in-situ Piles
 - Part 1: Section 3 Driven Precast Concrete Piles
 - Part 1: Section 4 Bored Precast Concrete Piles
 - Part 2: Timber Piles
 - Part 3: Under Reamed Piles
 - Part 4: Load Test on Piles
- (ii) For Cyclone / Wind Storm Protection
- a. IS 875 (3):1987 "Byelaws of Practice for Design Loads (other than Earthquake) for Buildings and Structures, Part 3, Wind Loads"
 - b. Buildings and Structures, Part 3, Wind Loads"
 - c. Guidelines (Based on IS 875 (3)-1987) for improving the Cyclonic Resistance of Low rise houses and other building.
- (iii) For Earthquake Protection
- a. IS: 1893 (Part 1)-2002 "Criteria for Earthquake Resistant Design of Structures (Fifth Revision)"
 - b. IS:13920-1993 "Ductile Detailing of Reinforced Concrete Structures subjected to Seismic Forces - Byelaws of Practice"
 - c. IS:4326-2013 "Earthquake Resistant Design and Construction of Buildings - Byelaws of Practice (Second Revision)"
 - d. IS:13828-1993 "Improving Earthquake Resistance of Low Strength Masonry Buildings - Guidelines"
 - e. IS:13827:1993 "Improving Earthquake Resistance of Earthen Buildings- Guidelines"
 - f. IS:13935-2009 "Seismic Evaluation, Repair and Seismic Strengthening of Buildings - Guidelines"
- (iv) For Protection of Landslide Hazard
- a. IS 14458 (Part 1): 1998 Guidelines for retaining wall for hill area: Part 1 Selection of type of wall.
 - b. IS 14458 (Part 2): 1997 Guidelines for retaining wall for hill area: Part 2 Design of retaining / breast walls
 - c. IS 14458 (Part 3): 1998 Guidelines for retaining wall for hill area: Part 3 Construction of dry stone walls
 - d. IS 14496 (Part 2): 1998 Guidelines for preparation of landslide – Hazard zonation maps in mountainous terrains: Part 2 Macro-zonation.

Note: Whenever an Indian Standard including those referred in the National Building Code or the National Building Code is referred, the latest revision of the same shall be followed except specific criteria, if any, mentioned above against that byelaws.

8.3 Fire Safety

- (i) Fire protection measures provided in Part IV of National Building Code of India, dealing with the fire protection measures as amended from time to time, shall be incorporated in the building plan by the Architect / fire safety consultant, as the case maybe.
- (ii) All group housing buildings (flatted) and buildings of public congregation like Educational Buildings, Cinema Theatres, Function Halls and other Assembly Buildings having ground coverage of 500sq. mt. and above or of height above 6mt. and buildings of height more than 12m, are required to obtain prior clearance on the Plan prepared by fire consultant showing fire safety provisions, from the Uttarakhand Fire Services Department.
- (iii) Appointment of fire safety officer: Every owner and occupier of the following classes of buildings or premises shall appoint a fire-safety officer, who shall ensure the Compliance of all fire prevention and fire safety measure and effective operation there of as provided in the relevant Act and the regulations made there under, namely:
 - a. Cinema houses and Multiplexes with seating capacity of more than 1000 persons and commercial complex with built-up area more than 10,000 sq. mt.
 - b. Hotels and hostel with 100 rooms and above;
 - c. Multistoried residential buildings of 500 residential Flats or more than that;
 - d. Oil refineries, LPG bottling plants and similar other institutions;
 - e. Open stadium with seating capacity more than 50,000 persons and indoor stadium with seating capacity more than 25,000 persons;
 - f. Hospitals and nursing homes with more than 250 beds;
 - g. Industries where more than 1000 are employed;
 - h. Public and semi-public buildings like large surface and sub-surface railway stations, interstate bus terminuses, airports, amusement parks and other similar buildings;
 - i. Provided that the Government may, by notification in the official Gazette, from time to time, include any other public and private premises which, in its opinion, require appointment or removal of Fire Safety Officers.
- (iv) The owner / occupier of the building or Campus (mentioned in 4 above) shall obtain No Objection Certificate annually in relation to effective operations of fire and safety measures from The Chief Fire Officer / Fire officer as the case may be. If, The Chief Fire Officer / Fire officer of the concerning district as the case may be, does not receive the application from the owner of such buildings till last date of the month of March, shall inquire buildings / campus and issue No Objection Certificate and shall impose fine also at the rate as fixed whose recovery shall be made as per provision of The Uttarakhand Fire Services Act.
- (v) In addition to above buildings the owners shall get renewed the fire clearance in respect of the medium and high risk buildings mentioned in clause 4.2.

8.4 Procedure for clearance from fire service

- (i) **The concerned** Competent Authority shall refer the building plans to the Chief Fire Officer for obtaining clearance in respect of building identified in clause 8.2 (3)-- of these Bye- Laws.
- (ii) The Authority shall furnish three sets of complete building plans along with prescribed fee to the Chief Fire Officer, after ensuring that the proposals are in line with Master Plan / Zonal Plan of the area.
- (iii) The plans shall be clearly marked and indicate the complete fire protection arrangements and the means of access / escape for the proposed building with suitable legend along with standard signs and symbols on the drawings. The same shall be duly signed / certified by a licensed Fire Consultant / Architect. The information regarding fire safety measures shall be furnished along with details.
- (iv) The Chief Fire Officer shall examine these plans to ensure that they are in accordance with the provisions of fire safety and means of escape as per these bye-laws and shall forward two sets of plans duly signed for implementation to the building sanctioning Authority.
- (v) After completion of fire-fighting installations as approved and duly tested and certified by the licensed Fire Consultant / Architect, the Owner / Builder of the building shall approach the Chief Fire Officer through the concerned Authority for obtaining clearance from fire safety and means of escape point of view. The concerned Authority shall ensure that clearance from Chief Fire Officer has been obtained for the building before granting the occupancy certificate.
- (vi) On receipt of the above request, the Chief Fire Officer shall issue the No Objection Certificate from fire safety and means of escape, point of view after satisfying himself that the entire fire protection measures are implemented and functional as per approved plans.
- (vii) Any deficiencies observed during the course of inspection shall be communicated to the Authority for rectification and a copy of the same shall be forwarded to the concerned building owner / builder
- (viii) The following norms shall be adhered to in addition to other provisions mentioned in Part IV of National Building Code of India
 - a. Access to fire appliances / vehicles with details of vehicular turning circle / and clear motor-able access way around the building; **which shall not be less than 6.0 mt for high rise buildings of height more than equal to 15 mt. The turning radius at corners shall not be less than 9.0 mt.**
 - b. Size (width) of main and alternate staircase along with balcony approach, corridor ventilated lobby approach;
 - c. Location and details of lift enclosures;
 - d. Location and size of fire lift;
 - e. Smoke stop lobby / door where provided;
 - f. Refuse chutes; refuse chamber, services duct, etc.
 - g. Vehicular parking spaces;

CHAPTER 9: SUSTAINABLE MEASURES

- a. For reducing consumption of total energy, fresh potable water and reduction in total waste generation by modern buildings, the green building measures are to be adopted by all building on various plot sizes.
- b. The applicant shall be awarded benefits of additional Floor Area Ratio (on plot area) by getting his building / site / project certified from Green Rating for Integrated Habitat Assessment (GRIHA) / Leadership in Energy & Environmental Design (LEED) / **Indian Green Building Council (IGBC) / Bureau of Energy Efficiency (BEE) or the Architects empanelled by these institutions to examine and certify green buildings.**

9.1. Rain Water Harvesting

- (i) Except areas affected by high-water table problems, all areas under different land-use having plot area more than 100 sq. mt. in which construction works is admissible, rain water harvesting / collection provisions shall be mandatory.
- (ii) The standard for rain water collection:

S. No.	Total Built-Up Area of Buildings	Rain Water Harvesting Collection Norms
1	upto 250 sq. mt.	minimum 2.0 cubic mt.
2	more than 250 sq. mt. and upto 400 sq. mt.	minimum 3.5 cubic mt.
3	more than 400 sq. mt.	for every increase in 50 sq. mt. plot area or partial area thereof, additional provision of minimum 0.5 cubic mt.

Table 15: Standards for rain water collection

- (iii) For the effective implementation of rain water harvesting, the building plan shall be sanctioned only if appropriate provisions are made in the plan and the occupancy certificate shall be issued after the onsite verification of the same.
- (iv) All the construction work related to rain water harvesting shall not be calculated in the F.A.R.
- (v) The detailed proposal of the system comprising collection, conveyance and dispersion of rain-water harvesting well / tube well shall have to be shown on the building plan submitted for approval.
- (vi) An Architect / Engineer duly engaged for supervision and execution of the construction of the building shall submit the certificate stating that the rain water harvesting system is functional at site and same conforms to the provisions of these byelaws.
- (vii) However, if the Architect / Engineer found guilty of misrepresentation of the facts, penal proceedings shall be initiated along with debarring the concerned Architect / Engineer from practicing in the State of Uttarakhand

9.2. Ground Water Recharge:

- (i) Recharging of ground water shall be mandatory not only for residential buildings but for all types of buildings, including Group Housing Societies having a plot area more than 500 sq. mt. and above.
- (ii) The Ground Water Recharge shall be mandatory for open spaces like parks, parking, plazas, playgrounds and other common areas.
- (iii) The recharge well shall be located at a distance of not less than 10 mt. away from any structure handling sewage or industrial waste water (such as septic tank or effluent treatment plant etc.). This minimum distance of 10 mt. shall not be applicable to manholes or sewer lines although it shall be ensured that they are leak proof.

9.3. Provision of Rooftop Solar Photo Voltaic Power Plant

- (i) No new building in the following categories in which there is a system of installation for supplying hot water shall be built unless the system of the installation is also having an auxiliary solar assisted water heating system:
 - a. Hospitals and Nursing Home.
 - b. Hotels, Lodges, Guest Houses
 - c. Group Housing with a plot area of 2000 sq. mt.
 - d. Hostels of Schools, Colleges and Training centers with more than 100 Students.
 - e. Barracks of armed forces, paramilitary forces and police.
 - f. Individual residential buildings having more than 150 sq. mt. plinth area.
 - g. Functional Buildings of Railway Stations and Air Ports like waiting rooms, retiring rooms, rest rooms, inspection bungalows and catering units.
 - h. Community centers, Banquet Halls, Baarat Ghars, and Buildings for similar use.
- (ii) **Definitions**

S. No.	Term	Definition
1	"Solar Assisted Water Heating System"	A device to heat water using solar energy as heat source
2	"Auxiliary back-up"	Electricity operated or fuel fired boilers / systems to heat water coming out from solar water heating system to meet continuous requirement of hot water
3	"New Building"	Such buildings of above said categories for which construction plans have been submitted to the Authority for clearance
4	"Existing building"	Such buildings, which are approved to perform their respective business

- (iii) Installation of Solar Water Heating System
- a. New Buildings: Clearance of plan for the construction of new buildings of the aforesaid categories shall only be given if they have a provision in the building design itself for an insulated pipeline from the rooftop in the building to various distribution points where hot water is required. The building must have a provision for continuous water supply to the solar water heating system. The building should also have open space on the rooftop, which receives direct sun light. The load bearing capacity of the roof should at least be 50 kg. per sq. mt. All new buildings of above said categories must complete installation of solar water heating systems before obtaining necessary license to commence their business.
 - b. Existing Buildings: Installation of Solar Assisted Water Heating Systems in the existing building shall be made mandatory at the time of change of use to above said category provided there is a system or installation for supplying hot water.
- (iv) Capacity: The capacity of solar water heating system to be installed on the building of different categories shall be decided in consultation with the local bodies. The recommended minimum capacity shall not be less than 25 liters per day for each bathroom and kitchen subject to the condition that maximum of 50% of the total roof area is provided with the system.
- (v) Specifications: Installation of Solar Assisted Water Heating Systems shall conform to BIS specification IS 12933. The solar collectors used in the system shall have the BIS certification mark.
- (vi) Auxiliary System: Wherever hot water requirement is continuous, auxiliary heating arrangement either with electric elements or oil of adequate capacity can be provided

S.No.	Category of Buildings / Area	Area Standards	Generation Requirement *
1	Residential - Plotted Housing (single dwelling unit)	For HIG Plots and above	Minimum 5% of connected load Or 20W / sq.ft. for "available roofspace" **, whichever is less.
2	Residential - Group Housing (plotted and flatted including multiple units)	2000 sq. mt. and above	Minimum 5% of connected load
3	Educational	Plot size of 500 sq. mt. and above	Minimum 5% of connected load Or 20W / sq.ft. for "available roof space", whichever is less. Or Minimum 25% of total ground coverageshall be reserved and installed on roof space.
4	Institutional		
5	Commercial		
6	Industrial		
7	Mercantile		
8	Recreational		
9	<i>all Government buildings</i>		

Table 28: Norms for Roof Top Solar PV Installation and generation

* Area provisions on roof top shall be @12 sq. mt. per 1KWp, as suggested by Ministry of New and Renewable Energy.

** "available roof area" = 70% of the total roof size, considering 30% area reserved for residents' amenities.

NOTE: For Solar Panels laid on ground for generation of Energy, since it's a non-conventional renewable energy resource hence it will be considered as an infrastructural service and shall be permitted with integrated ancillary services required for successful operations of the systems.

9.4. Sustainable Waste Management

- (i) Zero Waste is a concept of waste management and planning approaches that emphasize waste prevention as opposed to end waste management.
- (ii) Zero Waste / land-fill can be achieved by adopting systematic approach of segregation at source by planning, by collection facilitation and most importantly by creating public awareness.
- (iii) The green waste can be converted into fuel cakes, kitchen waste into manure, construction & demolition waste into bricks, plastic waste into oil, paper, glass and steel back into the same and all residual inert materials can also be converted into bricks. Achieving zero land-fill is more conveniently possible, if
 - a. The collection is made from house to house and some segregation is done at household level and
 - b. Separate wet and dry bins must be provided at the ground level.
 - c. The recycling is done at decentralized, say, ward or even lower levels.

9.5. Provisions for Green Rating systems

- (i) All Government / State Government / Semi-Government buildings including those belonging to autonomous bodies like boards, corporations, public sector undertakings shall confirm to minimum 4-star GRIHA rating OR GOLD IGBC LEED to propagate green building construction. The concerned Architect shall submit affidavit for the implementation of the above provision.
- (ii) Other buildings which comply to rating systems and which successfully secure ratings from GRIHA / LEED / IGBC / BEE shall be eligible to receive extra F.A.R free of cost as stipulated below:

S. No.	Rating		F.A.R
	IGBC	GRIHA	
1	Silver	3 star	0.1
2	Gold	4 star	0.2
3	Platinum	5 star	0.3

Table29: Eligibility for extra FAR based on Green Ratings Systems

- (iii) The applicant has to submit a rating certificate for the proposed green building issued by GRIHA / LEED / IGBC / BEE or the architects empanelled with them at the time of submission of the

- plans for availing free F.A.R. At the time of submission of completion notice, the concerned Architect shall submit affidavit regarding the compliance and the rating of building, failing which the Authority shall give notice of three months and after that may charge compounding fee for the extra FAR which shall be twice the cost of the purchasable FAR.
- (iv) The certificate of compliance is to be submitted after every five years failing to which the Authority shall give notice of three months and after that may charge compounding fee for the extra FAR which shall be twice the cost of the purchasable FAR.
- (v) Procedure for availing incentive:
- a. The applicant is required to submit provisional rating from GRIHA / LEED / IGBC / BEE or the architects empanelled with them at the time of submission of building plan application to the Competent Authority for claiming incentive of additional FAR stated at Clause- 10.5 (2).
 - b. At the time of applying for Occupancy Certificate of building, the applicant is required to submit final rating from GRIHA / LEED / IGBC / BEE or the architects empanelled with them.

9.6. Energy conservation

- (i) ECBC shall be applicable to building complexes as follows:
- a. Buildings having conditioned area more than 500 sq. mt.
 - b. All commercial and non-residential buildings whose built-up area is more than 2000 sq. mt. or plot area more than 1000 sq. mt.
 - c. Buildings such as multiplex, malls, hospitals, hotels and convention centers whose total floor area is less than 2000 sq. mt.
 - d. All buildings that have connected load of 100kW or greater or have contract demand of 120 kVA or greater;
- (ii) At the time of application, the owner / applicant shall submit an initial evaluation / analysis report on complied ECBC parameter prepared by architect (empanelled with BEE). Thereafter, upon completion of the building the consultant shall submit completion certificate with final evaluation report in compliance to initial evaluation report.
- (iii) Authority based on receipt of relevant documents submitted by the architect shall award occupancy certificate to the owner.
- (iv) The certificate of compliance is to be submitted after every five years failing to which the Authority shall give notice of three months and after that may charge compounding fee annually till the time compliance is done.

9.7. Water Re-Use and Recycling

- (i) All buildings having a minimum discharge of 50,000 liters and above per day shall incorporate waste-water recycling system. The recycled water shall be used for horticultural, flushing and cooling tower purposes.
- (ii) The dual pipe system shall be adopted for these buildings.

9.8. Provisions for City and Site level greening

In alignment with National Sustainable Habitat Mission, the Authority shall encourage augmentation of green cover in the city / plot, by adopting *The Urban Greening Guidelines, 2014* and other provisions as given below. The approval of landscape plan shall be essential.

- (i) Provision of minimum 1 tree / every 80sq. mt. of plot area for plot sizes > 300sq. mt. and planted within the plot.
- (ii) In residential layout plans/ group housings (plotted and flatted) minimum 15 percent land of total area of layout shall be reserved as park and sports ground.
- (iii) In the non-residential plans, 10 percent land of total area shall be reserved and be proposed as park .
- (iv) In the industrial development map, Trees shall be planted at the rate of 125 trees per hectare.
- (v) Large industry shall be separated from residential area by dense tree plantation which shall be 15 percent of the total industrial plot.
- (vi) In the commercial schemes of above 2500 sq. mt. plot area, minimum 10 percent part of the reserved open space shall have 'greenery' (soft surface) with tree plantation at the rate of 25 trees per hectare.
- (vii) For economically weaker and slum improvement schemes,trees shall be planted in cluster on minimum 100sq. mt. area for every 50 families.
- (viii) Norms of open space
 - a. The minimum width of open space shall be 7.5 mt.
 - b. The green space shall be minimum 3.0 mt. away from the building and this 3.0 mt. pathway can be included in the open space calculation.
- (ix) The unpaved area shall be more than or equal to 20% of the recreational open spaces.
- (x) Compensatory Plantation for felled / transplanted tress in the ratio 1:3 within the premises under consideration.
- (xi) Choice of species for plantation in site and abutting the road may be adopted as per Section 8 of the Urban Green Guidelines, 2014.

9.9. Sustainable Building Materials

The following supplementary building materials (derived or processed waste) may be suitably used while constructing building in combination with conventional resources:

- (i) Panels, hollow slabs, hollow blocks - Conservation of materials, less water requirement.

- (ii) Fly Ash bricks, Portland Pozzolana cement, Fly ash concrete, phosphor gypsum based walling & roofing panels, particle wood – Recycled use of industrial / agricultural by-products.
- (iii) Fly ash / AAC (Autoclaved Aerated light weight Concrete) panels / CLC (Cellular Light weight Concrete) panels- Ensures thermal comfort (significant reduction in air-conditioning requirement)
- (iv) Use of bamboo & rapidly growing plantation timbers- Environmental benefits.
- (v) Compressed Soil Earth Block and Rammed Earth Walls

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CHAPTER 10: PROVISIONS FOR CLIMATE RESILIENT CONSTRUCTION – INTEGRATION OF ENVIRONMENTAL CLEARANCE WITH SANCTIONS

10.1. Environmental conditions for compliance during Building approvals

- (i) The Ministry of Environment, Forest and Climate Change has decided to integrate the environmental concerns into building plan approval process and empowering the concerned local body / development authority to approve and certify compliance of stipulated requirements. The new building construction proposals are classified in the following 3 categories:
 - a. Conditions for Category 'A' Buildings: Built-up Area 5000 sq. mt. – 20,000 sq. mt.
 - b. Conditions for Category 'B' Buildings: Built-up Area 20000 sq. mt. – 50,000 sq. mt.
 - c. Conditions for Category 'C' Buildings: Built-up Area 50000sq. mt. – 1,50,000 sq. mt.
- (ii) These environmental conditions may be suitably integrated in the building permission conditions so that their effective implementation could be ensured by the local authority while sanctioning building plans in their respective urban areas.
- (iii) For building plans with a total built-up area between 5,000 sq. mt. and 20,000 sq. mt., category A environment clearance may be given by the local authority by ensuring the stipulated conditions in Table- 30
- (iv) For Category B & C, built up area more than 20,000 sq. mt. upto 1,50,000sq. mt. Environmental Clearance (EC) from State Environmental Impact Assessment Authority (SEIAA), Ministry of Environment and Forests, Government of India shall be obtained.
- (v) The concerned Urban local body/ Competent Authority, authorized to sanction building plans, shall ensure at the time of sanctioning a building plan that the environmental requirements stipulated in Table 30 (for above 5,000 sq. mt. and up to 20,000 sq. mt.), Table 31 (for above 20,000 sq. mt. and up to 50,000 sq. mt.) and Table 32 (for above 50,000 sq. mt. and up to 1,50,000 sq. mt.), as the case may be, are complied with.

CATEGORY;- A

S. No.	Medium	Environmental Condition
1	Natural Drainage	The inlet and outlet point of natural drain system should be maintained with adequate size of channel for ensuring unrestricted flow of water.
2	Water conservations – Rain Water Harvestingand Ground WaterRecharge	
2(a)		The unpaved area shall be more than or equal to 20% of the recreational open spaces.
3	Solid Waste	Separate wet and dry bins must be provided at the ground level for

S. No.	Medium	Environmental Condition
	Management	facilitating segregation of waste.
4	Energy	In common areas, LED / solar lights must be provided.
5	Air Quality and Noise	Dust, smoke and debris prevention measures such as screens, barricading shall be installed at the site during construction. Plastic / tarpaulin sheet covers must be used for trucks bringing in sand and material at the site.
5(a)		The exhaust pipe of the DG set, if installed, must be minimum 10mt. away from the building. In case it is less than 10mt. away, the exhaust pipe shall be taken up to 3mt. above the building.
6	Green cover	A minimum of 1 tree for every 80 sq. mt. of land shall be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species.
6(a)		Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done with the obligation to provide continued maintenance for such plantations.

Table 16: Environmental Conditions for Building & Construction – Category A

CATEGORY;-B

S. No.	Medium	Environmental Condition
1	Natural Drainage	The inlet and outlet point of natural drain system should be maintained with adequate size of channel for ensuring unrestricted flow of water.
2	Water conservations – Rain Water Harvesting and Ground Water Recharge	
2(a)		The unpaved area shall be more than or equal to 20% of the recreational open spaces.
3	Solid Waste Management	Separate wet and dry bins must be provided at the ground level for facilitating segregation of waste.
3(b)		Organic waste composter / vermiculture pit with a minimum capacity of 0.3 Kg / tenement / day must be installed wherein the STP sludge may be used to be converted to manure which could be used at the site or handed over to authorized recyclers for which a written tie-

S. No.	Medium	Environmental Condition
		up must be done with the authorized recyclers.
4	Energy	In common areas, LED / solar lights must be provided.
4(a)		At least 1% of connected applied load generated from renewable energy source such as photovoltaic cells or wind mills or hybrid should be provided.
4(b)		As per the provisions of the Ministry of New and Renewable energy solar water heater of minimum capacity 10 liters / 4 persons (2.5 liters per capita) shall be installed.
4(c)		Use of fly-ash bricks: Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September, 1999 and as amended from time to time.
5	Air Quality and Noise	Dust, smoke and debris prevention measures such as screens, barricading shall be installed at the site during construction. Plastic / tarpaulin sheet covers must be used for trucks bringing in sand and material at the site.
5(a)		The exhaust pipe of the DG set, if installed, must be minimum 10mt. away from the building. In case it is less than 10mt. away, the exhaust pipe shall be taken up to 3mt. above the building.
6	Green cover	A minimum of 1 tree for every 80 sq. mt. of land shall be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species.
6(a)		Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done with the obligation to provide continued maintenance for such plantations.

Table 17: Environmental Conditions for Building & Construction - Category B

CATEGORY;-C

S. No.	Medium	Environmental Condition
1	Natural Drainage	The inlet and outlet point of natural drain system should be maintained with adequate size of channel for ensuring unrestricted flow of water.
2	Water conservations – Rain Water Harvesting	

S. No.	Medium	Environmental Condition
	and Ground Water Recharge	
2(a)		The unpaved area shall be more than or equal to 20% of the recreational open spaces.
2(b)		The ground water shall not be withdrawn without approval from the competent authority
2(c)		Use of potable water in construction should be minimized.
2(d)		Low flow fixtures and sensors must be used to promote water conservation.
2(e)		Separation of grey and black water should be done by the use of dual plumbing system.
3	Solid Waste Management	Separate wet and dry bins must be provided at the ground level for facilitating segregation of waste.
3(a)		All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be don/e with the authorized recyclers.
3(b)		Organic waste composter / vermiculture pit with a minimum capacity of 0.3 Kg / tenement / day must be installed wherein the STP sludge may be used to be converted to manure which could be used at the site or handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.
4	Energy	In common areas, LED / solar lights must be provided.
4(a)		At least 1% of connected applied load generated from renewable energy source such as photovoltaic cells or wind mills or hybrid should be provided.
4(b)		As per the provisions of the Ministry of New and Renewable energy solar water heater of minimum capacity 10 liters / 4 persons (2.5 liters per capita) shall be installed.
4(c)		Use of fly-ash bricks: Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September, 1999 and as amended from time to time.
4(d)		Use of concept of passive solar design of buildings using architectural design approaches that minimize energy consumption in buildings by integrating conventional energy-efficient devices, such as mechanical and electric pumps, fans, lighting fixtures and other equipment, with the passive design elements, such as building

S. No.	Medium	Environmental Condition
		orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass.
4(e)		Optimize use of energy systems in buildings that should maintain a specific indoor environment conducive to the functional requirements of the building by following mandatory compliance measures (for all applicable buildings) as recommended in the Energy Conservation Building Byelaws (ECBC) 2017 of the Bureau of Energy Efficiency, Government of India.
5	Air Quality and Noise	Dust, smoke and debris prevention measures such as screens, barricading shall be installed at the site during construction. Plastic / tarpaulin sheet covers must be used for trucks bringing in sand and material at the site.
5(a)		The exhaust pipe of the DG set, if installed, must be minimum 10m away from the building. In case it is less than 10m away, the exhaust pipe shall be taken up to 3m above the building.
6	Green cover	A minimum of 1 tree for every 80 sq. mt. of land shall be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species.
6(a)		Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done with the obligation to provide continued maintenance for such plantations.
7	Sewage Treatment Plant	Sewage treatment plant with capacity of treating 100% waste water shall be installed. Treated water must be recycled for gardening and flushing.
8	Environment Management Plan	The environment infrastructure like Sewage Treatment Plant, Landscaping, Rain Water Harvesting, Power backup for environment, Infrastructure, Environment Monitoring, Solid Waste Management and Solar and Energy conservation, should be kept operational through Environment Monitoring Committee with defined functions and responsibility.

Table 18: Environmental Conditions for Building & Construction – Category C

CHAPTER 11: OTHER PROVISIONS (PROVISIONS SPECIFICALLY RELATED TO DIFFERENT BUILDINGS / PROJECTS / AREAS)

11.1. Core Built Up Area

- (i) Built up Zones / core built-up areas are normally defined in the Master Plans. In areas where such zones are not defined in the Master Plans or where Master Plans are not in force, core built up area / Zones in Development Area will be defined by the concerned Department Authorities and by Town and Country Planning Department outside the Development Area of the state.
- (ii) Residential and Commercial activities or such activities which are permissible as per zoning regulations will be permitted and following activities will not be permitted.
- a. Motel and resorts, multiplex and malls, multistory commercial complex (more than two floor).
 - b. Offices (except offices of maximum 200 sq. mt. floor area)
 - c. College, ITI / Poly technique, miscellaneous Technical Colleges, university complex.
 - d. Hospital, higher / specialized medical facilities.
 - e. Auditorium, Town Hall, vocational and technical institutions, cinema / theatre, coal Depot, filling and service station.
 - f. Industrial Units (except such Household units of maximum 30 sq. mt. area) less than 5 Kw capacity employing a maximum of 5 workers.
- (iii) Norm for Development and Redevelopment / Reconstructions
- a. Minimum Net Plot Area : 30 sq. mt. (Residential)&10 sq. mt. (Commercial)
Minimum Width : 2.0 m (Commercial Plot)
Width of Residential Plot as per definition of Housings (EWS,LIG.LMIG) and Plot GIVEN in definitions. In the towns of religious importance the minimum net plot area of guest house shall be 250 sq. mt. in hills and 400 sq. mt. in plains.
 - b. Front Boundary:
In case where the road is not a Master Plan road the front boundary of the plot will be determined from the center line of the road abutting the plot. The determination of such boundary will be as follows:

S. No.	Existing Road Width	Distance to be left from the centre of the existing road for determination of front boundary	Maximum Height of the buildings
1	Up to 3.0m	1.5m	6.5m
2	3.1 to 4.5 m	2.25m	6.5m

S. No.	Existing Road Width	Distance to be left from the centre of the existing road for determination of front boundary	Maximum Height of the buildings
3	4.6 to 7.5m	3.75m	9.0m
4	7.6 to 9.0m	4.5m	9.0m
5	9.1 to 12.0m	6.0m	12.0m
6	12.1 to 18.0m	9.0m	12.0m

Table 19: Determination of Front Boundary

In towns of religious importance, the approach road provisions for guest house shall be as follows:

Region	Min approach road existing width	Road widening to be left fully from the plot
Hills	4.5 mt.	Min 1.5 mt.
Plains	7.50 mt.	1.5mt.

Parking if not available within the plot, the same shall be provided within 500mt. from the site at public parking place and the same shall be ensured by the sanctioning authority.

Table 20: Approach road provisions for guest house

c. Norm for Reconstruction of Building in plots upto 200sq. mt.

S. No.	Building Norm	Norm as per Plot size	
		Upto 100 sq. mt.	(>100-200 sq. mt.)
1	Ground coverage	75%	70%
2	FAR	As per Permissible ground coverage and permissible maximum height	
3	Minimum front setback*	1.20	1.80
4	Basement	not allowed	not allowed

Table 21: Norm for Reconstruction of Building in plots upto 200 sq. mt.

Note: *Existing setback will prevail in cases where the existing setback are greater than the above mentioned setbacks.

- (iv) For Plots upto 200 sq. mt. Plot Area and abutting on a minimum of 9.0 m width road maximum 20% of the permissible Ground coverage can be used as basement in Commercial / Mixed Buildings. Such basement will be used only for storage.

The approach to such Basement will be in the form of internal staircase / ramp.

- (v) For Corner Plot of upto 100 sq. mt. Area the provision of road side setback on sides and rear will not be mandatory. Such plots having an area of 101 sq. mt. to 200 sq. mt., a minimum of 1.0

mt. road side setback is required. In case where the existing setback is greater than the required setback the provision existing of setback will prevail.

- (vi) For plots greater than 200 sq. mt. Area provision of ground coverage, FAR, minimum front setback and basement will be as per the respective provisions of the byelaws. Basement will not be permissible in Residential / mixed use Building and in Building abutting on roads less than 9.0 m width.
- (vii) Sub division of Plots will be as per sub division bylaws and with a minimum Area of such sub divided plots shall be 40 sq. mt.
- (viii) For non-residential use building on roads less than 9.0 mt. or plot size less than 200 sq. mt. public parking shall be developed by the sanctioning authority. For this purpose parking fee shall be charged at the time of sanctioning plan which shall be computed based upon the circle rate of the required parking area in the project. This fee shall be deposited in an ESCROW account for parking fund and shall be used exclusively for developing public parking spaces in or near core areas.
- (ix) A maximum of 40% width of front setback (front setbacks to be determined after having the required Right of way of public roads) can be used for sunshade, projection, Balcony etc.
- (x) Plinth Level: minimum 0.45 mts. from ground level.
- (xi) Horizontal and vertical expansion will be permitted subject to the structural safety of such building. The expansion will be permitted in cases where the required right of way and setback condition are adhered to. Such expansion will be permitted within the FAR limits.

11.2. Single Residential

- (i) Normally, in open / undeveloped areas, individual single residential units will be permitted only if the sub divided plot is part of a larger approved layout plot.
- (ii) However, in special circumstances, after due permission from the sanctioning authority, such stand-alone plots situated within the urban local body limits, which have not been sub divided from a larger open area and where the width of the road is less than the required width, permission for construction can be granted after leaving required land for right of way to ensure minimum road width and required setback.

11.3. Multiple Units(for single stand-alone residential plots)

In order to promote additional housing stock, provision of multiple Housing units on a single Residential Plot is permissible. The total covered area will be within the prescribed FAR limits and the number of residential units, shall be based upon the available approach road width, will be as follows:

S. No.	Existing road width		Minimum area of plot	Number of units
	Plains	Hills		
1	9.0-18.0 mt.	6.0-9.0 mt.	500 sq. mt. (in hill area 250 sq. mt.)	6
			More than 500 sq. mt. (more than 250 sq. mt. in hill area) one additional unit admissible for increase in plot area for every 125 sq. mt.	
2	more than 18.0 mt.	more than 9.0 mt.	750 sq. mt. (in hill area 500 sq. mt.)	10
			More than 500 sq. mt. (more than 250 sq. mt. in hill area) one additional unit admissible for increase in plot area for every 125 sq. mt.	

Table 22: Provision for multiple housing units on a single residential plot

Note:

- Provision of a minimum 5% open / Green area mandatory
- 25% of infrastructure development cost is to be deposited as Bank Guarantee or Agreement for mortgaging of property of similar value with the Development Authority.
- In such cases in addition to the fixed payable fees, Rs. 50,000 / - for each unit as “unit fees shall be necessarily deposited.

11.4. Group Housing / Sub Division Layout

- (i) The project of group housing / sub-division layout shall be classified on the basis of their areas as follows:

S. No.	Habitat Description	Plains		Hills	
		Area (Ha)		Area (Ha)	
		Min	Max	Min	Max
1	Sub Cluster	0.20	2.0	0.10	1.0
2	Cluster	2.01	6.0	1.01	3.0
3	Neighborhood	6.01	20.0	3.01	10.0
4	Township	20.01	40.0	10.01	20.0
5	Special Township	Above 40.0		Above 20.0	

Table 23: Classification of Group Housing / Sub-division layout

Note The detail provision of Special Township shall be fixed separately

- (ii) Registration of Registered Habitat Developer in the respective Habitat category is mandatory.

However, for layout (sub-division) projects of less than one acre and for projects (layout and group housing) Within the Development Area / Special Development Area, such registration is not mandatory. Processing fee for such projects is Rs 50,000.00 and for projects of area more than one acre, the processing fee and Bank Guarantee will be as per the provisions of Group Housing.

- (iii) Dwelling Unit Density: 500 Dwelling unit per hectare(For Hills and Plain)

S. No.	Plot Size	Dwelling Unit Density
1	Upto 200 sq. mt. Plot size	1 Unit
2	200 sq. mt.– 300sq. mt.	2 unit
3	300- 500sq. mt.	3 unit
4	> 500sq. mt.	as per density defined for multiple units

Table 24: Calculation of Dwelling Unit Density for Layout Plans

On the basis of the proposed population in Group Housing and Layout Schemes, facilities and services viz. health education shall be provided in the projects as mentioned in clause 7.5. Further, for the proposed population in the project, sufficient provisions shall be made w.r.t water supply, electricity, sewer etc. as per the prevailing norms and standards.

The proposed density shall be permissible based upon the availability of potable water demand projected for next ten years, for which NOC from the concerned Authority shall be obtained.

- (iv) Internal Road Width (Residential Group Housing and Layout Schemes)

S. No.	Minimum Road Width (mt.)		Maximum Road Length (mt.) (if it is not in the form of loop street)
	Plains	Hills	
1	7.5	2	100m
2	9	3	200m
3	9	4.5	400m
4	12	6	800m
5	15	7.5	1000m
6	18	9	1000m
7	Minimum width of loop street 9.0m	Minimum width of loop street 6.0m	Minimum length 400m

- a. Width of such Roads, having Park / Open space / Inactive uses on one side will be 7.5m in plain and 4.5m (motor-able) 2.0m (pedestrian) in Hills. The maximum length of such road will be 200mt.
- b. In EWS and LIG layout schemes the minimum internal roads will be 6.0 mt. in plains and 4.5 mt. (for motor-able roads) and 2.0 mt. (for pedestrian Pathways) in Hills.

- (v) Other Provisions

In Group Housing and sub-division layout projects the following facilities / services will be provided in proportion of the total scheme area. In Building where vertical mix uses are permitted the proportion of Public / Semi Public and commercial use will be based on the total FAR of the project

S. No	Uses / Facilities	Plot size		
		2000 to 4000 sq. mt.	4000 sq. mt. to 2.0 Hectare	More than 2.0 Hectare
1	Public / Semi Public (Uses ancillary to Residential viz. Educational / Health / Club House / Community Hall etc.	-	Minimum 1.0%	Minimum 5.0%
	Commercial	-	Maximum 1.5%	Maximum 5%
3	Organized Green Spaces	Minimum 5%	Minimum 10%	Minimum 15%

Table 25: Facilities / Services in Group Housing and sub-division layout projects

Note: The above facilities will be based on the Population norms as defined in para 7.5

(vi) Light and Ventilation

In buildings of upto 12.0 mt. height, habitable rooms, where light and ventilation is provided through internal green spaces, the minimum area and width of such spaces will 7.5sq. mt. and 2.5sq. mt. respectively. For building of more than 12.0m height the minimum width of such spaces will be 3.0 m and the area shall be equal to $1 / 5^{\text{th}}$ of the height of the adjacent highest wall (e.g. If the height of the highest wall is 21 mt., then the minimum area of the internal open space shall be $(21 \times 1 / 5) = 17.64$ sq. mt.

S. No.	Building Height (in mt.)	Area (in sq. mt.)	Minimum Width (mt.)
1	Upto 7.0m	1.2	0.9
2	Upto 12.0m	2.8	1.3
3	Upto 18.0m	4.0	1.5
4	Upto 21.0m	5.4	1.8
5	More than 21.0m	6.0	2.0

Table 26: Size of Ventilation shaft

- (vii) Guard Room of maximum 1.6sq. mt. Plinth Area (Minimum width / radius 1.2m) is permissible at the entrance subject is the condition that such construction will not be within the setback required for fire safety
- (viii) Essential Provision for EWS Houses
 - a. It is mandatory to provide for EWS dwelling units in group housing / layout projects. Such units will be of a Maximum of 4 storeys (Ground and three additional floors) to be constructed as separate building blocks
 - b. It will be mandatory to construct 15% of the total Housing stock proposed in the project for EWS Housing. The procedure for approval of such units and their price will be determined

by the government from time to time. The required EWS units will either be constructed in the project area or as a separate project within a maximum radius of 5 kms. from the basic project site. The suitability of such sites will be determined by the sanctioning authority.

However in case of smaller housing project (of plot area less than 5000 sq. mt.) the above provision is not mandatory. As an alternative and in lieu of constructing EWS housing stock the Developer of such project will have the choice of depositing the "Shelter Fund" with the sanctioning authorities. The fund will subsequently be used for land pooling, land development and building construction and related works for EWS housing stock. The Shelter fund amount to be calculated as per Government directions from time to time.

- c. The ground coverage of EWS housing units will be included in the calculation of total ground coverage and FAR of the project.
 - d. Parking for EWS units will be calculated on the basis of ECS per 4 EWS units.
 - e. Parking in the form of open parking is mandatory.
 - f. Completion certificate from Empanelled structural Engineer of such units certifying that such buildings are designed and constructed in accordance with the provision of Part IV (structural design) of NBC
- (ix) Document to be submitted along with building plan of group housing / layout projects
- a. ITR of firm / company / trust and memorandum of trickle of firm / company, registered habitat developer's registration and regulations / regulations regarding related of formation functioning resident welfare of association
 - b. Group housing projects and residential layout where building construction is proposed as per typical building plan certificate from empanelled structural engineer / authorized technical institute / universities certifying that such building comply with the provision of part iv (structural design) of NBC
 - c. Drawing and necessary document in the required formats related to services via electricity, water supply, sewage disposal and the like to be duly signed by the architect and the drawing should comply with BIS wide
 - d. NOC from fire safety officer / fire department on the relevant maps / drawing related to fire safety provision
 - e. Registered affidavit of applicant / developer station that occupancy of that will be permitted after obtaining completion from the functioning authority
 - f. Original sale deed along with latest chatauni of the land (project area) prior to secluding of the project 25% of the w.r.t. of development of proposed infrastructure as bank guarantee in favor of sanctioning authority an agreement or hypothecation part properly equivalent is the above amount in favor of the sanctioning authority

11.5. Affordable Housing

As per the housing policy and the rules (annexure-)

11.6. Public facilities and Services

S. No.	Main category	Sub-category	Population Standards
1	Educational Facilities	Nursery School / Crèche	1 for 2500
		Primary school (upto class 5 th) (max G+I)	1 for 5000
		Middle school (upto class 8 th)	1 for 6000
		High school / intermediate (upto class 5 th to 10 th or upto 12 th)	1 for 7500
		Integrated school (upto class 1-12 th)	1 for 15000
		ITI / Polytechnic	
		Degree college	
2	Miscellaneous Educational Facilities	MBBS	
		Engineering	
		Other professional / technical institutions	
		Schools for handicap people	(one for city level)
		University campus	
3	Medical facilities	Dispensary / diagnostic center	
		Nursing home / maternity center / polyclinic	1 for 15000
		Primary health center	1 for 20000
4	Social and cultural facilities	community building / library	1 for 15000
		Other community building	
	Extension counter with ATM	(i) floor area for counter (ii) floor area for ATM	1 for 15000
5	Other services	Sub-post office	1 for 10000
		Police station (with residence for employees)	1 for 15000
		Police station (with residence for employees)	1 for 50000
		Computerized Railway reservation counter	1 for 5000
	Electricity services	(i) 11KVA	1 for 15000
		(ii) 33 KVA	1 for 25000
(iii) 66KVA		1 for 50000	

Table 27: Public facilities and Services

11.7. Eco Resorts

- (i) After utilizing the maximum ground coverage, the rest of the plot area shall be necessarily kept as soft ground. Parking & other internal pathways / passage shall be developed necessarily / essentially as brick on edge or loose stone pavement.
- (ii) The Maximum height of the building permissible shall be 7.5 mt. maximum upto two floors(ground and first). The roof of the first floor shall be necessarily pitched / sloping
- (iii) Basement shall not be permissible
- (iv) Where approach road to the site is not available as per norms and is approached by pedestrian pathway or ropeway, in such cases parking provision shall be made by the developer on the road head (on the motor-able road from where the pedestrian pathway or ropeway starts). In such cases, due to constraint of fire tender reaching the site, the developer will have to provide fire safety measures all by himself and such proposals shall be scrutinized and given NOC by fire department for their sufficiency. Such NOC shall be renewed by fire department every two years.
- (v) In the premises of Eco Resort, the internal pathways shall be necessarily used as a walking trail & as per the necessity battery operated vehicle may be used.
- (vi) The proposal of sewerage disposal shall necessarily be inspected by Jal Nigam
- (vii) In the open areas minimum of 125 trees per hectare shall be planted necessarily
- (viii) 60% of the employment shall be given necessarily to the local people of the State & an affidavit in this regard shall be taken from the applicant. In case of violation of the said rule procedure or steps shall be taken to cancel the approval of map.
- (ix) Other provisions, guidelines issued by MOEF for eco-tourism in and around protected areas on date 2nd June, 2011 mentioned below shall be necessarily complied:
 - a. As part of the State-level Ecotourism Strategy, the State government should levy a "Local Conservation Cess" as a percentage of turn-over, on all privately-run tourist facilities within 5km of the boundary of a Protected Area. The rate of cess should be determined by the State Government, and the monies thus collected should be earmarked to fund Protected Area management, conservation and local livelihood development, and not go as revenue to the State Exchequer
 - b. Tourist infrastructure must conform to environment-friendly, low-impact architecture; renewable including solar energy, waste recycling, rainwater harvesting, natural cross-ventilation, no use of asbestos, controlled sewage disposal, and merging with the surrounding landscape, The above provision shall be monitored by project sanctioning authority
 - c. All tourism facilities located within 5 km of a Protected Area must be reviewed regularly by the Local Advisory Committee vis-a-vis environmental clearance, area of coverage, ownership, type of construction, number of employees, etc. for suggesting mitigation / retrofitting measures if needed

- d. All tourism facilities located within five kms. of a Protected Area must adhere to noise pollution regulations under "The Noise Pollution (Regulation and Control) Regulations", 2000, and "The Noise Pollution Control Regulation and Control) (Amendment) Regulations", 2010 issued by the Ministry of Environment and Forests.
- e. All tourist facilities old and new must aim to generate at least 50% of their total energy and fuel requirements from alternate energy sources that may include wind, solar and biogas.
- f. There shall be a complete ban on burning or disposing non-biodegradable waste within the Protected Area or in surrounding eco-sensitive zone or buffer area.
- g. The use of wood as fuel shall be prohibited except for campfires for which wood must be procured from State Forest Department / Forest Development Corporation depots.
- h. In order to allow free passage to wildlife, development should be sensitive to the conservation of flora and fauna, and the corridor value of the area.

11.8. Service Apartments

Service apartments shall be self-contained apartments which shall have food facility (kitchen / pantry) within them & shall be used as a livable space or residence for a duration of short term. Other requirement:

- a. Maximum of 20% of the permissible F.A.R of the hotel / offices, institutional or their campuses may be used for service apartments
- b. Within the commercial land use category, minimum of 1000 sq. mt. plot area may be utilized for the service apartments as a standalone project. In the commercial use category prescribed Ground Coverage, F.A.R & Setback shall be permissible. In such projects, Maximum of 20% of the total F.A.R may be used for office, conference facility, guest room and service shops

11.9. Industrial Units

As per the norms stipulated in Part-C of these Byelaws.

11.10. Multiplex

- (i) In a multiplex, the cinema hall, commercial activities and other recreation facilities may be provided in a single complex
- (ii) In a multiplex, minimum two cinema auditoria is compulsory
- (iii) The maximum seating capacity of a single cinema hall shall be 350 seats
- (iv) The minimum seating capacity of a single cinema hall shall be 250 seats in plain and 150 seats in hill areas.

- (v) Minimum area and width of plot- For multiplex the proposed site / plot area shall be minimum 2500 sq. mt. and width of plot shall be minimum 32.0 mt. in plain areas. In hill area the plot area shall be minimum 1500 sq. mt. and width of plot shall be minimum 24.0 mt.
- (vi) Approach Road- For construction of the multiplex, apart from the existing road, provision of minimum 7.5m wide access lane shall be necessary on any other side of the plot after the fixed setback has been provided. In addition to the front setback, provision of 7.5 mt. service lane is to be provided towards the main road for efficient circulation space of the vehicles.
- (vii) In the multiplex plot, minimum 25% of prescribed setback area shall be necessarily used for plantation
- (viii) The planning, designing and fire prevention provisions shall be ensured according to the relevant provisions of Uttar Pradesh Cinematography Regulations, 1951 and National Building Code and IS 4878. Other necessary services and facilities in the multiplex shall be drinking water, sanitary facilities, canteen etc. General provision may be made according to the prescribed standards.
- (ix) In case the multiplex project is proposed outside the controlled area, due to land upgradation / conversion, a fee shall be payable, according to the GO, which shall be deposited in the prescribed Government head office.
- (x) For other activities / facilities to be provided in addition to the cinema hall within the multiplex, a permission and no objection certificate shall be necessary as per the act / regulations / regulations of the Center or State. Only after the provision of the permission and no objection certificate shall the sanction of layout be considered.
- (xi) To ensure the time bound construction of the multiplex, at the time of sanctioning of layout, the applicant shall be liable to pay the concerned agency a bank guarantee of 20% of the calculated price of existing residential sector rate. In case of non-availability of rates with the authority, the bank guarantee shall be liable of total area of the proposed plot according to the existing general residential circle rate as prescribed by the district magistrate. In the case of mixed-use project, the bank guarantee shall be payable on total covered area of the multiplex.

11.11. Old Cinema

- (i) For the encouragement of reconstruction of mini cinema hall with commercial complex in place of demolished old cinema hall, the following standards shall be prescribed:
- (ii) This provision shall be applicable only to the plot limits of old cinema halls. By any means these provisions shall not be admissible in any new proposals and new areas. Plots available after the demolition of the existing cinema halls, only the permission of construction of the mini cinema hall and commercial establishment shall be given. Hotel / lodge construction shall not be admissible on these plots.

- (iii) Approach Road- Plot of existing building shall have approach road width of minimum 12.0 mt. and 9.0 mt. in plain and hill areas respectively and in any condition shall not be admissible on existing approach road width of less than 9.0 mt. and 6.0 mt. in plain and hill areas respectively. If approach road width is provided on width less than 12.0 mt. and 9.0 mt. in plain and hill area respectively, then the required remaining width of the road shall be left essentially for road widening by the applicant after which the front setback shall be left. Such cases shall not be given the provisions of compensatory FAR.
- (iv) Seating capacity – maximum two mini cinema hall shall be admissible on the plot and the total seating capacity on these two cinemas shall be 200 to 250, collectively.
- (v) Maximum height- The maximum height of the reconstructed building shall be 15.0 mt. within which construction of Ground and additional two floors shall be permissible. Within the provisions of permissible height, FAR and permissible floors, permission for construction of commercial complex apart from mini cinema shall be permissible.
- (vi) Setback- front setback shall be shall be 12.0 mt. after leaving the required space for road widening: side setbacks - 3.60 mt. on both sides and 6.0 mt. as rear setback shall be essential.
- (vii) Maximum ground coverage 45% and FAR 1.20 shall be admissible.
- (viii) Parking Provision- considering the mixed-use building, parking provision shall be 1.50 equivalent car space for every 100 sq. mt. covered area
- (ix) Other requirements- The planning, designing and fire prevention provisions shall be ensured according to the relevant provisions of Uttar Pradesh Cinematography Regulations, 1951 and National Building Code. Other necessary services and facilities in the multiplex shall be drinking water, sanitary facilities, canteen etc. General provision may be made according to the prescribed standards.
- (x) In addition of aforesaid, other provisions shall be complied according the related GO issued from time to time

11.12. New Cinema Hall

- (i) Minimum area and width of plot- For the proposed site / plot area shall be minimum 1500 sq. mand width of plot shall be minimum 30.0 mt. in plain areas. In hill area the plot area shall be minimum 1000 sq. mt.
- (ii) Approach road

S. No.	Seating capacity	Plain area	Hill area
1	Upto 150	12.0 mt.	9.0 mt.
2	Upto 150-300	18.0 mt.	9.0 mt.
3	More than 300	24.0 mt.	12.0 mt.

Table 28: Approach Road for New Cinema Hall

(iii) Setbacks

Seating Capacity	Plain area (mt.)				Hill area (mt.)			
	Front	Back	Side 1	Side 2	Front	Back	Side 1	Side 2
Upto 150	12.0	6.0	6.0	6.0	7.5	6.0	6.0	6.0
Upto 150-300	15.0	6.0	6.0	6.0	9.5	6.0	6.0	6.0
More than 300	18.0	6.0	6.0	6.0	12.0	6.0	6.0	6.0

Table 29: Setbacks for New Cinema Hall

- (iv) Ground coverage and FAR- Maximum PERMISSIBLE ground coverage 45% and FAR 1.20 Maximum 5% of FAR shall be admissible for construction of commercial establishment.
- (v) Parking Provision- Owing to the mixed-use building the provision for every 100 sq. mt. covered area or PART THEREOF, 2.50 equivalent car space shall be necessary.
- (vi) Other requirements- The planning, designing and fire prevention provisions shall be ensured according to the relevant provisions of Uttar Pradesh Cinematography Regulations, 1951 and National Building Code and IS 4878. Other necessary services and facilities in the multiplex shall be drinking water, sanitary facilities, canteen etc. General provision may be made according to the prescribed standards.
- (vii) In addition of aforesaid, other provisions shall be complied according to the related issued Government Orders from time to time.

11.13. Multi-Level Parking

- (i) Multi-level parking shall be permitted in assigned parking sites in master plan / zonal plan / layout plan or within residential / commercial and offices, public semipublic facilities, transportation and travel node etc. with the following norms:
- (ii) Minimum size of the plot for the multi-level car parking shall be 1000 sq. mt. One side of the plot shall be necessarily of 25mt. width
- (iii) Maximum ground coverage permissible for the multi-level car parking plot shall be 66.6% & F.A.R including the basement shall be 3.0
- (iv) To cross subsidize the construction cost / viability of the multi-level car parking, maximum of 25% of total floor area ratio may be used for commercial / offices and recreational purposes.
- (v) Minimum travel distance from **the exists** shall be 30 mt. Minimum two exits shall be provided for each floor.

- (vi) Maximum gradient of ramp shall be admissible only 1:0. Provision of fire escape staircase shall be in addition to this.
- (vii) The structural design of the floor slabs shall be designed based upon the load imposed by the vehicles and the vibrations etc. shall be taken into account. The ground floor and the passages shall be designed to take up the load of 6 tone weight safely.
- (viii) On every floor of parking the proper natural / artificial light provisions and sufficient ventilation (minimum) 1 / 20 area of floor area) shall be necessary. In addition to aforesaid minimum 5% of floor area, smoke outlet shall be necessary.
- (ix) In addition to parking area the provision of ticket house, rest room, guard room, equipment room inside the same campus may be made. In addition to the above, a waiting space for vehicles of minimum 150 sq. mt. on any floor of parking or minimum 1 / 10 vehicles of number of purposed vehicle in total parking lot, awaiting space shall be necessary. In addition to the above, waiting space for passengers shall also be provide.
- (x) The provision of a lift for every 50-75 vehicles may be made. The platform of lift shall be minimum 2.80x 5.40 mt. and wall shall be constructed by the inflammable materials.

11.14. Habitat Center

- (i) The minimum area of plot shall be 1 hectare & the minimum width of the plot shall be 36 mt.
- (ii) The ratio of different activities permissible under the habitat center are mentioned in the table below

S. No.	Activity	Permissibility
1	Office / commercial center	Minimum 30.0% of FAR
2	Social and cultural facilities / community center	Minimum 30.0% of FAR
3	Hotel / service apartment / guest house	Maximum 5% of FAR
4	Food court / restaurant	Maximum 15.0% of FAR
5	Organized parks and plantation	Minimum 15.0% of plot area
6	Outdoor recreational activity	Maximum 10% of plot area

Table 30: Ratio of different activities permissible under the habitat center

- (iii) Permissible use under different activities:

S. No.	Activity	Permissible Use
1	Office	Office complex, Conference Halls, Board rooms
2	Commercial center	Convention hall, Business center
3	Social and cultural facilities / community center	Premier cultural and entertainment center, Exhibition Area, Visual Art Gallery and library, Health club with spa, Multi-purpose hall
4	Hotel / service apartment / guest house	Guest rooms

5	Food court / restaurant	Specialty restaurants, Food courts
6	Outdoor creation activities	Amphitheatre, Kiosks, food court sitting areas

Table 31: Permissible use under different activities under the habitat center

11.15. Filling Station / Filling & Service Station

- (i) Generally, Filling Station / Filling & Service Stations shall be permissible only as per zoning regulations of the Master Plan of the city.
- (ii) In other land use in the master plan other than above, the construction of filling station / filling & service station shall be admissible after the change of land use by the Government. Such cases shall only be considered on merit basis after submission of 75% of total plot area circle rate as land use change fee.
- (iii) Proposed filling station and filling cum service station situated on the National, State and other main roads in agriculture / rural areas lying outside the master plan and such open / undeveloped / barren areas whose land use is not prescribed under the master plan, such cases shall be considered only after submission of 75% of total plot area circle rate as land upgradation fees.
- (iv) Situation of plot and requirement:

S. No.	Requirement	Outside the limit of urban local bodies in plain area	Hill areas / Within the limit of urban local bodies in plain area
1	Minimum width of approach road	30.0 mt.	18.0 mt.
2	Distance between two filling stations on one side of the road	1 km.	30.00 mt.
3	Minimum distance of exit and entrance of filling station from the T-Junction / Crossing	60.0 mt.	60.0 mt.
4	Width of the exit and entrance roads in filling station	9.0 mt.	7.5 mt. and 9.0 mt. for filling & service station.

T-Junction / Crossing means meeting of roads of width not less than 9.0 mt. in plains and 6.0 mt. in hills.

Table 32: Situation of plot and requirement in Filling Station / Filling & Service Station

Note: Other requirement for plot situated outside the limit of urban local body areas in plain area-

- (v) Generally entrance and exit of filling & service station situated on National and State Highway shall be from service lane, whose minimum width shall be 9.0 mt. The inter distance between the entrance and exit of the service lane from the Highway shall be necessarily minimum 200 mt. and such service lane shall be separated from the highway with a buffer strip of minimum 3.0 mt. width.

- (vi) Such filling & service stations, which are proposed without service lane, shall leave 30.0 mt. from the center of the road for road widening.
- (vii) Size of plot:

S. No.	Activity	Outside the limit of ULBs in plain area	Hill areas / Within the limit of ULBs in plain area	F. A. R.
1	Filling station	35.0x 35.0 sq. mt.	20.0x20.0 sq. mt.	0.05
			LPG, CNG- 30.0x30.0 sq. mt.	
2	Filling station cum service station	35.0x 45.0sq. mt.	25.0x30.0 sq. mt.	0.15
			LPG, CNG- 35.0x 40.0 sq. mt.	
3	Filling cum service station–cum departmental show rooms	37.0x47.0 sq. mt.	25.0x35.0sq. mt.	0.20
			LPG, CNG- 35.0x45.0 sq. mt.	

Table 33: Size of Plot in Filling Station / Filling & Service Station

Note: urban local body in Development Area mean the area of urban local body plus the area of 3.0 km around the boundary of such urban local body.

- (viii) Provision of setback and buffer strip:

After leaving the right of way as required by the norms, a buffer strip of minimum width shall be provided between the right of way and the plot boundary as follows:

Location	Length of buffer strip (mt.)	Width of bufferstrip (mt.)	Minimum distance of buffer strips and fuel point (mt.)
Outsidethe limit of ULBs in plain area	12.0	4.0	4.0
Hill areas / Within the limit of ULBs in plain area	5.0	3.0	4.0

Table 34: Provision of setback and buffer strip in Filling Station / Filling & Service Station

Note:

No construction shall be admissible within the distance left between the buffer strip, setback and the fuel point. A kerb of minimum 27.5 cm height shall be constructed all along the buffer strip.

Minimum 3.0mt. - 3.0mt.setbacks shall be left on both the sides and rear side of the plot. In the rear setback, a generator room of maximum 6.25 sq. mt. may be permitted.

- (ix) Construction related requirements.

- a. The construction of the canopy shall be admissible as a temporary structure after the setback line whose minimum height from the ground shall be 6.0 mt.
- b. Height of the lubricarium and other ancillary buildings like office, store compressor room service station etc. shall be maximum 6.0 mt. These buildings shall be atleast at distance of 4.0 mt. from the fuel point.
- c. Parking: For every filling station / filling & service station minimum 80 sq.mt. parking spaces shall be reserved.
- d. Fire safety: fire norms shall be strictly adhered to and NOC from Chief Controller, Explosives shall be obtained.

(x) Other requirements

- a. There shall be no obstruction in the form of construction near the filling station / filling & service station so that it may not pose visual hindrance and conflict between the movements of vehicles on the highway to the movement of vehicles to filling station.
- b. Other provisions, as stipulated by Indian petroleum and explosive act, shall apply.
- c. In addition to aforesaid provisions, the following special provisions for LPG auto gas station shall be adhered to:
 - To ensure the safety maximum storage capacity shall be up to 10 metric tons only.
 - The separate parking provision shall be made for road tanker, in which sufficient area shall be available so that there is no need to reverse the road tanker.
 - Other LPG filling facilities / utility buildings from other buildings shall be as follows.

LPG Filling Facilities	Incidental Dwelling / Commercial / Industrial / Recreational (m)	Residential / Institution (m)
LPG Storage Tank with Submersible Pump	15-0	55
Fill connection of LPG storage Tank	15-0	55
Road Tanker Unloading Bay	15-0	55
LPG Dispenser	15-0	15-0

Table 35: Distance of LPG filling facilities / utility buildings from other buildings

- In miscellaneous type of filling stations for LPG, petrol / diesel, CNG as follows, the inter-distance within the filling station shall be as follows:

S. No.	LPG Filling Facilities	LPG tank with submersible pump	Extended fill connection of LPG tank	LPG dispenser	Fill connection of LPG vehicle
1	LPG tank with submersible Pump	-	-	3mt.	3mt.

2	Extended fill connection for LPG tank	-	-	3 mt.	3 mt.
3	LPG dispenser	3 mt.	3 mt.	-	-
5	Fill connection of LPG vehicle	3 mt.	3 mt.	-	-
6	Underground petrol tank, manhole or filling point	1.5 mt.	3 mt.	3 mt.	3 mt.
7	Petrol tank vents (in plan)	3 mt.	3 mt.	3 mt.	3 mt.
8	Petrol pumps / Dispensers (Flameproof)	3 mt.	3 mt.	1.5 mt.	1.5 mt.
9	Diesel fuel pumps / Dispensers (Flameproof)	3 mt.	3 mt.	1.5 mt.	1.5 mt.
10	Site boundary, buildings, fixed source of ignition	7.6 mt.	7.6 mt.	4.25 mt.	4.25 mt.

Table 36: Inter-distance within the filling station

11.16. Farmer Service Centre

- (i) Farmer Service center shall be permissible on roads other than National and State Highways.
- (ii) Generally, Farmer Service center shall be permissible only as per zoning regulations of the Master Plan of the city, it shall not be permissible in other land uses.
- (iii) Farmer Service center proposed on roads in agriculture / rural areas lying outside the master plan and such open / undeveloped / barren areas whose land use is not prescribed under the master plan, such cases shall be considered only after submission of fee equivalent to 75% of total plot area circle rate as land up-gradation fees.
- (iv) Plot location and requirement:

S. No.	Requirement	Plains	Hills
1	Minimum width of approach road	18.0	9.0mt.
2	Minimum distance from the center of the road to plot boundary	15.0 mt.	9.0mt.
3	Inter- distance between two farmer service centers on one side of the road.	5kms.	3 kms.
4	Minimum distance of entrance and exit from crossing / T junction of approach road	60.0 mt.	60.0 mt.
5	Width of entrance and exit passages to the farmer service center	9.0mt.	9.0 mt. for departmental showroom & service station. 7.50 mt. for farmer servicecenter

Table 37: Plot location and requirement in Farmer Service Centers

Note:T-Junction / Crossing means meeting of roads of width not less than 9.0 mt. in plains and 6.0mt. in hills.

- (v) The remaining provisions shall be according the filling station.
- (vi) Other requirements-
 - a. The farmer service center will well equipped with mainly seats, plants, insecticidal, agricultural plants.
 - b. There shall be no obstruction in the form of construction near the farmer service center so that it may not pose visual hindrance and conflict between the movements of vehicles on the highway tothe movement of vehicles to filling station.
 - c. Other provisions, as stipulated by Indian petroleum and explosive act, shall apply.

11.17. LPG Gas Godown

- (i) Permissibility of LPG Gas Godown shall be according the Zoning regulations of master plan. In case no provision is there in master plan, it may be allowed as per the following provisions after receiving theland up gradation fee from the applicant at commercial rate.
- (ii) The approach road to the site shall be 12.0 mt. in the plains and 7.5 mt. in the hills.
- (iii) The minimum plot size in plains shall be 1000sq. mt. and 750 sq. mt. in the hills.
- (iv) Setbacks

S. No.	Total Capacity of Compressed Gas in Cylinders stored in Godown	Min Setback
1	4000 kg	6.0 mt.
2	4001 – 8000kg	7.0mt.
3	8001 – 12000kg	9.0 mt.
4	12001 – 30000kg	12.0 mt.
5	more than 30,000kg	15.0 mt.

Table 38: Setbacks to be provided for LPG Gas Godowns

- (v) Ground coverage and FAR:The maximum permissible ground coverage shall be 25% and FAR 0.25in which construction of office and 1.6 sq. mt. area for guard room may be constructed.
- (vi) Height of building: The minimum height of gas Godown shall be 6 mt. and no construction shall be allowed in further upper part.
- (vii) Total area of windows and ventilators provided shall be equivalent tominimum of 10% area of floor area
- (viii) Others requirement:
 - a. Gas go down shall made of inflammable materials.
 - b. For construction of gas godown, the no objection certificate from local fire department and Chief Controller, Explosive shall be obtained necessary.

11.18. Farm House

- (i) Utility of farm house shall be for agriculture
- (ii) Minimum area of plot shall be 0.4 hectare (4000 sq.mt.)
- (iii) Maximum ground coverage shall be 20% which shall not be more than 1000sq. mt. in plains and 600 sq. mt. in the hills. Maximum three fourth of above coverage may be utilized for residential purpose and minimum one fourth of the ground coverage shall be used for animal shed, storage of machinery, servant quarter, etc. If the provision of animal shed, storage of machinery, store is made inside the stilt, the same shall be not counted towards the ground coverage and height of the building.
- (iv) Restriction of height –
 - a. Farm house shall be of maximum two floors The maximum height of the permanent / temporary construction from the ground floor shall be 7.5 mt., mezzanine floor shall not be permissible
 - b. The maximum height of farm shed shall not be more than 4.5 mt.
- (v) In case of construction of boundary wall this height shall not be more than 1.0 mt. Animal shed shall be made on pillars whose walls shall not be more than 1.2 mt. The remaining height shall be covered with netting material.
- (vi) Setbacks:
 - a. Front setback: 15.0 mt. (towards wider road in case of corner plot irrespective of the approach taken). Guard room shall be permissible near gate.
 - b. Other setbacks:
 - Side 1 - 7.5 mt.
 - Rear - 7.5 mt.
 - Side 2- 1.5mt.
 - c. Minimum 8.0 mt. distance shall be maintained between residential unit and other activities.
- (vii) Permission for farmhouse shall be considered after leaving the right of way / green verge.
- (viii) Approach road:6.0 mt. in plains and 4.0 mt. in hills. Sanctioning authority may relax the norms by 25% depending upon the merit of the project.
- (ix) Minimum 15% of the plot shall be afforested in which minimum 100 trees per hectare shall be planted.
- (x) Septic tank / soak pit shall be atleast 4.5 mt. away from the boundary wall and 15.0 mt. away from the water well so that the potable water table is not contaminated.

11.19. Dairy Farm

- (i) Approach Road: The facility of access from main road (NationalHighway / State Highway / District roads / Master Plan roads / Zonal Plan roads)to dairy farm in plain area minimum 9.0 mt. and in hill area 4.5mt. existing width shall be available.
- (ii) Minimum Plot Area:
 - a. Plains: 2000 sq. mt.

- b. Hills: 1000 sq. mt.
 - For animals more than 200, plot area shall be increased by 100sq. mt. per 10 animals.
 - Minimum frontage of plot shall be 25.0 mt.
- (iii) Minimum 15% of the plot shall be afforested in which minimum 100 trees per hectare shall be planted.
- (iv) Setbacks:
 - a. Front setback: 15.0 mt. (towards wider road in case of corner plot irrespective of the approach taken). Guard shall be permissible near gate.
 - b. Other setbacks – 7.5 mt.
- (v) Minimum 8.0 mt. distance shall be maintained between residential unit and other activities.
- (vi) Restriction of height
 - a. Dairy Farm shall be of maximum two floors The maximum height of the permanent / temporary construction from the ground floor shall be 7.5 mt., mezzanine floor shall not be permissible
 - b. The maximum height of farm shed shall not be more than 4.5 mt.
- (vii) In case of construction of boundary wall this height shall not be more than 1.0 mt. Animal shed shall be made on pillars whose walls shall not be more than 1.2 mt. The remaining height shall be covered with netting material.
- (viii) Disposal of drainage, dung and rubbish- The proper disposal of drainage to the disposal site shall be made. The disposal of dung and affluent shall be made after the treatment through the gobar gas plant, septic tank, compost pit or other appropriate technique.
- (ix) Other requirements- Other requirement for dairy farm such as size of cattle shed, cattle feed collection, milk collection / protection / management of storage, maintenance office, animal husbandry and delivery facilities, houses of employee of management, water tank, dung gas plant etc. shall be according the standards of National Dairy Research Institute.

11.20. Farm House For Animal / Bird / Insect Rearing, Pisciculture and others

- (i) In such farm houses plot area shall be minimum 5000 sq.mt. and ratio of width and length of plot shall be minimum 1:3.5
- (ii) Approach road: Approach road having length upto 500 mt., shall be minimum 7.5 mt. in width.
- (iii) Maximum Ground coverage: Residence for the employees: @75sq. mt. / hectare.
 - a. Poultry: 15% of total plot area.
 - b. Animal shed: 5% of total plot area
 - c. Pisciculture: 2% of total plot area
- (iv) Setback:
 - a. The distance of building from the boundary of the plot shall be minimum 7.5 mt. as open space on all the sides. The boundary wall shall be permissible of maximum 1.50 mt. height.

- b. Minimum 6.0 mt. distance shall be maintained between the residence and farm shed building.
- c. In poultry farms, the setback area shall be left open without any plantation and shall not be cemented whereas in other types of farms, minimum 3.0 mt. wide green plantation strip shall be afforested in 30% area of the setback.
- (v) Underground and surface rain water collection tanks shall be permissible whose coverage shall not be counted towards the ground coverage,
- (vi) The above areas shall be determined after leaving road widening areas.
- (vii) Height of buildings-
 - a. The maximum permissible height of building for residential use shall be 6.0 mt. in which roof shall be sloping and the provision for collection of rain water is must.
 - b. Except the poultry the maximum height of other farm shed shall be permissible up to only 4.5 mt. For poultry, height shall be 6.0 mt. or ground and first floor whichever is less, shall be permissible. In these mezzanine floor shall not be permissible.

11.21. Golf Course and Golf Club House

- (i) Golf Course size, as per the planning norms, range from 20 ha to 80 ha depending upon the number of holes.
- (ii) The Tourism Policy of Uttarakhand envisages development of new golf course in order to provide impetus to tourism activities. If new golf courses are to be planned or proposed, in that case it should also address to limited land resources of the State.
- (iii) While preparing the planning norms, these have been rationalized due to limited land resource in Uttarakhand, based upon various case studies in the state.
- (iv) These guidelines are applicable to all upcoming Golf Course and Golf Clubhouses.
- (v) In case of existing Golf Courses wherever augmentation of existing inbuilt facilities is required, these guidelines shall not be applicable. However, one extra floor can be permitted provided the required parking norms are fulfilled (1 ECS @ 75 sq. mt. of covered area) and the ground coverage shall not exceed existing plinth area.
- (vi) Elements of Golf Course are: a Golf Course and Golf Club house as elaborated below:
 - d. Golf Course
 - Golf Courses are 9, 18 or 27 holes, consisting of one to five tees a fairway often with bunkers and a green.
 - Tees and greens consist of flat areas of closely mown grass, each making up around 1-2% of the total area of the Golf Course.
 - The Fairways are the areas for play between the tee and the green, upto 400 mt. in length.
 - Golf Courses of 20 Ha and above may have small service buildings on the Golf Course, halfway houses, refreshments and toilets, of size not more than 20 sq. mt.

- Cart path may be required in larger and especially tournament Golf Courses.
 - Every Golf Course shall have an irrigation system which requires a water source and pump facility.
 - Car parking is an essential requirement and varies in volume according to the type of Golf Course.
 - Golf Courses of size 40HA and above may be permitted a maintenance building having built up area not more than 25 m X 10 mt.
- e. Golf Clubhouse
- Most Golf Course need a clubhouse with atleast an office, a snack bar and wash rooms. It is provided to support the activities of the golfers and to control and support activities on the Golf course. The club house size varies from 400 sq. mt. to 1000 sq. mt. depending upon the size of Golf Course as elaborated below.

The General Guidelines for the development of Golf Course and Golf Clubhouse shall be adhered to wherever golf is the major activity and shall be as follows:

S. No.	Type of Golf Course	Permissible Site Area
1	Half Golf Course 9 holes	10 Ha-20 Ha
2	Complete Golf Course, 18 holes	20 ha-40 Ha
3	For more than 18 holes	additional area @ 10 ha shall be increased for each 9 holes

Table 39: Golf Course Area Requirement

S. No.	Type of Clubhouse Required	*Total Built-up Area
1	Small (for one Half Golf Course, 9 holes)	400 sq. mt.- 550 sq. mt.
2	Medium (for one Complete Golf Course, 18 holes)	600 sq. mt.- 750 sq. mt.
3	Large (for large scale tournaments)	800 sq. mt.- 1000 sq. mt.

Table 40: Golf Clubhouse Area Requirement

Note: The areas does not include parking area, drive and drop-off portico, outdoor dining, ancillary uses such golf cart storage. Golf Course maintenance equipment, bad weather sheds and service quarters.

f. Parking

S. No.	Type of Clubhouse	ECS Required
1	Small (for one Half Golf Course	75 ECS-130 ECS
2	Medium (for one Complete Golf Course 18 holes)	150 ECS-160CS
3	Large (for large scale tournaments)	190 ECS-200 ECS

Table 41: Parking Requirements for Golf Courses

(vii) Permissible Allied services: Golf Course are extremely expensive to build, develop and maintain. For any Golf Course to succeed commercially and sustain its existence it has to attract tourist by providing hospitality related services along with Golf Course. The main aim is to generate income for Golf Course maintenance. The hospitality related elements are the allied activities which may be permissible along with the Golf Course of size more than 20 Ha. Wherever hospitality related services, in form of permissible allied services, are provided along with Golf as major activity, the following shall be adhered to:

- The maximum site area of permissible allied services shall not exceed 10% of the Golf Course area and shall be exclusive of golf course area.
- The permissible allied services shall adhere to building byelaws applicable.
- The permissible allied services shall be hospitality related activity only. In no case Commercial complex and group housing shall be permitted.

11.22. Ropeways Terminal Buildings

Ropeway terminal buildings can be categorized into two broad groups based upon their functionally

- Origin Terminal points, where the ropeway cable car originates / starts and where the vehicular traffic terminates.
- Destination terminal points, Where the ropeway cable car terminates / ends, in particular cases, where vehicular traffic access is available to destination terminal points, those case shall be governed by the norms suggested for Origin Terminal Points.

(i) Origin Terminal Points

- a. Ropeway Terminal Building shall not be permissible in High Density Built-Up zones.
- b. This site shall have minimum 9.0 mt. wide approach road in hill and 18- mt. wide in plains.
- c. The Minimum Plot Size shall be 850 sq. mt. in hill and 1200 sq. mt.in plains.
- d. Maximum Ground Coverage and FAR shall be as follows:

Region	Max Ground Coverage	Max FAR
Plain	33.3%	1.25
Hills	35%	1.0

Table 42: Maximum Ground Coverage and F.A.R. in Origin Terminal Points for Ropeways

e. Setback: Minimum setbacks shall be as follows:

Region	Plot size (sq. mt.)	Front	Rear	Side-1	Side-2
Plains	1200-1500	6.0 mt.	4.5mt.	4.5 mt.	3.5mt.
	Above 1500	7.0mt.	4.5mt.	5.0 mt.	4.5 mt.
Hills	850-1200	5.0 mt.	3.0 mt.	4.5 mt.	3.0 mt.
	Above 1200	6.0 mt.	4.5 mt.	4.5 mt.	3.5 mt.

Table 43: Minimum Setbacks in Origin Terminal Points for Ropeways

f. Open Area

- Minimum 10% of the total site area shall be developed as organized landscaped area which shall not be in setback area.
 - Minimum 35% of the Setback area shall be reserved for green belt / buffer Zone.
 - Minimum 3.6 mt. of space from the building line on all the sides shall remain free from any kind of construction and obstruction.
- g. Parking
- Minimum 18 ECS in Hills and 20 ECS in plains OR 1 ECS For every 75 sq. mt. of the total built up area or part thereof, whichever is more shall be provided
 - Minimum 25% of the required parking shall be provided in the open and remaining can be provided in covered parking, basement or multilevel parking.
 - Parking area may be permitted at separate site which shall not be more than 500m away from terminal site. However, in case where separate parking is provided, its plot area shall not affect the FAR, height, ground coverage and setback of the terminal site.
- h. The following basic provisions shall be made in the terminal building depending upon the capacity of the ropeway measured in passengers per hour (PPH)
- i. Space Allocation (for max, handling capacity: 100 PH)

S. No.	Functions	Minimum Area (sq. mt.)
1	Waiting Area	125
2	Manager Room	10
3	Locker Room	40
4	Wash Room	25
5	First Aid Room	12.5
6	Smoke Room	20
7	Restaurant	9.0
8	Kitchen	20
9	Accessories Shop / Store	9.0
10	Subtotal of programmed area (Net)	363.5
11	Wall, Circulation, @ 35% of programmed area	127
12	Sub-total of building area (Gross)	490
13	Mechanical, electrical, Communication @ 5% of building area	24.5
14	Total constructed area (Gross)	Approx. 51 sq. mt.
15	FAR is 1: area left for cable car landing platform and operator room and related activities	835 sq. mt.

Table 44: Provisions in Terminal Buildings (Open Terminal Points) based on Capacity of Ropeways

(ii) Destination Terminal Points

- a. The site can be of any size provided it fulfills the following criteria
- b. Minimum 3.6 mt. of space from the building line on all the sides shall remain free from any kind of construction and obstruction
- c. Maximum Ground Coverage and FAR shall be as follows:

Region	Maximum ground coverage	Maximum FAR
Plains	33.3%	1.25
Hills	35%	1.0

Table 45: Maximum Ground Coverage and F.A.R. in Destination Terminal Points for Ropeways

- d. The following basic provisions shall be made in the terminal building
- e. Space Allocation (max, handling capacity: 100 PPH)

S. No.	Functions	Minimum Area(sq. mt.)
1	Waiting Area	125
2	Wash Rooms	25
3	First Aid Room	12.5

Table 46: Provisions in Terminal Buildings (Destination Terminal Points) based on Capacity of Ropeways

- f. Apart from the basic provisions in the terminal building, other provisions e.g. restaurant etc. may also be provided depending upon the necessity and design of the terminal building
- g. Leisure related commercial activities may be allowed after allocating areas to the basic activities as detailed out in 1.8 and 2.4, only if remaining FAR is available and other conditions of height, setback and ground coverage shall remain the same.
- h. All other elements, which are not mentioned above shall be as per provisions of Government order.
- i. The above mentioned planning norms are for the ropeway terminal and related building. However, the other technical specifications of the aerial ropeways shall be in accordance with the standards prescribed by Bureau on Indian Standards on Byelaws of Practice For construction of Ropeways

11.23. Installation/Construction/Erection of towers for Cellular /Mobile / Basic Telephone Services

1. Eligibility:

- i) The permission for the construction of towers for cellular/mobile/Basic Telephone services shall be granted on parks, barren lands, undeveloped sites or open sites, green verges or arable/cultivable land whereas in school & hospital buildings/premises , shall be prohibited and for other land uses such permission shall be granted by concerned competent authority/Development Authority Board.
- ii) Permission for construction of towers on buildings shall be granted only if maps/drawings of such buildings have been approved by concerned authority /officer and a certificate by empanelled structural engineer is

mandatory certifying that the proposed tower as well as the building on which the tower is to be constructed is safe.

iii) Construction of towers shall not be permitted in narrow streets so as to minimise the possible losses in case of natural disasters. The minimum width of approach road in plain area must be 9 mt. keeping in view with the odd geographical condition of mountainous region e.g.-: Mountain Peaks, Cliff Tops etc, relaxation regarding the width of approach road & minimum plot area can be considered by the competent authority. However, in dense built up areas if sufficient road width is not available, the permission for the uses of only micro cell based stations for mobile services on a minimum of 5 mt. wide approach road under special circumstances can be considered subject to the fire brigade department issues an NOC that the available road width is sufficient for convenient movement of fire brigade vehicle to the concerned site.

iv) Area of Plot: The minimum plot for installation of such services will be 50 sq.mt. In case the construction is proposed on the rooftop of the building, the roof must have a minimum area of 50 sq.mt.

v) Land Covering & FAR: For the Construction of exchanged node sites or for ancillary buildings, the maximum ground coverage of the building should be 40% & the FAR shall be 1.0

vi) Only Antenna Towers will be exempted of FAR & height calculation.

vii) Set Back: The set back of the tower should be as per Appendix (A). The minimum distance of tower from overhead high, medium & low tension electric wires shall be as per NBC guidelines.

2. Norms regarding permission for installation

Permission shall be granted for installing towers for cellular/mobile/basic telephone services on following conditions provided standards pertaining to general construction norms aren't violated:

i) Permission for installation to cellular/mobile/basic telephone service operators having license approved by Department of Telecommunication, Govt. Of India shall be available only for the construction of Antenna Towers, Radio, Equipment cell and Generator cell required for this service. Generators will only be of silent nature and be installed at suitable place after taking into account the safety concerns.

ii) Before installing the towers, the drawing of the proposed construction in the prescribed format will be prepared by an architect registered with Council of Architecture and an authorised structural engineer certifying that the proposed tower is all safe. In cases, there where the tower is to be installed on the rooftop of the building, the building along with the tower should be structurally safe. Certification regarding strength of building based upon structural safety norms shall be required from authorised structural engineers or by IITs or Government Engineering institutions.

iii) If the tower is to be installed at the rooftop of the building, the base of the tower must be at least 3 mt. above roof. Besides, the safety of tower and building structure must be assured against Wind Load and Seismic Load.

iv) No Objection Certificate by Airport Authority of India must be produced before the installation of towers, wherever required.

v) No prior approval from the Pollution Control Board is required if the capacity of Diesel Generator used for the functioning of tower is less than 25 KVA, the generator is certified by Automotive Research Association of India and it is of silent nature.

vi) Before installation of towers, NOC from SACFA (Standing Advisory Committee on Frequency Allocation) is mandatory.

vii) The service providing company must produce an affidavit that in case of damage to the nearby livestock and property during the installation of towers, the company will solely be responsible for the compensation.

Viii) Following Acknowledge report issued by TERM Cell of Department of Telecommunication must be produced along with the application:

Acknowledge Receipt issued by TERM cell (DoT) of the self certificate submitted by Telecom Service Provider in respect of mobile Tower/BTS (ground based/rooftop/pole/wall mounted) in the format as prescribed by TEC, DoT, establishing/certifying that all the general public areas around the tower will be within safe EMR exposure limit. The operator shall get the Technical Audit done by TERM Cell annually and shall submit the same with the sanctioning authority at the time of renewal of the permission for mobile tower.

ix) Requisite Drawing/Plans, Affidavit and other relevant certificates along with license fee should be submitted in the office of the concerned competent authority before installation work. The amount received as license fee will be deposited in the "Infrastructure Development Fund" of the authority. For areas outside of the authority area, the same fee would be credited to prescribed fund of the govt. The license would be valid for 5 yrs. and an application for renewal must be submitted in the office of competent authority at least 1 month prior to the completion of the validity. The renewable fee will be 25% of the license fee or Rs. 2500 whichever is more.

S.No.	Area	License Fee (Rs.)
1	Development Authority/Regulated Area/Special Area Development Authority	50,000/-
2	Municipal Corporation/ Municipal panchayat outside of abovementioned area	25,000/-
3.	Other Plain Area	10,000/-
4.	Other Hilly Area	5,000/-

Remarks:-

(i) The Depts./Company/Service Provider providing technologically higher quality mobile tower Antenna as compared to their counterparts shall be given priority towards construction of towers on the Govt./Autonomous/Corporate office buildings and on the available land in its premises. In such cases if the tower is found to be as per the above mentioned guidelines, a No Objection Certificate shall be granted by the concerned Head of The Office for the approval of drawing after the payment of prescribed fee to DM of the respective districts and discount of 10% shall be provided as an incentive in such cases.

(ii) Mobile Tower Company shall solely be responsible for the safety of Mobile Towers and will be responsible in case of mishaps.

3. Other Norms:

(i) No development charges other than the charges mentioned in the above point no. 2 (ix) will be levied for granting License for installation.

- (ii) The affidavit will be attested by notary on a Rs. 10 non judicial stamp paper having applicant's photograph.
- (iii) After completing all formalities, a copy of application form shall be sent to the offices of District Magistrate and Senior Superintendent of Police each for information.
- (iv) For checking harmful effects in the form of electromagnetic waves, vibration, sound pollution etc., the guidelines issued from time to time by Gol/State Govt. and other Govt. Agencies must be complied with.
- (v) To curb unauthorised entry in Ground Based Towers, properly secured with provisions of arrangements viz. - boundary wall, barbed wire fence of at least 10 feet high, along must be provided for.
- (vi) To check unauthorised entry in Roof Top Towers, the doors leading to the rooftop of the building must be secured.
- (vii) The entry of the Tower Premises should have a signboard having warning signs where **DANGER! R F Radiation, No Entry**, is visible and such instructions should be in appropriate places.
- (viii) The service provider company shall produce the original copy of the Registration Contract made with the owner of the land/plot along with necessary stamp fee.
- (ix) The guidelines issued by TRAI (Telecom Regulatory Authority of India) and ARAI (Automobile Research Association of India) from time to time must be complied with.
- (x) Audit should be done completing other norms as per Appendix (A) by TERM cell of DoT.

Compounding and Regularisation:-

- (i) All such towers that have been installed before the promulgation of the policy guidelines and are otherwise suitable for Regularisation and application for permission had not been applied or license fee was not paid as per the policy applicable on the mentioned date, regularisation shall be done considering such cases as special case for which fee shall be paid as per item 2 (ix) as a single/one time payment.
- (ii) In all towers installed/erected earlier where license fee was paid by Telecom Companies as per the approved policy but the concerned sanctioning authority/have certain reservations regarding the validity of site plan, Approved drawing of building, (in cases of rooftop towers on buildings), absence of copy of agreement with land owner and other related documents/maps with concerned application. In such matters, the concerned company shall apply to Authority for Compounding and Regularisation. Sanctioning the compounding and regularisation of such cases shall be done by the Sanctioning Authority within a maximum of 30 days from the date of application.
- (iii) Buildings, having rooftop towers on it, and if the drawing of these buildings has been approved by Development Authority/Special Area Development Authority/Regulated Area or it is submitted in the Development Authority for approval, the mandatory provisions for completion certificate regarding erection of cellular mobile towers can be relaxed.
- (iv) In cases where the towers have been erected on building but the drawings of such building are not approved, such building drawings shall be submitted in the concerned Authority for compounding. The scrutiny of such cases have to be done by the Sanctioning Authority within a period of 30 days from the date of such application submitted to the authority failing which the case will be deemed as approved for compounding and the prescribed fee shall be deposited as per the calculation of the concerned sanctioning authority.
- (v) In cases where the matter doesn't qualify for compounding and regularisation, necessary legal action shall be taken by the sanctioning authority.

CHAPTER 12: PROVISIONS FOR DIFFERENTLY-ABLED, ELDERLY AND CHILDREN

12.1 Applicability

These regulations shall be applicable to all buildings and facilities used by the public such as educational, institutional, assembly, commercial, business, mercantile buildings and group housing constructed on plots having an area of more than 2000 sq.m. It shall not apply to private residential buildings.

12.2 Guidelines and Provisions

Provisions in the following guidelines shall apply:

1. *“Guidelines and Space Standards for Barrier Free Built Environment for Disabled and Elderly Persons”*, (1998), Central Public Works Department, GoI 5
2. *“Manual on Barrier Free Environment”*, (2002), O/o the Chief Commissioner for Persons with Disabilities, Ministry of Urban Development, GoI.
3. *“National Building Code”*, (2005), Bureau of Indian Standards,
4. *“National Policy for Persons with Disabilities”*, (2006), Ministry of Social Justice and Empowerment, GoI.
5. *“Harmonized Guidelines and Space Standards for Barrier Free Built Environment for Persons with Disabilities and Elderly Persons”*, (Draft 2014), Ministry of urban Development, GoI.6

12.3 Types of buildings to adopt barrier free guidelines

12.3.1 Buildings to be designed for Ambulant Disabled People

Higher Secondary School, Conference Hall, Dance Halls, Youth Centers, Youth Clubs, Sport Centers, Sport Pavilions, Boat Club Houses, Ice Rinks, Bowling Centers, Swimming Pools, Police Stations, Law Courts, Courts Houses, Sport Stadiums, Theaters, Concert Halls, Cinemas, Auditoria, Small Offices (the maximum plinth area 1400 sq.mt) Snack Bars, Cafes and banqueting rooms (for capacity above 50 dinners).

Note:

- a. *In sport stadiums provisions shall be made for non-ambulant spectators (small wheel chair)*
- b. *@ 1:1000 up to 10,000 spectators and @ 1:2000 for spectators above 10,000.*
- c. *In Theaters, Concert Halls, Cinemas and Auditoria provisions shall be made for non-ambulant spectators (Small Wheel Chairs) @ 1/250 up to 1000 spectators and 1/500 for spectators above 1000.*

12.3.2 Buildings to be designed for Non-Ambulant Disabled People

Schools for differently abled and other buildings as mentioned in Sec 16, Chapter 1 and along with Botanical Gardens, Religious Buildings, Elderly People Clubs, Village Halls, Day Centers, Junior Training Centers, Post Offices, Banks, Dispensaries, Railway Stations, Shops, Super Markets, and Departmental Stores.

Note: *Large wheel chair criteria shall be applicable on ground floors of the following building, post offices, banks, dispensaries, railway station, shops, supermarkets, and departmental stores.*

12.3.3 Buildings to be designed for Non-Ambulant People (using small wheel chairs)

Public lavatories in Tourist Sports, Clubs Motels, Professional and Scientific Institution, Museum, Art Galleries, Public Libraries, Laborites, Universities, College for further Education, Teachers Training Colleges, Technical College, Exhibition Halls Dentist Surgeries, Administrative Department of the Hospitals, Service Stations, Car Parking, Buildings Airports Terminals, Bus Terminals, Factories Employing differently-abled for sedentary works, Large Offices, (with plinth area abode 1400 sq.mt.), Tax Offices, Passport Offices, Pension Offices, and Labour Offices, Cafes, Banqueting Rooms and Snack Bars (For capacity above 100 dinners).

12.3.4 Site development

Level of the roads, access paths and parking areas shall be described in the plan along with specification of the materials.

12.3.4.1 Access Path / Walk Way

Access path from plot entry and surface parking to building entrance shall be minimum of 1800 mm 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 (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emits different sound to guide visually impaired persons; hereinafter referred "o as "guiding floor material". Finishes shall have a non- slip surface with a texture traversable by a wheel chair. Kerbs wherever provided should blend to a common level.

12.3.4.2 Parking

For parking of vehicles of differently-abled people, the following provisions shall apply:

- a. Surface parking for two car spaces shall be provided near entrance for the physically differently-abled persons with maximum travel distance of 30.0 m. from building entrance.
- b. The width of parking bay shall be minimum 3.6 meter.
- c. The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.
- d. Guiding floor materials shall be provided or a device, which guides visually impaired persons with audible signals, or other devices, which serves the same purpose, shall be provided.

12.4 Building requirements

The specified facilities in buildings for differently abled persons shall be as follows:

12.4.1 Approach to plinth level

Every building should have at least one entrance accessible to the differently abled and shall be indicated by proper signage. This entrance shall be approached through a ramp together with the

stepped entry.

- a. **Ramped Approach:** Ramp shall be finished with non-slip material to enter the building. Minimum width of ramp shall be 1800mm with maximum gradient 1:12. Length of ramp shall not exceed 9.0 meter having 800mm high hand rail on both sides extending 300mm beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50mm.
- b. **Stepped Approach:** For stepped approach size of tread shall not be less than 300mm and maximum riser shall be 150mm. Provision of 800mm high hand rail on both sides of the stepped approach similar to the ramped approach.
- c. **Exit/Entrance Door:** Minimum & clear opening of the entrance door shall be 900mm and it shall not be provided with a step that obstructs the passage of a wheel chair user. Threshold shall not be raised more than 12mm.
- d. **Entrance Landing:** Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800mm x 2000mm. The entrance landing that adjoins the top end of a slope shall be provided with floor materials to attract the attention of visually impaired person's (limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emits different sound to guide visually impaired persons. Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Kerbs wherever provided should blend to a common level.

12.4.2 Corridor connecting the entrance/ exit for the differently abled

The corridor connecting the entrance / exit for differently abled leading directly outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows:

- a. Guiding floor materials' shall be provided or device that emits sound to guide visually impaired persons.
- b. The minimum width shall be 1500mm.
- c. In case there is a difference of level, slope ways shall be provided with a slope of 1:12.
- d. Handrails shall be provided for ramps/slope ways.

12.5 Stair-ways

One of the stair-ways - near the entrance / exit for the differently abled shall have the following provisions:

- a. The minimum width shall be 1350 mm.
- b. Height of the riser shall not be more than 150 mm and width of the tread 300mm. The steps shall not have abrupt (square) nosing.
- c. Maximum number of risers on a flight shall be limited to 12.
- d. Handrails shall be provided on both sides and shall extend 300 mm on the top and bottom of each flight of steps.

12.6 Lifts

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 cage dimensions of lift recommended for passenger lift of 13 person's capacity of NBC 2005, BIS. Section 4.9.3 Table no1- Desirable Lift size

Clear internal width 1100 mm

Clear internal depth 2000 mm

Entrance door width 900 mm

- a. A hand rail not less than 600mm long at 1000mm above floor level shall be fixed adjacent to the control panel.
- b. The lift lobby shall be of an inside measurement of 1800 mm x 2000 mm or more.
- c. The time of an automatically closing door should be minimum 5 seconds and the closing speed should not exceed 0.25 m/ sec.
- d. The interior of the cage shall be provided with a device that audibly indicates the floor, the cage has reached indicates that the door of the cage of entrance/exit is either open or closed.
- e. Graphic/Braille signage, as per the Harmonized Guidelines, shall be provided in the lift lobby.

12.7 Toilets

One special W.C. in a set of toilets shall be provided for the use of differently abled with essential provision of washbasin near the entrance for the differently abled.

- a. The minimum size shall be 1500 mm x 1750 mm.
- b. Minimum clear opening of the door shall be 900mm and the door shall swing out.
- c. Suitable arrangement of vertical/horizontal handrails with 50mm clearance from wall shall be made in the toilet.
- d. The W.C. seat shall be 500mm from the floor.

12.7.1 Provision of W.Cs in buildings without lift:

Provision of special W.C. shall be made on all floors for buildings designed for ambulant disabled persons. For buildings designed for non-ambulant disabled special W.C. shall be provided at Ground Floor. Size of W.C. shall depend on the type of wheel chair used by the disabled.

12.7.2 Provisions of W.Cs in buildings with lift

Provision of Special W.C. shall be made on all floors. Size will depend on the category of disabled for whom it has been provided.

12.7.3 Toilet Details: For Toilets Designed for Ambulant Disabled

- a. The minimum size of W.C. shall be 1075 x 1650 mm with a minimum depth of 1450 mm from entry door 900 mm.
- b. Long handrail on the side closer to W.C. with a clear width between the handrails shall be 900 mm and height of handrails shall be 800 mm from floor level.
- c. Minimum size of the clear door opening shall be 780 mm.

12.7.4 For Toilets Designed for Non-Ambulant Disabled Small Wheel Chair:

The minimum size of W.C. shall be 1350 x 1500 mm with a minimum depth of 1500 mm from entry door. 900 mm long handrail on the side closer to W.C. shall be provided. To provide movement space for wheel chair, W.C. seat shall be fixed towards one side to the opposite adjacent wall. The centerline of W.C. from the adjacent wall shall be 400 mm and minimum 950 mm from the other wall. Minimum size of the clear door opening shall be 780 mm.

12.7.5 For Toilets Designed for Non-Ambulant Disabled Using Large Wheel Chair:

The minimum size of W.C. shall be 1500 X 1750 mm with a minimum depth of 1750 mm for entry door. 900 mm long handrail on the side wall closer to W.C. shall be provided. To provide movement space for wheel chair, W.C. seat shall be fixed towards one side of the opposite wall. The centerline of the W.C. from the adjacent wall shall be 400 mm and a minimum of 1100 mm from the other wall. Min. size of clear door opening shall be 860 mm.

12.8 Designing for Children

In the buildings meant for the pre-dominant use of the children, it will be necessary to suitably alter the height of the handrail and other fittings & fixtures etc.

Note: Guiding / Warning Floor Material: The floor material to guide or to warn the visually impaired persons with a change of colour or material texture and easily distinguishable from the rest of the surrounding 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. It should 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, staircases and toilets
- c. Immediately at the beginning/end of walkway where there is a vehicular traffic.
- d. At the location abruptly changing in level or beginning/end of a ramp.
- e. Immediately in front of an entrance/exit and the landing.

12.9 Drinking Water:

Suitable provision of drinking water shall be made for the differently abled near the special toilet provided for them.

ANNEXURES

ANNEXURE 1: BUILDING DRAWING NORMS

A1:1. Size of Drawing Sheets and Coloring of Plans

- (i) The size of drawing sheets shall be any of those specified as below:

S. No.	Sheet Type	Size
1	A0	841 x 1189
2	A1	594 x 841
3	A2	420 x 594
4	A3	297 x 420
5	A4	210 x 297
6	A5	148 x 210

Table 47: Size of drawing sheets

- (ii) All dimensions in plan shall be indicated in metric units.
- a. Various elements of plans (site and building), elevation, section and details shall be shown in different colors and thickness / type of line, etc., and shall be preferably prepared in layers and as per BIS Byelaws.
 - b. The prints of drawings shall be on one side of paper only.

A1:2. Site Plan

The site plan to be submitted along with the application for seeking permission shall be drawn to a scale of 1:100 for plots upto 500 sq. mt. in size and on a scale of 1:500 for plots upto 1acre in size. For plots above one acre in size the site plan may be submitted at any readable scale.

- (i) The plan shall show as below:
- a. The boundaries of the site and any contiguous features.
 - b. The position of the site in relation to neighboring street / revenue rasta.
 - c. The names and width of the streets on which the building is proposed to be situated, if any.
 - d. All existing buildings standing on, over or under the site.
 - e. The position of the building and of all other buildings, if any, which the applicant intends to erect upon his contiguous land referred to in (ii).
- (ii) The means of access from the street to the building, and to all other buildings, if any which the applicant intends to erect upon his contiguous land.
- a. The width of the street, in front, if any at the sides or rear of building.
 - b. The direction of north point relative to the plan of the buildings.
 - c. Any existing physical features such as well, drains, trees, overhead / underground electric supply lines including its capacity, etc.
 - d. The site area of the property and the covered area on each floor along with its percentage covered to the total area of the site.
 - e. Such other particulars as may be prescribed by the Competent Authority; and

- f. Plot number or revenue particulars of the property on which the building is intended to be erected.

A1:3. Building Plan

- (i) The plans, elevations and sections of the building accompanying the notice with dimensions shall be drawn to a scale of:
 - a. 1:50 for plots measuring upto 500 sq. mt.
 - b. 1:100 for plots measuring from 500 sq. mt. to 1000 sq. mt.
 - c. 1:200 for plots measuring more than 1000 sq. mt.

- (ii) These shall show:
 - a. The plans of all the floors including basements and all external elevations and cross sections illustrating distinctly all the different levels and minimum one section through stair case, water closet, bath, kitchen and garage;
 - b. The plinth level of the building;
 - c. The schedule indicating the size of the doors, windows, openings and other methods of ventilation of each room / area;
 - d. The means of access to the buildings and to its various floors as well as the means of escape in case of fire, if required under the specific law / Byelaws; along with ramps and steps with respect to the building;
 - In case of proposed additions and alterations in the existing building, all new works shall be shown on the drawings in distinctive colors along with index
 - The method of disposal of waste water, sewage, storm water and water supply in detail;
 - Provision of rain water harvesting system as per Clause 8.1
 - Provision for photo voltaic solar power plant as per Clause 8.2
 - Provision for differently-abled person as per Clause 9
 - The plans shall bear a certification from the Architect stating:

“It is hereby certified that The structure has been designed in accordance with the provisions of the Uttarakhand building Byelaws, National Building Code and the relevant Indian Standard Byelaws (with latest amendments) including Bureau of Indian Standard Byelaws“

- (iii) Building plans for all Hi-rise and Special Buildings : For all hi-rise buildings of residential, commercial and business buildings and special buildings like assembly, institutional, industrial storage and hazardous occupancies, the information [in addition to above] as per chapter 8 shall be furnished / indicated in the building plans. THE plans shall bear a signed certification alongwith seal from Structural engineer stating:

“It is hereby certified that the structure has been designed in accordance with the provisions of the Uttarakhand building Byelaws, National Building Code and the relevant Indian Standard Codes (with latest amendments) including Bureau of Indian Standard Codes for structures resistant to earthquakes and other natural hazards. The local soil conditions, its load bearing capacity and the underground water table etc. have been kept in view while designing the same.”

- (iv) Landscape Plan : Landscape plan shall indicate the circulation and parking spaces, pathways (hard surface), greenery and plantation (soft area) etc. and shall be drawn in the scale of
 - a. 1:100 for plots up to 500sq. mt. in size
 - b. 1:500 for plots above 500sq. mt.

- (v) Urban Design and Architectural Control: **For certain areas as well as sites abutting major roads of 18 m and above, the Competent Authority may enforce urban design and architectural control. These shall be detailed out keeping in view the development requirements given in these Regulations and the National Building Code norms. For this purpose, urban design and architectural control sheets / Plans approved by the Competent Authority shall be complied with.**

- (vi) Service Plan and Water Supply Provisions
 - a. Plans, elevations and sections of private water supply, sewage disposal system and details of building services, where required by the concerned Authority, shall be made available on the scale not less than 1:100.
 - b. For recharging ground water, rain water-harvesting provisions are to be provided within the plot, which are to be indicated on the building plans.

- (vii) Contour plans
 Contour Plans shall be submitted alongwith section as follows:

HILL AREAS	at 2.0 mt intervals
PLAIN AREAS	at 10.0 mt intervals

ANNEXURE 2: QUALIFICATION & COMPETENCE OF TECHNICAL PERSONNEL

For Preparation of Building Plan & Supervision

A2:1. Qualification of Professionals / Technical Personnel And their Competence

Building / Development Work, for which permission is sought, shall be planned, designed and supervised by registered professionals. The registered professionals for carrying out the various activities shall be: Architect, Engineer, Structural Engineer, and Town planner & Supervisor (Draftsman).

Requirements for registration / license for these professionals by the Authority or by the body governing such profession and constituted under a statute, as applicable, to practice within the competent body's jurisdiction, are given in item 1 to 7 of the following table:

Sr. No.	Professional	Qualification	Competence / Functions
1	Architect	<p style="color: red;">Registered with a Valid Membership of the Council of Architecture (CoA)*, India; as prescribed under the Architect's Act, 1972</p> <p>* As per Hon'ble Supreme Court directive architects registered with CoA need not to be empanelled / accredited by the authority. However, for ease of doing business it is requisite for them to create login id for online building plan approval process.</p>	<p>The registered architect shall be competent to carry out the work related to the building / development plan as given below:</p> <ol style="list-style-type: none"> a. Prepare and sign all plans, sub-division / layout plans and information connected for building permit except engineering services of multi-storeyed / special buildings b. Preparation of building plans, drawings and related information connected for development permit of area up to 2 hectare for hilly areas and 4 hectares for plain areas. c. Supervision for Development Permit of areas up to 1 hectare for hilly areas and 2 hectare for plain areas (related to building layout and other architectural aspects d. Supervision and completion of all buildings pertaining to architectural aspects.
2	Engineer	<p>Graduate Degree in Civil Engineering from recognized Indian or Foreign University or equivalent. Registered with Valid Membership (Civil) with the Institute of Engineers, India AND empanelled with the State Government in Grade-I, II or III</p>	<p>The registered engineer shall be competent to carry out the work related to the building / development plans as given below</p> <ol style="list-style-type: none"> a. Prepare and sign all plans upto plot size 500 sqmt. b. Prepare and sign civil works and service

Sr. No.	Professional	Qualification	Competence / Functions
		Structural Engineering Deptt. of all IIT / NIT / Govt. Engg. Institutes / Universities.	<p>plans and information for building permit;</p> <p>c. Supervision for Development Permit of area up to 1 hectare for hilly areas and 2 hectare for plain areas (related to civil works and service installations);</p> <p>d. Supervision and completion of all buildings including structure and building services (as per the grade of empanelment of engineers as mentioned in clause: A-2 :3</p> <p>NOTE:- The civil engineers licensed by the respective Competent Authority at the time of this draft displayed on the website shall be competent to Prepare and sign all building plans in the Authority Areas.</p>
3	Structural Engineer	Structural Engineering Deptt. Of all IIT / NIT / Govt. Engg. Institutes / Universities. AND Structural Engineers Empanelled by the State Government (having qualification as mentioned clause A-2 :3	The structural Engineer shall be competent to prepare the structural design of the buildings as per the Grades in which they are empanelled as mentioned in clause: A-2 :3
4	Town Planner	Post Graduate Degree / diploma in Town and Country Planning or equivalent	<p>The registered Town Planner shall be competent to carry out the work for the development permit as given below.</p> <p>a. Preparation of plans for land sub- division / layout and related information connected with development permit for all areas more than 1 hectare.</p> <p>b. Supervision for Development of land of all areas.</p>
5	Supervisor	<p>a. Three years of Architectural Assistantship or Intermediate in Architecture with two years of experience.</p> <p>b. Diploma in Civil Engineering with two years of experience</p> <p>c. Draftsman in Civil Engineering from I.T.I. with five year of experience under Architect / Engineer.</p> <p>d. Based on above qualifications, license is to be given by the Competent Authority.</p>	<p>The Supervisor shall be competent to submit</p> <p>a. All plans and related information connected with building permit for residential buildings on plots up to 100 sq. mt. and upto two storeys or 7.5 mt. height.</p> <p>b. Certificate of Supervision of Buildings as mentioned above in a.</p>

Sr. No.	Professional	Qualification	Competence / Functions
6	Geotechnical engineer	<p>Graduate in civil engineering of recognized Indian or foreign university, or Corporate Member of Civil Engineering Division of Institution of Engineers (India), and with minimum 3 years experience in geotechnical engineering practice with designing and field work.</p> <p>NOTE . The 3 years experience shall be relaxed to 2 years in the case of post graduate degree of recognized Indian or foreign university in the branch of geotechnical engineering. In case of doctorate in geotechnical engineering, the experience required would be one year.</p>	<p>The geotechnical engineer shall be competent to carry out subsurface investigations and give report thereof. These may inter-alia include performing various tests required to determine engineering properties of sub-strata and ground water and making recommendations about the type of foundation, soil bearing capacity and the depth at which the foundations shall be placed, considering the structural system and loads supplied by the engineer/structural engineer.</p>
6	Third party Structural Auditors	<p>a. Structural Engineering Deptt. Of all IIT / NIT / Govt. Engg. Institutes / Universities.</p> <p>b. GRADE-1 Empanelled Structural Engineers having ten years of experience</p>	<p>Proof Checking of the Structural Drawings and specifications prepared by structural engineer for buildings more than 15mt. in height</p>
7	ECBC / Green Building Architect	<p>a. Registered with a Valid Membership of the Council of Architecture (CoA)*, India; as prescribed under the Architect's Act, 1972 AND</p> <p>b. empanelled with the concerned authorities {LEED / IGBC / GRIHA etc.} to prepare and sign plans of ECBC / Green Buildings</p>	<p>To prepare and sign plans & completion notice regarding the compliance of Green Buildings and ECBC norms.</p>
8	Fire Consultant	<p>The applicant should have at-least 7 years of experience in Fire Safety Engineering with proven track record in designing Fire Safety measures for various kinds of fire hazards in Educational, Residential and Industrial complexes, IT / Industrial sector in preparation of DPR / Supervision / Implementation / Safety Audit / Work Zone Safety / Planning etc. of Fire Safety solutions</p>	<p>For buildings mentioned in clause 8.2 (4) and high rise buildings</p> <ol style="list-style-type: none"> Carry out fire risk assessment and calculate Fire Load based on the actual site survey data. Establish a fire safety strategy / master plan Specify passive safety in architectural concepts as well as technical systems Obtain No Objection Certification from all statutory authorities on proposed fire safety system.

Table 48: Qualification of Professionals / Technical Personnel

A2:2. Duties and Responsibilities of Licensed Technical Personnel

- (i) It will be incumbent on every Licensed Technical Personnel, in all matters in which he / she professionally consulted or engaged, to assist and co-operate with the Competent Authority in carrying out and enforcing the provisions of the Act and of any Bye-laws for the time being in force under the same.
- (ii) Every Licensed Technical Personnel shall in every case in which he / she may be professionally consulted or engaged, be responsible, so far as his / her professional connection with such case extends, for due compliance with the provisions of the Act and of any regulations for the time being in force under the said Act, or such of them as may be in force under the said Act, or such of them as may respectively be applicable to the circumstances of the particular case and in particular it will be obligatory on him / her to satisfy himself / herself that a qualified and competent Inspector of Works is constantly employed and present on the work to supervise the execution of all works and to prevent the use of any defective material therein and the improper execution of any such work.
- (iii) In every case in which a Licensed Technical Personnel is professionally concerned in connection with any building or work upon any premises, in respect of which a right to require a setback has accrued or is about to accrue to the Commissioner under the Provisions of the said Act, or any of them, it will be incumbent on such Licensed Technical Personnel to ascertain whether "the regular line of the Street" has been prescribed and whether any portion of the said premises is required for the street or under any provision whether, be a party to any evasion or evasion of the setback (if any) that may be required.
- (iv) In every case in which a Licensed Technical Personnel is professionally concerned in connection with any building or work upon any premises designed or intended to be used for any purpose in respect of which the written permission or license of the Commissioner, is prescribed by the said Act as a necessary condition to the establishment or use of such premises for such purpose, it shall be incumbent on such Licensed Technical Personnel, so far as his professional connection with such case extends, to see that all conditions prescribed by the said Act, or by any Bye-law of the time being in force there under, in respect of premises designed or intended to be applied to such use, are duly fulfilled or provided for.
- (v) A Licensed Technical Personnel shall not carry out work in connection with any building or other erection on a plot of land leased or agreed to be leased by the ULB / DA in contravention of any term or condition of the lease or agreement for lease
- (vi) When a Licensed Technical Personnel ceases to be in the employment for the development work, he shall report the fact forthwith to the Authority.

A2:3. Structural Engineers - Qualifications and Scope of Work

- (i) Qualifications:

Grade-1	Post-Graduate in Structural engineering from recognized Indian or Foreign University, having Associate Membership of Institute of Engineer, India with minimum THREE years' experience in structuralEngineering practice with designing and field work.
Grade-2	Post-Graduate in Structural engineering from recognized Indian or Foreign University, having Associate membership of Institute of Engineer, India with minimum TWO years' experience in structuralEngineering practice with designing and field work. OR Graduate in Civil engineering from recognized Indian or Foreign University, having Associate membership of Institute of Engineer, India with minimum FIVE years' experience in structuralEngineering practice with designing and field work.
Grade-3	Post-Graduate in Structural engineering from recognized Indian or Foreign University, having Associate membership of Institute of Engineer, India with minimum ONE years' experience in structuralEngineering practice with designing and field work. OR Graduate in Civil engineering from recognized Indian or Foreign University, having Associate membership of Institute of Engineer, India with minimum THREE years' experience in structuralEngineering practice with designing and field work.

(ii) Scope of Work

Grade-1	The Structural Engineer shall be competent to prepare the structural design, calculations and details for all buildings and undertake their supervision
Grade-2	The Structural Engineer shall be competent to prepare the structural design, calculations and details for BUILDINGS UPTO 15mt. height except LIFELINE BUILDINGS (hospitals, schools, exchange / communication, electricity related buildings or other such buildings) AND ASSEMBLY BUILDINGS (cinema, mall, multiplex, banquet hall, convention centers or other such buildings)
Grade-3	The Structural Engineer shall be competent to prepare the structural design, calculations and details for BUILDINGS UPTO 9.0 mt. height except LIFELINE BUILDINGS (hospitals, schools, exchange / communication, electricity related buildings or other such buildings) AND ASSEMBLY BUILDINGS (cinema, mall, multiplex, banquet hall, convention centers or other such buildings)

A2:3 SELF CERTIFICATION OF LOW RISK BUILDINGS BY Empanelled Architect

1. Definition: In these rules, unless the context otherwise requires:

a) "Act" – the Act of the concerned Authority

- b) **“Empanelled Architect”** – A person empanelled by the Authority as per rules under these bye-laws as authorized person to sanction building plans of *low risk buildings* .
- c) **“Person Authorized”** – means a qualified and duly registered Architect having a degree in Architecture or equivalent qualification and registered with the Council of Architects, India with minimum 5 years of experience.
- d) **“Sanctioned Building Plan”** means a building plan of a building/premises to be constructed on a plot and approved by the Competent Authority/ Architect in accordance with the provisions of Master Plan/Zonal development plan and Building Bye-laws.
- e) **“Fee”** means a fee to be charged by the Authority/Architect for sanction of building plans. (*Design and consultations fees agreed between the architect and his/her client is independent of this ‘Fee’*)

For the empanelment, the qualified Architect shall submit list of projects handled with proof and credentials along with recommendations from Council of Architecture, India.

2. Authority should obtain security deposit/professional indemnity bond and professional liability insurance from empanelled Architects as decided in value from time-to-time.

3. The empanelment of an Architect shall be for a period of **two years** and can be extended from time to time subject to review by the Authority at the end of every two years.

4. The Architect shall be empowered to sanction building plans of single dwelling unit *residential buildings* forming part of approved layout plan. And **The Architect shall be empowered** to sanction building plans of **other low risk buildings**.

ANNEXURE 3: Low , Moderate And High Hazard Industries

A3:1. Broad Classification of Industrial Occupancies

Low Hazard Occupancies	Moderate Hazard Occupancies	High Hazard Occupancies
Abrasive Manufacturing Premises	Airport and Other Transportation Terminal Buildings	Sub Category (A)
Aerated Water Factories	Aluminum Factories	Aircraft Hangers
Agarbatti Manufacturing Premises	Assembly Buildings (D-1 To D-3)	Aluminum/Magnesium Powder Plants
Analytical and / or Q.C. Laboratories	Atta and Cereal Grinding	Bituminized Paper / Hessian Cloth / Tar Felt Manufacturing
Areca Nut Slicing and / or Betel Nut Factories	Bakeries and Biscuit Factories	Bulk Storage Of Flammable Liquids (Tank Farm, etc.)
Asbestos Steam Packing and	Beedi Factories	Celluloid Goods Making

Low Hazard Occupancies	Moderate Hazard Occupancies	High Hazard Occupancies
Lagging Manufacturers		
Assembly Buildings Small (D-4 and D-5)	Bobbin Factories	Chemical Manufacturers (Where Raw Materials Have a F.P. < 23°C)
Battery Charging and Service Stations	Book-Binders, Envelopes and Paper Bag Manufacturing	Cigarette Filter Manufacturing
Battery Manufacturing	Cable Manufacturing	Cinema Films and T.V. Production Studios
Breweries	Camphor Boiling	Coal, Coke and Charcoal Ball and Briquettes Making
Brickwork	Candle Works	Collieries, Steel Plants
Canning Factories	Carbon Paper / Typewriter Ribbon Makers	Cotton Seeds Cleaning and Delinting Factories
Cardamom Factories	Card Board Box Manufacturing	Cotton Waste Factories
Cement Factories and / or Asbestos or Concrete Products Manufacturing Premises	Carpenters, Wood Wool Anti Furniture Makers	Distilleries
Ceramic Factories, Crockery, Stoneware Pipe Manufacturing	Carpet and Durries Factories	Duplicating / Stencil Paper Making
Clay Works	Cashew Nut Factories	Fire Works Manufacture
Clock and Watch Manufacturing	Chemical Manufacturers (Us-Hg Raw Materials Having F.P > 23°C)	Foamed Plastic and / or Converting Plants
Clubs	Cigar and Cigarette Factories	Godowns Of Warehouses (Combustible / Hazardous Goods) (H)
Coffee Curing, Roasting and Grinding Factories	Coir Factories	Grass, Hay, Fodder and Bhoosa (Chaff)
Condensed Milk Factories, Milk Pasteurizing Plants and Dairies	Cold Storage Premises	Hazardous Occupancy Buildings (J)
Confectionery Manufacturing	Computer Installations	Industrial Gas Manufacturing (Except Halogenated)
Dwellings, Lodges, Dormitories, etc.	Cork Products Manufacturing (Coir, Carpets, Rugs and Tobacco) (Hides and Skin Presses)	Hydrocarbon Gases / Inert Gases)
Educational and Research Institutions	Dry Cleaning, Dyeing and Laundries	Industrial Units (G-3 Occupancies)
Electric Lamps (Incandescent and Fluorescent) and T.V.	Electric Sub-Stations / Distribution Stations	Jute Mills and Jute Presses
Tube Manufacturing	Electrical Generating Stations Except Under Ground Powerhouses	Linoleum Factories
Electroplating Works	Enamelware Factories	Man-Made Fibers (Only Acrylic Fiber / Yarn Making)
Engineering Workshops	Filler and Wax Paper Manufacturing	Match Factories
Fruits and Vegetables Dehydrating and Drying Factories	Flour Mills	Mattress and Pillow Makings (Foam Plastics)
Fruits Products and Condiment Factories	Garment Makers	Metal or Tin Printers (If More Than 50 Percent Is

Low Hazard Occupancies	Moderate Hazard Occupancies	High Hazard Occupancies
Glass and Glass Fiber Manufacturing	Ghee Factories (Other Than Vegetable)	Engineering, Shift To Ordinary Hazard)
Godowns and Warehouses (Non-Combustible Goods)	Godowns and Warehouses (Other Than Non-Combustible Goods)	Oil Mills
Gold Thread / Gilding Factories	Grains and Seed Disintegrating or Crushing	Oil Extraction Plants
Gum and / or Glue and Gelatin Manufacturing	Grease Manufacturing	Oil Terminals / Depots
Ice Candy and Ice-Cream and Ice Factories	Hosiery, Lace, Embroidery and Thread	Paints / Varnish Factories
Ink (Excluding Printing Ink) Factories	Hospitals Including 'X' -Ray and Other Diagnostic	Paper and Cardboard Mills (Only Raw Material Yard)
Mica Products Manufacturing	Clinics (Institutional Buildings)	Pressing Factories
Office Premises	Incandescent Gas Mantle Manufacturers	Printing Ink Making
Places Of Worship	Industrial Gas Manufacturing (Only Halogenated Hydrocarbons / inert Gases)	Resin, Lamp Black and Turpentine Manufacture
Pottery Works	Man-Made Yarn / Fiber (Except Acrylic Fiber / Yarn)	Saw Mills
Poultry Farms	Manure and Fertilizer Works (Blending, Mixing and Granulating Only)	Surgical Cotton Manufacturing
Residential Buildings (A-1 To A-4) (Except Hotels A-5)	Mercantile Occupancies (Departmental Stores, Shopping Complex, etc.)	Tarpaulin and Canvas Proofing Factories
Salt Crushing Factories / Refineries Stables	Mineral Oil Blending and Processing	Turpentine and Resin Distilleries
Sugar Candy Manufacturing	Museums, Archives, Record Rooms	Tire Retreading and Resolving Factories
Sugar Factories and Refineries	Oil and Leather Cloth Factories	Underground Shopping Complexes (F-3)
Tanneries	Open Storage Of Flammable Liquids (In Drums, Cans, etc.)	Sub Category (B)
Umbrella Assembling Factories	Oxygen Plants	Ammonia and Urea Synthesis Plants
Vermicelli Factories	Paper and Cardboard Mills (Except Raw Material Yard)	Explosive Factories
Water Treatment / Filtration Plants and Water Pump Houses	Piers, Wharves, Dockyards	LPG Bottling Plants
Zinc / Copper Factories	Plastic Goods Manufacturing	Petrochemical Plants
	Ply Wood / wood Veneering Factories	Petroleum Refineries
	Printing Press Premises	
	Pulverizing and Crushing Mills	
	Residential Apartments, Hotels, Cafes, Restaurants	

Low Hazard Occupancies	Moderate Hazard Occupancies	High Hazard Occupancies
	Rice Mills	
	Rope Works	
	Rubber Goods Manufacturing	
	Rubber Tires and Tubes Manufacturing	
	Shellac Factories	
	Silk Filatures	
	Soaps and Glycerin Factories	
	Spray Painting	
	Starch Factories	
	Tea Factories (Including Blending Packing Of Tea)	
	Telephone Exchanges, Garages	
	Textile Mills	
	Tobacco Chewing and Pan Masala Making	
	Tobacco Re-Drying Factories	
	Woolen Mills	

Categories of Materials of storage for Warehouse as per combustion risk

A. Non-combustible materials:

Articles (which are Non-Combustible, Non-Flammable, Non-Corrosive, Non-toxic, Non-poisonous, Non-Explosive) such as Cement, brick, mortar, hardware items, metals in solid bar/metal goods (excluding those having melting point below 1000° C)

B. Combustible Materials in following 4 sub-categories

Category	Material Specifications	Stacking height	
		Medium (In m)	High (In m)
Category I	Articles such as Carpet, Non synthetic/synthetic yarn and fabrics, Mechanical and electrical goods (dominantly metal parts), Glassware and crockery, Fibre/textile, groceries, metal goods, Papers other than those listed under categories Moderate and High, Powdered and canned foods, Plastic/glass bottles containing non-flammable liquids, etc.	4	6.5
Category II	Articles such as Flammets, Ruled cotton/synthetic fibers, Books, Ruled cork, Ruled waste paper, Cartons containing alcohols (in case/bottles), Cartons of canned liquors which dry by solvent evaporation, Chipboard/Carboard rolls (horizontally stored), Carcass/Grass/Foodstuff/ Floor/foam in mats, Cellulose/Celulose pulp, Electrical goods other than those stated in Category low, Flammable liquids in non-combustible containers, Leather goods, Palliastrol liquid stocks, Plastic (non-framed, other than cellulose nitrate), Ruled pulp and paper and asphalted paper (Horizontal storage), Varnish sheets, Wooden patterns, Metal/wooden furniture with plastic seats, etc.	3	5.5
Category III	Articles such as Bitumen/Wax coated paper, Cardless Carbon black, Card board rolls (vertically stored), Charcoal, Coal, cellulose nitrate, Foamed plastic and foam rubber products, Flammable liquids in combustible containers, Linoleum products, Matches, Plastics other than those stated in Category Moderate, Ruled pulp and paper and asphalted paper (vertical storage), Rubber goods including hoses and tubes, Seven timber, Ventilated wood stacks, Waxed and asphalt coated papers and containers in cartons, Wood wool, wooden pellets and slats (sills), All materials having wrappings or pre-formed containers of foamed plastics, etc.	2	4.5
Category IV	Offcuts and random pieces of foamed plastic or rubber rolls of sheets of foamed plastic or foamed rubber, Foam mattress, Expanded polystyrene packaging, Foam upholstery, etc.	1.25	3.5

Explanations:

<ul style="list-style-type: none"> • The deflector of the sprinkler fitted in the ceiling shall be at more than 1.5 m from the goods stored below. However, in case of jam storage, no jam stock shall reach within 2 m of the deflectors of the sprinkler heads. • In case of storage in racks or shelves, if the height of storage is more than what is specified, intermediate sprinklers shall be provided for such shelves in addition to the ceiling sprinklers and overall design density and AMAD shall be maintained as per Table 5 of IS: 15105. • The aisle width between the storage stacks shall not be less than 2.5 m and the maximum area of each storage stack shall not be more than 15.0 m². If these parameters are exceeded, the design density applicable shall be loaded by 2.5 L/min/m². • In case of mixed storage (both moderate and high hazard storage) in buildings, the parameters will be governed by the most hazardous occupancy. 	<p>Goods stored not higher than what is stated above for the appropriate category or not higher than the eaves height of the roof or within 1 m of a flat ceiling whichever is the lowest shall be regarded as moderate hazard storage. If the above conditions are not met, the risk shall be regarded as high hazard storage.</p>
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Notes:

1. Any new use which increases the number of occupants to a figure comparable with other classes of occupancy shall change the classification of the building to that of the new use (for example, Warehouse used for office purposes).
2. Ware house buildings shall not include any article which is highly combustible or explosive materials or products which are liable to burn with excessive rapidity and/or which may produce poisonous fumes or explosions for storage handling and which involve highly corrosive, toxic or caustic acids or other liquids or chemicals producing fumes, flames and explosive, poisonous, irritant or asphyxiating gases; and for the storage, handling of any material producing explosive mixtures of dust which tend in the division of matter to be fine particles subject to spontaneous ignition at such buildings fall in Moderate Building Category.

A3:3. Assembly Buildings

These shall include any building or part of a building, where number of persons not less than 50 congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes, for example, theatres, motion picture houses, assembly halls, auditoria, exhibition halls, museums, skating rinks, gymnasiums, restaurants, places of worship, dance halls, club rooms, passenger stations and terminals of air, surface and marine public transportation services, recreation piers and stadia, etc.

Buildings under Group D shall be further sub-divided as follows:

Category	Particulars	Details
Sub-division D-1	Buildings having a theatrical or motion picture or any other stage and fixed seats for over 1000 persons	This sub-division shall include any building primarily meant for theatrical or operatic performances and exhibitions and which has a raised stage, proscenium curtain, fixed or portable scenery or scenery loft, lights, motion picture houses, mechanical appliances or other theatrical accessories and equipment and which is provided with fixed seats for over 1000 persons
Sub-division D-2	Buildings having a theatrical or motion picture or any other stage and fixed seats upto 1000 persons	This sub-division shall include any building primarily meant for use as described for sub-division D-1, but with fixed seats up to 1000 persons.
Sub-division D-3	Buildings without a permanent stage having accommodation for 300 or more persons but no permanent seating arrangement	This sub-division shall include any building, its lobbies, rooms and other spaces connected thereto, primarily intended for assembly of people, but which has no theatrical stage or permanent theatrical and for cinematographic accessories and has accommodation for 300 persons or more, for example, dance halls, night clubs, halls for incidental picture shows, dramatic, theatrical or educational presentation, lectures or other similar purposes having no theatrical stage except a raised platform and used without permanent seating arrangement art galleries exhibition halls, community halls, marriage halls, places of worship, museums, lecture halls, passenger terminals and Heritage and Archeological Monuments
Sub-division D-4	Buildings without a permanent stage having accommodation for less than 300 persons with no permanent seating arrangement.	This sub-division shall include any building primarily intended for use as described in sub-division D-3, but with accommodation for less than 300 persons with no permanent seating arrangements
Sub-division D-5	All &her structures including temporary structures designed for assembly of people not covered by sub-divisions D-1 to D-4, at ground level	This sub-division shall include any building or structure permanent or temporary meant for assembly of people not covered by sub-divisions D-1 to D-4, for example, grandstands, stadia, amusement park structures, reviewing stands and circus tents.
Sub-division D-6	Buildings having mixed occupancies providing facilities such as shopping, cinema theatres, and restaurants	This sub-division shall include any building for assembly of people provided with multiple services/facilities like shopping, cinema theatres and restaurants, for example, multiplexes.
Sub-division D-7	All other structures, elevated or underground, for assembly of people not covered by sub-divisions D-1 to D-6	This sub-division shall include any building or structure permanent or temporary meant for assembly of people not covered by sub-divisions D-1 to D-6, for example, grandstands, stadia, amusement park structures, reviewing stands and circus tents.

Table 49:Description of Assembly Buildings

ANNEXURE4: WATER SUPPLY AND SANITATION REQUIREMENTS IN BUILDINGS

A4.1. Plumbing and Sanitary Services

- (i) The planning, design, construction and installation of water supply, drainage and sanitation and gas supply system shall be in accordance with Part-9: Plumbing Services, Section-I Water supply, Drainage and sanitation (including Solid Waste Management) and Section-2 Gas supply of NBC, 2005.
- (ii) Requirement of Water Supply for various occupancies in buildings shall be as given in Tables A.1, A.2 and A.3.
- (iii) Requirement of Sanitary fittings and installations for different occupancies in buildings shall be as given in Tables A.4 to A.17 for calculation of occupancy.
- (iv) Sewage treatment plant of capacity of treating 100% waste water to be installed. (Ref Table - 37)

A4.2. Segregated Sanitation for Visitors in Public Buildings

- (i) Special requirement of segregated sanitation for Visitors in Public Buildings (Government Buildings, Hospitals, Educational Institutions, Commercial Building etc). Provisions and occupancies shall be referred at Table A.10. This section is provided for segregated toilet facilities for visitors in Public Buildings (within the premises of the building, but outside the building block).
- (ii) Public toilets are meant for floating population, usually located near railway stations, bus stands, market places, government hospitals, religious centers etc. These toilets have a greater demand for urinals than community toilets.
- (iii) The key considerations for siting such facilities on the site are
 - a. Size of the toilet block (i.e. number of seats) and
 - b. Location of the toilet block with respect to the main building block
 - c. Convenience of the visitors in accessing and using the facility
- (iv) Surveys conducted by the central government show that people, especially women and aged, are unlikely to use the facility if it beyond 500 mt. The preferable location shall be within 200-500m from the main entry of the building.
- (v) The site shall be earmarked on Site Plan or a Layout plan. The Authority shall clearly state advantages and disadvantages of the location for the owner / engaged Competent Professional for building plan design (as per Annexure - 1) to make an informed decision on the siting.
- (vi) It must be accessible to visitors and general public during the operational hours of the building. However, fiscal generation for maintenance may be planned w.r.t user charges from visitors and general public.

Experience in sample cities has shown that toilet blocks are more likely to remain clean if they are centrally located; those on periphery sooner fall into disrepair.

A4:3. Other Factors to be Considered

- (i) Wastewater conveyance / treatment and prevention of contamination

Since sewers may not be available in many cities, in most cases the toilet blocks will have on-site sanitation, which would require periodic cleaning of tanks / pits. Location on site should allow easy and hygienic emptying of the pits / tanks and ensure that ground water table is not contaminated by wastewater percolation.

- (ii) Adequacy in provision

The size of the block (i.e. on number of seats) must meet visitors' need. Inadequacy results in long queues and encourages open urination. Care is to be taken for *balancing problems and other special needs* of children and the elderly.

- (iii) Design considerations

- a. Adequate Ventilation.
- b. Door Design / Direction of swing of the door (preferred outwards),
- c. Adequate Waiting area and
- d. Adequate volumes of water storage.

A4:4. The Facilities should include:

- (i) Separate toilet blocks for men and women with separate entries.
- (ii) Seats for children to be provided in both sections for men and women.
- (iii) Waiting / Holding area.
- (iv) Space for Facility caretaker and maintenance staff – from where they can monitor and maintain both facilities for men and women.
- (v) Urinal facilities for men
- (vi) Waste water disposal system
- (vii) Janitor / Store room for cleaning material / equipment.

Note: **Table A.12** may be referred for number of seats / urinals for this section.

A4:5. Norms for differently-abled within segregated toilets

- (i) One special w.c. in a set of toilet shall be provided for the use of differently abled persons, with essential provision of wash basin near the entrance.
- (ii) Minimum clear opening of the door shall be **900 mmt** and the door shall swing out.
- (iii) Suitable arrangement of vertical / horizontal handrails with **50 mmt** clearance from wall shall be made in the toilet.
- (iv) The w.c. seat shall be **500 mmt** from the floor.

A4:6. Water requirement and facilities

- (i) Water requirement for the facility may be worked out and enough storage for ½ day operation is to be kept in storage.
- (ii) If municipal water supply is reliable, the toilet blocks may have underground sump that can store half a day’s requirement and overhead tanks for another half.
- (iii) If municipal water supply is not available, toilet block may have its own bore well and pump with no underground sump.
- (iv) Alternatively a hand tube well can be used for storing water in an elevated (not overhead) tank.
- (v) To minimize the wastage of water, self-closing water taps should be used. The pans must be of Pour Flush (PF) design i.e. with a steep slope. Traps should be of a 20 mm water seal. (Use of 50 mm water seal traps will require more water for flushing)
- (vi) If toilet is to be linked to city sewer, a master trap has to be provided at the sewer connection.
- (vii) Urinals may not be fitted with urinal pots as their replacement is expensive.
- (viii) *The values in parenthesis are for such stations, where bathing facilities are not provided.

Note: The number of persons for Sl. No. 11 to 14 shall be determined by the average number of passenger handled by the station daily with due consideration given to the staff and workers likely to use the facilities.

Sl. No.	Type of Occupancy	Consumption per head per day (in lt.)
1.	Residential	
	a. In living units	135
	b. Hostels	135
	c. Hotels with lodging accommodation (per bed)	180
	d. Hotels (5 star and above)	340
2.	Educational	
	a. Day schools	45
	b. Boarding Schools	135
3.	Institutional (Medical Hospitals)	
	a. No. of beds not exceeding 100	340
	b. No. of beds exceeding 100	450
	c. Medical quarters and hostels	135
4.	Assembly- Cinema theatres, auditoria, etc. (per seat accommodation)	15

Sl. No.	Type of Occupancy	Consumption per head per day (in lt.)
5.	Government or Semi-public business	45
6.	Segregated toilet facilities for Visitors in Public Buildings	
	a. Each use of toilet (including washing hands and floors)	7
	b. Flushing urinals	0.20
7.	Mercantile (Commercial)	
	a. Restaurants (per seat)	70
	b. Other business building	45
8.	Industrial	
	a. Factories where bath-rooms are to be provided	45
	b. Factories where bath-rooms are not to be provided	30
9.	Storage (including Warehouses)	30
10.	Hazardous	30
11.	Intermediate Stations (excluding mail and express stops).	45 (25)*
12.	Junction Station	70 (45)*
13.	Terminal Stations	45
14.	International and Domestic Airports	70

Table 50: PerCapita Water Requirement for various Occupancies / Uses

* The values in parenthesis are for such stations, where bathing facilities are not provided.

Note: The number of persons for Sl. No. 11 to 14 shall be determined by the average number of passenger handled by the station daily with due consideration given to the staff and workers likely to use the facilities.

S. No.	Classification of Building	Storage Capacity
1.	For tenements having common convenience	900 liters net per w.c. seat
2.	For residential premises other than tenement having common conveniences	270 liters net for one w.c. seat each and 180 liters for each additional seat in the same flat.
3.	For factories and workshops	900 liters per w.c. seat and 180 liters per urinal.
4.	For cinemas, public assembly hall, etc.	900 liters per w.c. seat and 350 liters per urinal.

Table 51: Flushing Storage Capacities

Sl. No.	Occupancy	No. of Floors	Storage Capacity	Remarks
1.	For premise occupied	Ground floor	Nil	Provided down take fittings are installed
2.	tenements with common conveniences	Floors 2, 3,4, 5 and upper floors	500 liters per tenement	
3.	For premises occupied as flats	Ground floor	Nil	Provided down take fittings are installed
4.	or blocks	Floors 2, 3, 4, 5 and upper floors	500 liters per tenement	

Table 52: Domestic Storage Capacities

Note:

- If the premises are situated at a place higher than the road level in front of the premises, storage at ground level shall be provided on the same lines as on floors.
- The above storage may be permitted to be installed provided that the total domestic storage calculated on the above basis is not less than the storage calculated on the number of down take fittings according to scale given below: Down take taps 70 l. each Showers 135l. each Bathtubs 200l. each

Sl. No.	Sanitary Unit / Fittings	For Personnel
1.	Water closet	One for every 25 persons or part thereof exceeding 15 (including employees and customers). For female personnel 1 for every 15 persons or part thereof exceeding 10.
2.	Drinking Water Fountain	One for every 100 person with a minimum of one on each floor.
3.	Wash Basin	One for every 25 persons or part thereof.
4.	Urinals	Same as Sl. No. 3 of Table 4.14
5.	Cleaners' Sink	One per floor minimum, preferably in or adjacent to sanitary rooms.

Table 53: Sanitation requirements for Shops and Commercial Offices

Note: Number of customers for the purpose of the above calculations shall be the average number of persons in the premises for a time interval of one hour during the peak period. For male-female calculation a ratio of 1 may be assumed

S. No.	Sanitary Unit	For Residential Public staff	For Non-Residential Staff	
			For male	For female
1.	Water Closet (w.c.)	One per 8 Persons omitting occupants of the attached water closet minimum of 2 if both sexes are lodged	1 for 1-15 persons 2 for 16-35 persons 3 for 36-65 persons 4 for 66-100 persons	2 for 1-12 persons 4 for 13-25 persons 6 for 26-40 persons 8 for 41-57 persons 10 for 58-77 persons 12 for 78-100 persons Add 1 for every 6 persons or part thereof.
2.	Ablution Taps	One in each w.c.	One in each w.c.	One in each w.c.
3.	Urinals	Nil	Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 40-70 persons 4 for 71-100 persons	Nil
4.	Wash Basins	One per 10 persons omitting each basin installed in the room / suite	1 for 15 persons 2 for 16-35 persons 3 for 36-65 persons 4 for 66-100 persons	1 for 1-12 2 for 13-25 3 for 26-40 4 for 41-57
5.	Baths	One per 10 persons, less occupants of room with bath in suite	Nil	Nil
6.	Cleaner's Sinks	One per 30 Bed rooms (one per floor minimum)	Nil	Nil
7.	Kitchen Sink	One in each Kitchen	One in each Kitchen	One in each Kitchen

Table 54: Sanitary Requirements for Hotels

S.No	Sanitary Unit	For Male	For Female
1.	Water Closet	One per 100 persons upto 400 persons; for over 400 add at the rate of one per 250 persons or part thereof.	Two for 100 persons upto 200 persons; over 200 add at the rate of one per 100 persons or part thereof.
2.	Ablution Taps	One in each w.c.	One in each w.c.
3.	Urinals	One for 50 persons or part thereof.	Nil, upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons

S.No	Sanitary Unit	For Male	For Female
			4 for 71-100 persons
4.	Washbasins	One per w.c. / Urinal	One per w.c.
5.	Kitchen Sink	One in each Kitchen	One in each Kitchen
6.	Baths (showers)	One per 10 persons	
7.	Cleaner's Sinks	One per 30 Bed rooms (one per floor minimum)	

Table 55: Sanitary Requirements for Public Rooms

Note:

- It may be assumed that the two-thirds of the number are males and one-third females.
- One water tap with drainage arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closet and urinals

S. No.	Sanitary Unit	Boarding Institution		Other Educational Institution	
		For Boys	For Girls	For Boys	For Girls
1.	Water Closet (w.c.)	One for 8 boys or part thereof	One for 6 girls or part thereof	One for 40 boys or part thereof	One for 25 girls or part thereof
2.	Ablution Taps	One in each w.c.	One in each w.c.	One in each w.c.	One in each w.c.
3.	Urinals	One per every 25 pupils or part thereof	--	One per every 20 pupils or part thereof	--
4.	Wash Basins	One for every 8 pupils or part thereof	One for every 6 pupils or part thereof	One for every 60 pupils or part thereof	One for every 40 pupils or part thereof
5.	Baths	One for every 8 pupils or part thereof	One for every 6 pupils or part thereof	--	--
6.	Drinking Water Fountains	One for every 50 pupils or part thereof	One for every 50 pupils or part thereof	One for every 50 pupils or part thereof	One for every 50 pupils or part thereof
7.	Cleaner's Sink	One per Floor minimum	One per Floor minimum	One per Floor minimum	One per Floor minimum

Table 56: Sanitation Requirements for Educational Occupancy

S. No.	Sanitary Unit	Requirement
1.	Water Closet	One for 15 boys, one for 6 girls
2.	Ablution Taps	One in each w.c.

3.	Urinals	One for 12 boys
4.	Wash Basins	One for every 15 pupils or part thereof
5.	Baths	One bath per 40 pupils
6.	Drinking Water Fountains	One for every 50 pupils or part thereof
7.	Cleaner's Sink	One per Floor minimum

Table 57: Sanitation Requirements for Nursery Schools

Note:

- One water tap with draining arrangements shall be provided for every 50 persons or part thereof, in the vicinity of water closets and urinal.
- For teaching staff, the schedule of sanitary units to be provided shall be the same as in case of office buildings (Table 5.10)

S. No.	Sanitary Unit	Hospitals With indoor Patient Ward For Males & females	Hospitals With outdoor Patient Wards	
			For Males	For Females
1.	Toilet Suite (1w.c.+1Washbasin+ 1 Shower)	Private room upto 4 persons	For upto 4 patients	
2.	Water Closet (w.c.)	One for every 8 beds or part thereof	One for every 100 persons or part thereof	One for every 25 persons or part thereof
3.	Ablution taps	One in each w.c.	One in each w.c.	One in each w.c.
4.	Wash Basins	Two upto 30 bed; add one for every additional 30 beds; or part thereof	One for every 100 persons or part thereof	One for every 25 persons or part thereof.
5.	Baths with Shower	One bath with shower for every 8 beds or part thereof.	--	--
6.	Bed pan washing sink	One for each ward	--	--
7.	Cleaner' Sinks	One for each ward	One per floor minimum	One per floor minimum
8.	Kitchen sinks & dish Washers (where Kitchen is provided)	One for each ward	--	--
9.	Urinals	One for 30 beds	One for every 50	--

S. No.	Sanitary Unit	HospitalsWith	Hospitals With outdoor Patient Wards	
		indoorPatientWard For Males & females	For Males	For Females
		(male wards)	persons or part thereof	
10.	Drinking water fountain	One for each ward	One for 500 persons or part thereof	

Table 58: SanitationRequirementsfor Institutional(Medical) Occupancy-Hospital

S.No	Sanitary Unit	For Males	For Females
1.	Toilet Suite (1w.c.+1 Washbasin +1 shower)	For individual doctor's / officer's rooms	
2.	Water Closet (w.c.)	One for every 25 persons or part thereof	Two for every 25 persons or part thereof
3.	Ablution Taps	One in each w.c.	One in each w.c.
4.	Wash Basins	One for every 25 persons or part thereof	One for every 25 persons or part thereof
5.	Baths with Shower	One on each floor.	One on each floor.
6.	Cleaner's Sink	One per floor minimum	One per floor minimum
7.	Kitchen sinks & dish Washers (where Kitchen is provided)	One for each floor	One for each floor.
8.		Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons From 101 to 200persons add at the rate 3%; for over 200 Persons add at the rate of 2.5%	
9.	Drinking water fountain	One for 100 persons or part thereof	

Table 59: SanitationRequirementsfor Administrative Buildings

S. No.	Sanitary Unit	Doctor's Dormitories		Nurses Hostel
		For Male Staff	For female staff	
1.	Water Closet	One for 4 persons	One for 2 persons	One for 2 persons or part thereof Two for 13-25
2.	Ablution Taps	One in each w.c.	One in each w.c.	One in each w.c.
3.	Wash Basins	One for every 8 persons or part thereof	One for every 8 persons or part thereof	One for every 8 persons or part thereof
4.	Bath (with shower)	One for every 4 persons or part thereof	One for every 4 persons or part thereof	One for every 4 persons or part thereof
5.	Cleaner's Sink	One per floor minimum	One per floor minimum	One per floor minimum
6.	Drinking water fountain	One for 100 persons or part thereof		One for 100 persons or part thereof

Table 60: Sanitation Requirements for Institutional (Medical) Occupancy- (staff quarters and Hostels)

S. No.	Sanitary Unit	For Male Personnel	For Female Personnel
1.	Water Closet (w.c.)	One for 25 persons or part thereof	Two for 15 persons or part thereof
2.	Ablution taps	One in each w.c.	One in each w.c.
3.	Urinals	Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons From 101 to 200 add @ 3%; For over 200 persons add @ 2.5%.	--
4.	Wash Basins	One for every 25 persons or part thereof	One for every 25 persons or part thereof
5.	Drinking water fountains	One for every 100 persons with a minimum of one on each floor	One for every 100 persons with a minimum of 1 on each floor
6.	Cleaner's Sinks	One per floor minimum; preferably in or adjacent to sanitary rooms.	--
7.	Executive Room / Conference Halls	Toilet Suite (1 w.c., 1 washbasin, optional shower for 24 hour usages) Unit could be common for Male / Female or separate depending on the	

S. No.	Sanitary Unit	For Male Personnel	For Female Personnel
		number of user of each facility	

Table 61: Sanitation Requirements for Governmental and Public Business Occupancy and Offices

Note: One water tap with drainage arrangement shall be provided/ 50 persons or part thereof in the vicinity

S. No	Sanitary Unit	For Male Personnel	For Female Personnel
1.	Public toilet near Railway Stations (24x7) a) Water Closet (W.C) b) Urinals c) Ablution taps	a) One for 100 users b) One unit per 300-500 users c) One in each w.c.	a) One for 50 users b) -- c) One in each w.c.
2.	Public Toilet near marketplace / offices (for working hours) a) Water Closet b) Urinals c) Ablution taps	a) One for 100 users b) One unit per 200-300 users c) One in each w.c.	a) One for 50 users b) -- c) One in each w.c.
3.	Public toilets near Public Buildings a) Water Closet b) Urinals c) Ablution taps	a) One for 100 users b) One unit per 200-300 users c) One in each w.c.	a) One for 50 users b) -- c) One in each w.c.

Table 62: Segregated sanitation facilities for Visitors in Public Buildings

Note: Per Capita Volume of Water required may be referred at item 6, Table 4.6 Area and sizes of seats / units may be referred at [Table 4.16](#)

S. No.	Description	Optimum (mm)	Minimum (mm)*

Table 63: Recommended enclosure-sizes for different facilities at visitors' toilets

Note: *In case of space constraint, the minimum sizes may be adopted

S. No.	Sanitary Unit	Dwelling with individual Convenience	Dwelling without individual conveniences
1.	Bath Room	One provided with water tap	One for every two tenement
2.	Water Closet (w.c.)	One	One for every two tenement
3.	Sink (or Nahani) in the Floor	One	--

S. No.	Sanitary Unit	Dwelling with individual Convenience	Dwelling without individual conveniences
4.	Water Tap	One	One with drainage arrangement in each Tenement & One in common bath rooms and common water closet.

Table 64: The recommended areas for different facilities at visitors' toilets

Note: Where only one water closet is provided in a dwelling, the bath and water closet shall be separately accommodated.

S. No.	Sanitary Unit	For Public		For Staff	
		Male	Female	Male	Female
1	Water Closet	One for 100 persons upto 400 persons. For over 400 persons, add at the rate of 1 per 250 persons or part thereof	Four for 100 persons upto 200 persons. For over 200 persons add at the rate of 1 per 50 persons or part thereof	One for 15 persons. Two for 16-35 persons	Two for 1-12 persons. Four for 13-25 persons add at the rate of 1 per 6 persons or part thereof
: 2	Ablution Taps	One in each w.c.	One in each w.c.	One in each W.C	One in each W.C
3	Urinals	One for 50 persons or part thereof	--	Nil upto 6 persons One for 7-20 persons Two for 21-45 persons	--
4	Wash Basins	One for every 200 persons or part thereof	One for every 200 persons or part thereof	One for 1-15 persons Two for 16-35	One for 1-12 persons Two for 13-25 persons
5	Drinking Water Fountain	One per 100 persons or part thereof			
6	Cleaner's sink	One per floor			
7	Shower / Bathing	As per trade requirements			

Table 65: Sanitation Requirements for Assembly Occupancy Buildings (Cinema, Theaters, Auditoria, etc.)

Note:

- One water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals.
- It may be assumed that two thirds of the number is males and one third females.

S. No.	Sanitary Unit	For Public		For Staff	
		Male	Female	Male	Female
1	Water Closet (w.c.)	One for 200 persons upto 400 persons. For over 400 persons, add at the rate of 1 per 250 persons or part thereof	Four for 100 persons upto 200 persons. For over 200 persons, add at the rate of 1 per 50 persons or part thereof	One for 1-15 persons. Two for 16-35 persons.	Two for 1-12 persons. Four for 13-25 persons, add at the rate of 1 per 6 persons.
2	Ablution Taps	One in each w.c.	One in each w.c.	One in each W.C	One in each W.C
3	Urinals	One for 50 persons or part thereof	--	Nil upto 6 persons One for 7-20 persons Two for 21-45 persons	--
4	Wash Basins	One for every 200 persons or part thereof. For over 400 persons, add at the rate of 1 per 250 persons or part thereof.	One for every 200 persons or part thereof. For over 200 persons, add at the rate of 1 per 150 persons or part thereof	One for 1-15 persons Two for 16-35	One for 1-12 persons Two for 13-25 persons
5	Cleaner's Sink	One per floor, minimum			
6	Drinking Water Fountain	One per 100 persons or part thereof			
7	Shower / Bath	As per trade requirements			

Table 66: Sanitation Requirements for Assembly Buildings (Art, Galleries, Libraries and Museums)

Note: It may be assumed that two thirds of the numbers are males and one third females.

S. No.	Sanitary Unit	For Public		For Staff	
		Male	Female	Male	Female
1.	Water Closet (w.c.)	One per 50 seats upto 200 seats. For over 200 seats, add at the rate of 1 per 100 seats or part thereof	One per 25 seats upto 200 seats. For over 200 seats, add at the rate of 1 per 50 seats or part thereof	1 for 15 persons. 2 for 16-35 persons. 3 for 36-65 persons. 4 for 66-100 persons.	2 per 1-12 persons. 4 for 13-25 persons. 6 for 26-40 persons. 8 for 41-57 persons. 10 for 58-77 persons. 12 for 78-100 persons.
2.	Ablution Taps	One in each w.c.	One in each w.c.	One in each w.c.	One in each w.c.
3.	Urinals	One for 50 persons or part thereof	--	Nil upto 6 persons. 1 for 7-20 persons. 2 for 21-45 persons. 3 for 46-70 persons. 4 for 71-100 persons.	--
4.	Wash Basins	One for every water closet			
5.	Kitchen Sinks & Dish Washer	One per each Kitchen			
6.	Service Sink	One in the restaurant			

Table 67: Sanitation Requirements for Restaurants

Note:

- It may be assumed that two thirds of the numbers are males and one-third females.
- One water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinal

Sl. No.	Sanitary Unit	For Male Personnel	For female Personnel
1.	Water Closet	1 for 15 persons 2 for 16-35 persons 3 for 36-65 persons. 4 for 66-100 persons. For 101 to 200 persons add at rate of 3%. From over 200 persons, add at the rate of 2.5%.	2 for 1-12 persons 4 for 13-25 persons. 6 for 26-40 persons. 8 for 41-57 persons. 10 for 58-77 persons. 12 for 78-100 persons. For 101 to 200 persons, add at the

Sl. No.	Sanitary Unit	For Male Personnel	For female Personnel
			rate of 3%.From over 200 persons add at the rate of 2%.
2.	Ablution Taps	One in each W.C	One in each w.c.
3.	Urinals	Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons From 101 to 200 persons add at the rate of 3%; for over 200 persons add at the rate of 2.5%.	--
4.	Washing Taps with draining arrangement	One for every 25 persons or part thereof	
5.	Drinking Water Fountains	One for every 100 persons with a minimum of one on each floor	
6.	Baths Preferably Showers	As required for particular trade or occupation	
7.	Emergency shower and eye wash fountain	1 per every shop floor per 500 person	

Table 68: Sanitation Requirements for Factories

Note:

- For many trades of a dirty or dangerous character, more extensive provisions are required.
- One water tap with draining arrangement shall be provided for every 50 persons or part thereof in the vicinity of water closet and urinal
- Crèche where provided shall be fitted with water closets (One for 10 persons or part thereof), wash basins (1 for 15 persons or part thereof) and drinking water tap with drinking arrangement for every 50 persons or part thereof

Sl. No.	Place	w.c. for Males	w.c. for Females	Urinals for Males only
1.	Junction Stations, Intermediate Stations and Substations	3 for first 1000 persons, add 1 for subsequent 1000 persons or part thereof.	8 for first 1000 persons, add 1 for every additional 1000 persons or part thereof.	4 for every 1000 person, add 1 for every additional 1000 persons or part thereof.
2.	Terminal Stations and Bus Terminals	4 for first 1000 persons and 1 for every additional 1000 persons or part thereof.	10 for every 1000 person and 1 for every additional 1000 persons or part thereof.	6 for every 1000 person and 1 for every additional 1000 persons or part thereof.
3.	Domestic Airports Minimum For 200 persons For 400 persons For 600 persons For 800 persons For 1000 persons	2* 5 9 12 16 18	4* 16 30 40 52 58	1 per 40 persons or part thereof.
4.	International Airports For 200 persons For 600 persons For 1000 persons	6 12 18	20 40 58	1 per 40 persons or part thereof.

Table 69: Sanitary Requirements for Large Stations and Airports

Note:

- Provision for wash basins, baths including shower stalls, shall be in accordance with part ix section 2- Drainage and Sanitation of National Building Code of India.

*At least one Indian style water closet shall be provided in each toilet. Assume 60 % males and 40% females in any area.

*At least 50 % of female w.c.s may be Indian pan and 50% Ew.c.

S · N o ·	Particular	General Standards / Guidelines
1	Public	On roads and for open areas: A every 1 km., including in parks, plaza, open air theatre, swimming area, carparks, fuel stations. Toilets shall be disabled-friendly and in 50-50 ratio (M / F). Provision may

S · N o ·	Parti cular	General Standards / Guidelines
	Toilet	be made as for Public Rooms (Table 4.10 Contd)
2	Signa ge	Sign boards on main streets shall give directions and mention the distance to reach the nearest public convenience. Toilets shall have multi-lingual signage for the convenience of visitors. Helpline number shall be pasted on all toilets for complaints / queries.
3	Mode s	Pay and use or free. In pay and use toilets entry is allowed on payment to the attendant or by inserting coin and user gets 15 minutes.
4	Maint enan ce / Clean ing	The toilets should have both men and women attendants. Alternatively automatic cleaning cycle covering flush, toilet bowl, seat, hand wash basin, disinfecting of floor and complete drying after each use can be adopted, which takes 40 seconds. Public toilet shall be open 24 hours.

Table 70: General Standards / Guidelines for Public Toilets in Public Area

A4:7. Construction Site

- (i) At construction job sites, one toilet must be provided per 20 employees. In a work zone with between 21 and 199 employees, a toilet seat and one urinal must be provided for every 40 employees. For 200 or more workers, regulations call for a toilet seat and a urinal per 50 workers. The toilet must be located within 200 m or 5 minute walk.
- (ii) Job sites that are not equipped with a sanitary sewer must, unless prohibited by local byelaws, provide privies, in locations where their use will not contaminate either ground or surface water. Other alternatives to a privy could be chemical toilets, re-circulating toilets, or combustion toilets.
- (iii) Toilets should be cleaned regularly and maintained in good order, running water, must be provided along with soap and individual hand towels.

A4:8. Temporary Camp Toilets

- (i) Toilet facilities shall be provided within 60 m of the site, which shall not be closer than 15 m of dining area or kitchen. Make sure that toilet area is cleaned at least once per day, it is sanitary, adequately lighted and is employee safe.

A4:9. Special / Contingency Toilets

- (i) For Special events like open air theater, religious / political gatherings, mela, etc. for which there are no permanent toilet facilities, contingency toilets / PSUs shall be provided. The following considerations shall determine the number of toilets to be provided for particular event:

- a. Duration of the event
 - b. Type of crowd
 - c. Weather conditions
 - d. Whether finishing times are staggered if the event has multi-functions and the following guidelines shall be applied with minimum 50 percent female toilets.
- (ii) Special Purpose Toilets: Special toilet facilities shall be adequately provided in public projects (transport terminals / healthcare and other public spaces) in million plus cities for the Third gender with appropriate cleanliness arrangements.

A4:10. General guidance for water supply arrangements

- (i) For new construction: Provision shall be made for underground tank for the storage of water, having capacity at 200 l. per person with adequate pumping arrangements to supply water to upper floors. Filtered water connection will be allowed only for use of drinking and bathing needs. For other purposes i.e. flushing and gardening etc., the individual shall be required to have own arrangements of tube well water within the premises. While according sanction to Layout Plan, the Authority shall make a special mention that provision for space shall be kept for the construction of underground reservoir of adequate capacity along with booster pumping station.
- (ii) Arrangements as given above shall also be provided in Group Housing Societies.
- (iii) The plumbing arrangement in case of new constructions shall be made in a way that the potable water shall be used for drinking, cooking & bathing only and for rest of the uses, provision for ground water can be made with dual piping system
- (iv) Low capacity cistern should preferably be provided instead of normal 12.5 L capacity.
- (v) Provisions for sustainable methods of Water and Wastewater Management and Water harvesting may be referred from the Chapter of Rain Water Harvesting in these Regulations.

ANNEXURE5: SPECIAL PROVISIONS FOR NAINITAL

- (i) In Nainital Municipal Area only residential construction for One's own occupancy shall be allowed. No use other than residential shall be allowed only two-stroyed building having maximum height of 7.5m shall be allowed. Maximum covered area as total of covered areas of all the floors of the building shall be 250 sq. mt. Other regulations shall be as applicable for building operations outside Nainital Municipal area. If the basement is developed then only one floor in addition to the basement floor shall be allowed.
- (ii) According the passed G.O. dated 10 September, 1992 by the Government in compliance of H'ble Supreme Court 09-03-1995 within the municipal board Nainital no group housing in the jurisdiction Nainital municipal Board shall not be admissible.
- (iii) No land sub-division within the jurisdiction Nainital municipal board (accept such sub-division for the permission of the building construction the following documents should be submit in the authority office with his ownership, family prosperty distribution.
 - a. With shows with or land of land ownership. shall be shows sub-division.
 - b. Every plot sub-division separate ecess of foot way minimum 2.00 mt. width shall be necessary.
- (iv) In Nainital Municipal area a space of at least 3 m in width along entire frontage of the building from the edges of the road must be left open if it subtends any Municipal or Public Work Department road (Service Road, Collector Road, and Major Road) except in the Market othr than those facing the Mail and the motorable roads as following, Viz, 1.2 m in width from the edges of the road must be completely open and thereafter only on open varandah of 1.8 m may be constructed No Mosq.ue, Temple, Church or other sacred building shall be erected unless the frontage is at least 4.5m from the edge of the road. on which it abuts Minimum setback from the line of control width of highways and other P.W.D. schedule road falling within the jurisdiction of Authority should be minimum 3 m or prescribed setback as per the building bye- laws which is maximumt.
- (v) The outer covering of all roof must be made of tiles, iron sheets or other approved materials.
- (vi) Any space between two blocks of buildings or any other open space or chauk of lane shall not be allowed to be built upon. Any gap or open space in the upper floors or flats between two buildings along the street shall not be raised to the level of the adjoining building.
- (vii) No chauks or open spaces or courtyrad or lane in a building shall be allowed to be covered.

- (viii) No room or house or building shall be built against a hill or retaining wall. There must be an open space atleast 1.2 m between the building and the hill.
- (ix) Not more than three rooms shall be allowed in one row from front to back of the building excepting open verandah and open balcony.
- (x) Noconstruction will be allowed generally in any open space, whether private or municipal area in the bazaar areas and in particular in the following areas, open spaces at the back of house no. 17, 18,43 to 56, 59, 83, 84 and 178 to 194 between house no. 244, 245 and 246 behind to the houses of Nay Bazaar in the Tallital Bazaar.
- (xi) In place where exposures are poor and structure is not clear, building should not be permitted without excavation to determine the nature of the rocks and structure .
- (xii) All masonry buildings are to be built on earthquake proof line i.e. with single unit foundation and stringer courses at each floor level and eave level except the ground floor.
- (xiii) No building shal be allowed to be built back to front, excepting where the buildings are at different levels. In case of buildings at different levels the height of front one shall not be allowed to come more than 0.6 m above the plinth level of the rear building . In special circumstances Authority may in its discracion give exemption to this provision.
- (xiv) The drainage condition should be improved such that no water accumulates and saturates the grounds close to the footing level.
- (xv) The foundation of the structures should be kept away from trees and its roots, alluvial soil and unequal or excessive consolidated soil.
- (xvi) InNainitlaL city / Municipal area the applicant shall also deposit Debris disposal charges at the rate decided by the P.W.D from time to time.
- (xvii) If on any site there are three or more thees in 10 sq. m density permission shall not be give.
- (xviii) In case a Religious, Cultural and Historical buildings and landmarks no construction shall be allowed in the periphery of 10 m of that building / landmark.

**FORMATS FOR FORMS
AND CERTIFICATES**

FORMATS FOR FORMS AND CERTIFICATES

FORM I(See rule 3)

COMMON APPLICATION FORM

Permission for Development

..... Name of Development Authority / Local Development Authority / Urban Local Body)	
<p>To be filled by the applicant:</p> <ol style="list-style-type: none"> 1. Date of Application 2. Address of the Project 3. Revenue Village 4. Tehsil / ULB Name 5. Location of the Project - Latitude 6. Location of the Project - Longitude 	<p>For Office Use:</p> <ol style="list-style-type: none"> 1. FileNo. 2. Date 3. Details ofPayment -Amount 4. Details ofPayment -ChallanNo. 5. Details ofPayment -Challan Date 6. Signature of the ReceivingOfficer

PART I: GENERAL INFORMATION

(to be filled in by the applicant)

1.1 Details of the Applicant									
S. No.	Name	Postal Address	Mobile No.	Email Address	Registration Number / License Number along with date of issue	Valid up to	Enclosed ID Proof		
1.2 Details of the Land Owner									
S. No.	Name of the land Owner(s)	Relationship with Recorded Tenants (Khatadars)	Postal Address	Mobile No.	Email Address	ID Proof			
1.3Details of General Power of Attorney (GPA) holders, if any									
S. No.	Name of the GPA Holder	Postal Address	Relationship with the land	Details of Power of Attorney			Mobile No.	Email Address	ID Proof
				No.	Date	Valid up			

		owner(s)					to(date)			
1.4Details of Technical Persons including Architects, Structural Engineers etc.										
S. No.	Category of Technical Persons	Name	PostalAddress	Mobile No.	EmailAddress	Details of theRegistering / Licensing Authority	No. and Date ofRegistration / License	Valid up to(date)	ID Proof	
1.5.1	Architects									
1.5.2	Structural Engineer									
1.5.3	Electrical Engineer									
1.5.4	Site Supervisor									
1.5.5	Any other, specify									

PART II: BASIC DETAILS OF THE PROJECT

S. No.	Parameter	Details	Views of the Authorized officer * (For Office Use)
2.1	Project type (New Development / Addition / Alteration / Renewal / Revalidation)		
2.2	ProjectCategory(G to G+3, Apartment - G+4 and above, Group housing, Multi-storeyed residential / commercial / Institutional / Industrial / Public-semi-public / others Please specify)		
2.3	Project Component (Residential / Commercial / Institutional / Industrial / Public-semi-public / Others (please specify)		
2.4	Total Area covered in all floors sq. mt.		
2.5	No. of Floors		
2.6	No. of Dwelling Units		

* Authorized Officer – An official of the Authority who has been authorized to check and certify such details

PART III: LAND DETAILS

(to be filled in by the applicant)

3.1 Land Details									Views of the Authorized officer * (For Office Use)
S. No.	Name of Revenue Village	Khasra No.	Plot No.	Area (in acres / sq. mt.)	Mutation	Sale Deed No. & Date (Details)	Area under Possession (in sq. mt.)	Remarks	
3.2 Whether the plot / site is part of an approved layout Yes or No?									
If 3.2 is Yes, details thereof									
Date of Approval / Permission			Approval / Permission No.			Whether map enclosed?			
3.3 Site Plan (to be given on revenue plan along with the layer of Development Plan) provided or not? (yes or no)									
3.4 Indicate Tenancy of land (leasehold / freehold / others, please specify)									
3.5 If on lease, share details of lease									
Name of the Lessor		Purpose of Lease			Duration of Lease		Others, please specify		

PART IV – PLANNING DETAILS

(to be filled in by the applicant)

Sl. No.	Parameter	Details	Views of the Authorized officer * (For Office Use)
4.1	Land use, as per Master Plan		
4.2	Land use, as per Layout / Town Planning Scheme / Zonal plan		
4.3	Land use, applied for		
4.4.	Permissibility of the Land use applied (Permissible / Permissible on special conditions / Not permissible)		

4.5	Dwelling Units per hectare (for projects having residential components)		
4.6	Whether, plot affected by Master plan / zonal plan (roads and drains)?		
a	Yes or No?		
b	If yes, whether affected portions have been surrendered to Government or Authority or Local Authority by way of gift deed? (yes or no)		
c	If yes, give details		
i.	Name and Details of Agency to whom the land has been surrendered		
ii.	Deed Number		
iii.	Date of execution of Deed		

PART V – BUILDING PARAMETERS
(to be filled in by the applicant)

S. No.	Category	As per norms	Proposal	As per Approved plan (applicable for addition / alteration / renewal cases only)	Views of the Authorized Officer * (For Office Use)
5.1	Basement, if any				
5.2	Stilt / Ground floor				
5.3	1st floor				
5.4	2nd floor				
5.5	3rd floor				
5.6	4th floor				
5.7	Multi-storeyed (no. of storeys)				
5.8	Society Room				
5.9	Setbacks				
a	Front				
b	Rear				
c	Side 1				
d	Side 2				

S. No.	Category	As per norms	Proposal	As per Approved plan (applicable for addition / alteration / renewal cases only)	Views of the Authorized Officer * (For Office Use)
5.10	FAR				
5.11	Parking sq. mt.				
5.12	Height (in mt.)				
5.13	No of staircases				
5.14	Distance from farthest point of corridor to staircase				
5.15	Minimum height of floors				
5.16	Light and Ventilation shaft				
5.17	Courtyard size and area sq. mt.				
5.18	Approach gradient to basement / stilt				
5.19	Minimum opening area of window, door and ventilator for lighting / ventilation sq. mt.				
5.20	No. of lifts				
5.21	No. of Recharging pits / Size of pits				
5.22	No. of Gates and size				

PART VI – OTHER PLANS RELATED TO BUILDING PLAN

(to be filled in by the applicant)

SI. No.	Parameter	Whether given in the Building Plan or not? (Yes or No)	Views of the Authorized officer * (For Office Use)
6.1	All floor plans		
6.2	Elevations		
6.3	Area Statement		
6.4	Structural Plan		
6.5	Foundation Plan		

6.6	Septic Tank and Soak pit location		
6.7	Ground water recharging point		
6.8	Drain Section		
6.9	Solid waste binsProvisions		
6.10	Fire Safety Provision Plan		
6.11	Plumbing plan		
6.12	Electric Supply Plan		
6.13	Schedule of Doors, windows and Openings		
6.14	Minimum distance between blocks / buildings		
6.15	Any other provisions, specify		

PART VII – UTILITIES

(to be filled in by the applicant)

Parameter	Details	Views of the Authorized officer * (For Office Use)	Parameter	Details	Views of the Authorized officer *(For Office Use)
7.3 Water supply			7.4 Sewerage		
7.3.1 Water consumption demand per day requirement @ 135 LPCD			7.4.1 Total quantity of waste water generated (in MLD)		
7.3.2 Drinking Water facility (whether Municipal / public water supply is available) – (Yes / No)			7.4.2 On-site treatment (Septic tank / soak-pit) (yes or no)		
			If yes, Size of septic tank / soak pit (length X breadth, Area in sq. mt.)		
			7.4.3 STP provided(Yes / No)		
			If yes, Capacity of STP (in MLD)		
7.3.3 Ground water extraction to be done on site (Yes / No)			7.4.5 Treated Sewerage disposal outfall point (show in drawing-site plan)		

7.5 Electricity		7.6 Solid Waste Management	
7.5.1 Total electricity consumption proposed (in KV)		7.6.1 Total solid waste generation(in Quintals / day)	
7.5.2 Proposed Open spaces area sq. mt.		7.6.2 Solid waste disposal location (show in drawing-site plan)	
		7.6.3 Provision for Composting (Yes / No)	

PART VIII – EXTERNAL INFRASTRUCTURE PROVISIONS
(to be filled in by the applicant)

Parameters	Details	Views of the Authorized officer * (For Office Use)
8.1 Approach Road		
8.1.1 Present Status		
(a) Whether connectivity to the site is through an existing road? Yes or No		
(b) If yes, Width of approach road to site (in mt.)	Min.	
	Max.	
(c) Is it a Master Plan road? Yes or No.		
(d) Status of existing approach road (public / private / others, please specify)		
8.1.2 Proposed Improvements		
(a) Widening of the Road		
(b) Upgradation of the nature of the road		
8.1.3 Whether site located at or near road junction? Yes or No.		
(a) If yes, distance from junction (in mt.)		
8.2 Drainage		
8.2.1 Present Status		
Major water channel if any within 500mt. from the site (show location on map)		

Parameters	Details	Views of the Authorized officer * (For Office Use)
Whether, road side public drain exists? Yes or No.		
Depth of water table from the ground?		
8.2.3 Whether site is in low lying area and subjected to water logging? Yes or No.		
(a) If yes, details thereof		
(b) Whether plan for measures mitigating water logging submitted or not? Yes or No.		
8.3 Water supply		
8.3.1 Whether source of public water supply available at site or not? (yes or no)		
8.3.2 If yes, provide details		
(a) Type(municipal / rural)		
(b) Revenue Village		
(c) Accessible distance from site		
8.3.3 If no, plans for water supply at site (ground water / new supply line from distant public source)		
8.3.4 In case of new pipe line or ground water coverage, estimates, drawings and layout plans submitted as a part of building plan or not? (yes or no)		
8.4 Sewerage		
8.4.1 Whether, site connected to public Sewerage network (Yes / No)		
8.4.2 if yes, provide details of the accessible sewerage drain		
(a) Type of Drain (earthen / masonry concrete)		
(b) Size of Drain (Width X Depth) in mt.		
(c) Accessible distance from site		
8.4.3 If no, described method of disposal of sewerage waste.		
8.4.4 Whether, drawing and layout plans depicting the sewerage disposal methodology has been provided or not? (yes or no)		
8.5 Electricity		
8.5.1 Presence of grid station / electricity distribution line for drawing electricity to the site (Yes / No)		

Parameters	Details	Views of the Authorized officer * (For Office Use)
8.5.2 if yes, location and type of grid station (show location on map) and distance (in Kms)		
(a) Location		
Capacity (in KV)		
(c) Accessible Distance from site (in mt.)		
8.5.3 If no, what is the plan for drawing electricity to site?		
8.5.4 In case of requirement of new electric supply line or grid station; whether estimates, drawings and layout plans submitted as a part of building plan or not? (yes or no)		
8.6 Solid Waste Management		
8.6.1 Whether primary transfer station for solid waste available in vicinity to site or not? (yes or no)		
8.6.2 If yes, provide details Location of primary transfer station (show location n map / distance in mt.)		
(a) Location		
(b) Distance (in mt.)		
8.6.3 If no, what is the plan for solid waste management?		
8.6.4 In case of requirement of new primary transfer station; whether estimates, drawings and layout plans submitted as a part of building plan or not? (yes or no)		

PART IX – SPECIAL PROVISIONS
(to be filled in by the applicant)

Parameters	Details	Views of the Authorized officer * (For Office Use)
9.1 Rainwater harvesting		
9.1.1 Whether, the plot area is 300 sq. mt. or above? (yes or no)		
9.1.2 If yes, whether provision for rain water harvesting has been provided in the building plan or not? (yes or no)		
9.1.3 If yes, please provide the details below		
(a) No of recharge pits / recharge wells / surface reservoirs on site		

Parameters	Details	Views of the Authorized officer * (For Office Use)
(b) Size of recharge pits / recharge wells / surface reservoirs on site		
(c) Quantity of water percolation		
(d) Detailed Schematic plan and drawing provided in building plan (yes or no)		
9.2 Green Building certification (provide details of certification and rating)		
9.2.1 Whether Green Building certification being proposed or not (yes or no)		
9.2.2 if yes, give details		
(a) Protocol being proposed (GRIHA / LEED / IGBC / Any other, please specify)		
(b) Rating being proposed under the above protocol		
(c) Details of the consultant engaged for the purpose		
9.3 Solar Water heating system		
9.3.1 Whether, the plinth area of proposed building having 200 sq. mt. or more (yes or no)		
9.3.2 If yes, provide details		
(a) Roof area covered by solar panels sq. mt.		
(b) No of panels provided		
(c) Capacity (in liters per day)		
9.4 Off Grid / Grid connected Solar Roof top System		
9.4.1 Whether, the plinth area of proposed building is more than 300 sq. mt.(yes or no)		
9.3.2 If yes, provide details		
(a) Roof area covered by solar panels sq. mt.		
(b) No of panels provided		
(c) Amount of electricity production per day in KW		
9.5 Affordable Housing Provisions – To be filled up in cases of residential projects on plot sizes of more than 2000 sq. mt.		
9.5.1 Total Built up area of the project in sq. mt.		
9.5.2 EWS Housing		
(a) Mandatory provisions of reservation for EWS as per norms		

Parameters	Details	Views of the Authorized officer * (For Office Use)
(b) No. of EWS Units Proposed		
(c) Built up area under EWS sq. mt.		
(d) Built up area under EWS (in percentage)		
9.5.2 LIG Housing		
(a) No. of LIG Units Proposed		
(b) Built up area under LIG sq. mt.		
(c) Built up area under LIG (in percentage)		
Mandatory EWS is proposed within the site premises or separately		
9.6 Any other (provide details)		

PART X – SPECIAL CLEARANCES
(to be filled in by the applicant)

Parameters	Details	Views of the Authorized officer * (For Office Use)
10.1 Security Clearance		
10.1.1 Whether the Project is within 200 mt. of notified Strategic Building (Yes / No)		
10.1.2 If yes, (a) Name of the Strategic Building		
10.1.2 (b) Distance from the Strategic Building.		
10.2 Archaeological Survey of India (ASI) Clearance		
10.2.1 Whether the project is located within 300 mt. of National Protected Monument (Yes / No)		
10.2.2 If yes, (a) Name of the Monument		
10.2.2 (b) Distance inmt.		
10.3 National Highway Authority (NHA) Clearance		
10.3.1 Whether the project requires direct access from NH maintained by NHA (Yes / No)		
10.3.2 If yes, name and no. of the National Highway		

10.4 Airport Authority of India Clearance

10.4.1 Whether proposed building is within 20km (Yes / No)		
10.4.2 height of building proposed		
10.4.3 If Yes, NOC obtained?		

10.5 Environmental Clearance

10.5.1 Whether the Project requires Environmental Clearance as per detailed Notification of MoE&F, Government of India (Yes / No)		
10.5.2 If yes, (a) Parameter for Clearance		
10.5.2 (b) Total built up area		
10.6 (a) NGT clearance		
10.6 (b) Whether the site is within 500mt. from the center of river Ganga and its tributaries		

PARTXI - CHECKLIST OF DOCUMENTS TO BE ATTACHED
(to be filled in by the applicant)

Description of the Documents	Details	Views of the Authorized officer * (For Office Use)
11.1 Application form duly filled in and signed		
11.2 Scrutiny fee challan copy		
11.3 Self-signed Xerox copies of ownership documents		
11.4 Copy of certificate of registration of Architect / Engineers / Builder-Developer		
11.5 Four copies of plan giving details as prescribed in the application form		
11.6 Affidavit in original in prescribed format		
11.7 Two photographs of the site		
11.8 Any other enclosure as per specific requirement of the case		

PART XII - DECLARATION
(to be filled in by the applicant)

<input type="checkbox"/>	I hereby acknowledge and declare that the above information is true to the best of my knowledge and submitted in accordance with the Development Plan and Building Control Regulations related with Central and State Government and its subsequent amendments. <i>(Tick in the box on the left column)</i>			
	Name & Designation	Signature / Digital Signature	Date	Place
Owner				
Authorized Person				

PART XIII
(Office Use only)

Details of the Authorized Officers	Name	Designation	Signature	Date	Remarks, if any
Application Receiving Officer					
Land Details and Documentation Verification Officer					
Engineering Officer					
Planning Officer					
Approving Officer					

[See Byelaws 2.1(1)]

FORM II (A)
APPLICATION FORM

From

.....
.....

To

.....
.....

Sir,

I / We apply for permission to erect / re-erect / add / alter a building / wall in accordance with the plans submitted herewith on Site no. _____; Street no. _____; at _____ / Khasra no. _____, Village _____ (strike out whichever is not applicable)

I / We attach the following plans as required by the Byelaws along with an un-editable compact Disc / DVD or any, other electronic medium permissible by Competent Authority from time to time containing the drawings so submitted

- a. Site plan (in triplicate) showing the position of site proposed to be built upon;
- b. Building plans (alongwith elevations and sections) (in triplicate);
- c. Service plans (in triplicate);
- d. Landscape plan and Contour Plan
- e. Structural drawings (for record), as may be applicable;
- f. Other plans as required
- g. Scrutiny fee @ as decided by the Competent Authority deposited as per prescribed mode
- h. Form II (B) duly filled and signed where ever applicable.
- i. Form II (C) duly filled and signed where ever applicable.

Signature of the Applicant:

Name of the Applicant:

Address of the Applicant:

FORM II (B)
CERTIFICATE

S. No.	Name Of Personnel Alongwith Registration Number	Declaration	Address & Phone Number
1	Owner / Owners / Lessee / Authorized Agent	I / we declare that I am / we are the absolute / owner / owners / lessee of the land on which I / we intend to erect the Building and am / are enclosing copies of relevant document of ownership / lease certified by Magistrate / Notary public / a Gazetted Officer. SIGN:	
2	Builder / Developer / Construction Firm	The construction of the building will be undertaken as per the approved building plans, structural design given by the Structural Engineer, and will be supervised through the following Architects / Engineers: 1. 2. SI/GN:	
3	Architect	I / we have gone through the Building Regulations made under the provisions of the Building Byelaws and have satisfied myself / ourselves that the site and building plans are in accordance with provisions contained therein. SIGN:	
4	Supervision Engineer	The construction of the building will be undertaken as per the approved building plans, structural design given by the Structural Engineer, and will be supervised by me, SIGN:	
5	Structural Engineer	The structural drawings have been prepared with the provisions of the National Building Code and the relevant Indian Standard Byelaws (with latest amendments) including Bureau of Indian Standard Byelaws for structures resistant to earthquakes and other natural hazards. The local soil conditions, its load bearing capacity and the underground water table etc. have been kept in view while designing the same. In addition, the structural safety/ stability of adjoining existing buildings has been ensured. SIGN:	

S. No.	Name Of Personnel Alongwith Registration Number	Declaration	Address & Phone Number
6	Supervisor / Surveyor	<p>I / we have gone through the Building Regulations made under the provisions of the Building Byelaws and have satisfied myself / ourselves that the site and building plans are in accordance with provisions contained therein.</p> <p>SIGN:</p>	
7	Engineer/ Structural Engineer/ Geotechnical Engineer (for high rise buildings)	<p>we certify that we have carried out subsurface investigation at site and have performed various tests required to determine engineering properties of soil substrata and ground water based on which we have given recommendations about the type of foundation, soil bearing capacity and the depth at which the foundations shall be placed, considering the structural system and loads supplied by the structural engineer to enable the engineer/structural engineer to design the foundations and other structures below ground, as stipulated in National Building Code of India and its Part 6 .Structural Design, Section 2 Soils and Foundations. and other relevant Codes.</p> <p>SIGN:</p>	
8	Town Planner	<p>I / we have gone through the Building Regulations made under the provisions of the Building Byelaws and have satisfied myself / ourselves that the site and building plans are in accordance with provisions contained therein.</p> <p>SIGN:</p>	
9	Fire Officer	<p>I / we have gone through the Building Regulations made under the provisions of the Building Byelaws and NBC FOR FIRE SAFETY and have satisfied myself / ourselves that the site and building plans are in accordance with provisions contained therein.</p> <p>SIGN:</p>	
10	Third Party Auditor (For Buildings More Than 15 M. In Height)	<p>I / we declare that the structural design has been checked and has been found to be in order. The design is in accordance with the provisions of the National Building Code and the relevant Bureau of Indian Standard Codes (with latest amendments) including Bureau of Indian Standard Codes for structures resistant to earthquakes and other natural hazards. The local soil conditions, its load bearing capacity and the underground water table etc. have been kept in view while designing the same.</p> <p>SIGN:</p>	

FORM II (C)
COMBINED INDEMNITY BOND
FOR
BASEMENT/ ANY STRUCTURAL CHANGE TO EXISTING BUILDING

This Indemnity Bond is executed by Shri / Smt. S / o, D / o, W / o
Shri /Smt..... R/ O.....in
favor of (Name of Development Authority / Local
Development Authority)

Whereas the executants has submitted to the concerned Authority the plans for,sanction of basement/
structural change to existing building over Plot No.....under the provisions of the Act and bye-
laws made there under:

And whereas the concerned Authority has agreed to sanction the aforesaid construction subject to the
conditions that the owner shall indemnify the concerned Authority in the event of any loss or damage being
caused to the adjoining building on account of the construction of the said basement/ structural change to
existing building either at the time of digging of its foundations or in the course of its construction or even
there after and also against any claim of any concern thereto.

And whereas the executant has agreed to execute an indemnity bond to the above affect and also to abide
by the terms imposed by the concerned Authority to the grant of sanction for construction of the basement/
structural change to existing building.

Now this deed witnesses:

1. That in consideration of the sanction of the plans by..... for construction of the
basement/ structural change to existing building, the executant undertakes that he / she shall at all
times keep.....harmless and free from any liability, loss or damages / flowing from any
injury or damage caused to the adjoining built-up properties or to any person as a consequence of the
construction of basement/ structural change to existing building, at the time of digging of its
foundations or during the course of its construction or at any time thereafter.
2. The owner agreed and undertakes that in the event of any claim being made by any person or persons
against the concerned Authority either in respect of the sanction granted by the concerned Authority to
the owner for the construction of basement/ structural change to existing building or in respect of the
construction or manner of construction of the basement/ structural change to existing building , by the
owner or the consequences flowing from the said sanction the executant shall be responsible and
liable and not the concerned Authority.

3. The executant agrees and undertake to indemnify the concerned Authority fully in respect of any amount which the concerned Authority may be required to pay to any person either by way of compensation or damages or on any other account as a result of any claim or suit or any other proceedings concerning the sanctioning of the construction of the basement/ structural change to existing building and also in respect of the costs and expenses which the concerned Authority may incur on defending any action.
4. Without prejudice to the above undertaking the executant hereby binds itself to pay to the concerned Authority to the full extent any amount which the concerned Authority may be required to pay to any person in connection with, relating to or concerning the sanctioning of the basement/ structural change to existing building , or the making thereof.
5. The owner further agrees and undertakes that this bond shall remain in full force and effect till the executant faithfully observes / performs the undertaking herein before contained.

In witness where of the executants above named has signed this bond on this..... day
ofat.....

Witness 1

1. Name.....
2. Full Address.....
3. Signature.....

Witness 1

1. Name.....
2. Full Address.....
3. Signature.....

Indemnifier

1. Name.....
2. Full Address.....
3. Signature.....

FORM- III

[See rule-8.1(ii)]

REPORT BY SUPERVISING ENGINEER TO AUTHORITY ON STAGES OF CONSTRUCTION OF NEW BUILDING

To

The Vice-Chairman / CEO / Chairman

. (Name of Development Authority / Local Development Authority / Urban Local Body)

Sub:**Report of Supervision.**

Sir,

I hereby certify that the development / erection / re-erection / or material alteration in / of the building in respect of plot No. khasra no: of Development Authority has been carried out, up to foundation level / plinth level / roof casting of floor under my supervision and I certify that the construction has been undertaken in accordance with the approved plan/ structural plans and condition of approval and all the materials (type and grade) and the workmanship of the work are in accordance with the general and detailed specifications of the National Building Code and Bureau of Indian Standards byelaws. The further work shall be carried out according to the sanctioned plans.

Name of the Supervising Engineer

Office Address

Signature

Registration number

Date

FORM IV

[See clause: 2.6]

ORDER FOR GRANT OF PERMISSION / CONSTRUCTION PERMIT / BUILDING MAP APPROVAL

No. / Dated:

Permission under (relevant sub-section) **sub-section** ----- of the
(relevant Section) **Section** ----- of the (Name of the relevant Act) is
hereby granted in favor of; Smt. / Shri. for

- a. Sub-division and/or development of land
- b. Change of the use of land or building
- c. Construction of a (occupancy type of building) building
- d. Reconstruction of building
- e. Alteration or additions in the existing building in respect of Plot No....., Khasra No..... Village..... of Municipal Corporation / Municipality / NAC / Gram Panchayat within the Development Area of **(Name of Development Authority / Local Development Authority / Urban Local Body)** subject to following conditions / restrictions.

- (i) The land / Building shall be used exclusively for purpose and the uses shall not be changed to any other use without prior approval of this Authority
- (ii) The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement
- (iii) Parking space measuring sq. mt. as shown in the approved plan shall be exclusively used for parking and no part of it will be used for any other purpose
- (iv) The land over which construction is proposed is accessible by an approved means of access of mt. width.
- (v) The land in question must be in lawful ownership and peaceful possession of the applicant
- (vi) **Applicant shall free giftsq. mt. of located in the**.....Development Area /Municipal Corporation / Municipality / NAC / Gram Panchayat for the widening of the road / construction of new roads and other public amenities prior to completion of the development as indicated in the plan
- (vii) The permission is valid for period of years with effect from the date of issue
- (viii) Permission accorded under the provision of Building Byelaws, cannot be construed as an evidence to claim right title interest on the plot on which the permission has been granted
- (ix) If any dispute arises with respect to right, title interest on the land on which the permission has been granted, the permission so granted shall be automatically treated as cancelled during the period of dispute.

- (x) Any construction and development made by the applicant or owner on the disputed land will be at his risk without any legal or financial liability on the Authority
- (xi) The building shall be mandatorily required to apply for Completion-cum-Occupancy Certificate and unless such permission has been granted by the (Name of Development Authority / Local Development Authority / Urban Local Body) will not commence operations of any nature in the building
- (xii) The building shall be required to apply for Renewal of Occupancy Certificate every 3 / 5 years based on the moderate risk / high risk nature of the building
- (xiii) Any other conditions.

By Order

Authorized Officer
(Name of Development Authority / Local Development Authority / Urban Local Body)

Letter No. / Dated

Copy along with copies of the approved plans are forwarded herewith to Smt. / Shri.

Authorized Officer
(Name of Development Authority / Local Development Authority / Urban Local Body)

Letter No. / Dated

FORM V

[See Clause- 2.6.]

ORDER FOR REFUSAL OF PERMISSION

By Speed Post

..... (Name of Development Authority / Local Development Authority / Urban Local Body)

.No. / Date-

To,

Mr. / Mrs.

Ref:Refusal of Permission for Application Registration No / 20.

Your reply to this office letter number Dated has not been found satisfactory and in compliance to the provisions of building and development norms in force, you have failed to show any cause in response to this office letter No..... Dated within the prescribed time stipulated in the above referred letter.

Hence, in exercise of the powers under sub-section ---- of section ---- of the Development Authority Act, -----, your application for permission to undertake development on plot number / khasra number of (Name of Development Authority / Local Development Authority / Urban Local Body) area is hereby refused on the following grounds.

1.....

2.....

Two copies of the plans are retained in this office for record and reference and the rest are returned herewith.

By Order

Authorized Officer

(Name of Development Authority / Local Development Authority / Urban Local Body)

Letter No. / Dated

FORM VI
(See Clause – 2.14(1))

APPLICATION FOR PERMISSION TO OCCUPY

From

.....
.....

To

.....
.....

Sir,

I / We hereby give you notice that the building / **part-of-building** described below and sanctioned vide your order No, dated, has been completed on in all respects according to the sanctioned plans and the structural design made for the same and the suggested modifications have been carried out.

S. No.	Particulars	Details
1	Description of Building (Occupancy Type)	
2	Plot No.	
3	Khasra Number	
4	Village	
5	Street Name	
6	House Number (if any)	
7	Site Number	
8	Colony & Sector	
9	City / Town	
10	Name of the Owner	
11	Permanent Address of the Owner	
12	Mobile Number of the Owner	
13	Email Address of the Owner	

We further declare that,

- a. The modifications made to the building plans and carried out at site during the course of construction are submitted herewith **(as per clause 2.10):**

.
. .
.

- b. Corresponding to the above modifications made in the building plans, the necessary amendments were also carried out in the structural design and implemented at site.
- c. Completion notice from the architect & supervision engineer who supervised the construction of the building is submitted herewith.
- d. Photographs (all 4 sides) of the completed building have been attached herein
- e. Form VI-A and Form VI-B, duly signed
- f. Kindly issue an occupancy certificate as required under Uttarakhand Building Byelaws, 2017

Owner / Applicant

- 1. Signature.....

Architect

- 1. Name.....
- 2. Full Address.....
- 3. Signature.....
- 4. Email Address
- 5. Mobile Number
- 6. Registration Number

Supervising Engineer

- 1. Name.....
- 2. Full Address.....
- 3. Signature.....
- 4. Email Address
- 5. Mobile Number

FORM VI (A)

(See Clause- 2.14(1))

COMPLETION NOTICE BY AN ARCHITECT

From

.

To

.

Dear Sir / Madam,

I do hereby certify-

- a. That the following work has been supervised by me and has been completed to my satisfaction in accordance with the sanctioned plan
- b. That no deviation from sanctioned plan is made while constructing the building / deviation from sanction plan is made (details as below) and these deviations are duly shown on completion drawings. Due to these deviations, human safety has not been compromised (strike off whichever is not applicable).
- c. That the workmanship and the whole of the materials used are good; that no provision of the UTTARAKHAND Building Byelaws, 2017 and no requisition made, conditions prescribed or order issued there under has been violated in the course of the work.
- d. That the compliance of following provisions has been done, as per the sanctioned plan (tick whichever is applicable):
 - ECBC
 - GREEN BUILDINGS
 - RAINWATER HARVESTING
 -

Details of construction on (floor-wise along with covered area on each floor) City
.....Street Plot No. House No. (if any)
..... (or)Khasra no, Village

- 1. Name.....
- 2. Full Address.....
- 3. Signature.....
- 4. Email Address
- 5. Mobile Number
- 6. Registration Number
- 7. Date

FORM VI (B)

[See Byelaws 2.14(1): 8.1(ii)]

COMPLETION NOTICE BY SUPERVISION ENGINEER

From

.

To

.

Dear Sir / Madam,

S. No.	Particulars	Details
1	Description of Building (Occupancy Type)	
2	Plot No.	
3	Khasra Number	
4	Village	
5	Street Name	
6	House Number (if any)	
7	Site Number	
8	Colony & Sector	
9	City / Town	
10	Name of the Owner	
11	Permanent Address of the Owner	
12	Mobile Number of the Owner	
13	Email Address of the Owner	

It is hereby certified that the above work has been supervised by us and has been completed to my satisfaction in accordance with the sanctioned building plans and its structural design / structural drawings checked by third party auditors for buildings more than 15mt. in height. The workmanship and all the material used for construction meet the specifications laid down in the National Building Code. No provision of the **Uttarakhand Building Byelaws, 2017** and no regulations made, conditions prescribed or order issued thereunder has been transgressed in the course of the work.

1. Name.....
2. Full Address.....
3. Signature.....
4. Email Address
5. Mobile Number
6. Registration Number
7. Date

FORM VII

(See Byelaws 2.14 (5))

OCCUPANCY CERTIFICATE

From

.

To

.

Dear Sir / Madam,

Whereas Shri / Smt. / M / s has applied for the issue of an occupation certificate in respect of the building described below:

S. No.	Particulars	Details
1	Description of Building (Occupancy Type)	
2	Plot No.	
3	Khasra Number	
4	Village	
5	Street Name	
6	House Number (if any)	
7	Site Number	
8	Colony & Sector	
9	City / Town	
10	Name of the Owner	
11	Permanent Address of the Owner	
12	Mobile Number of the Owner	
13	Email Address of the Owner	

We hereby declare that the work of erection, re-erection and or material alteration has been completed under the supervision of..... Architect (Registration number No.....)..... Structural Engineer (Empanelment No.....) Supervisor..... (Empanelment No.) as per the Completion Notice submitted.

On inspection it is observed that the erection, re-erection and or alteration undertaken with respect to above (Building) is in / not in accordance with approved plan and the conditions imposed vide Permission letter No. dated

The building is permitted / not permitted for part / full occupancy subjected to the following

1.
2.

One set of completion plans duly certified for occupancy is returned herewith.

By Order

Authorized Officer

(Name of Development Authority / Local Development Authority / Urban Local Body)

Letter No. / Dated

Copy along with copies of the approved plans are forwarded
herewith to Smt. / Shri.

Authorized Officer

(Name of Development Authority / Local Development Authority / Urban Local Body)

Letter No. / Dated

Form SC-I

(See Byelaws 2.2(1))

FORM OF APPLICATION UNDER SELF-CERTIFICATION

Class of Building –

Residential <input type="checkbox"/>	Institutional
Commercial <input type="checkbox"/>	Industrial
Educational	Any other

From

.....
.....

To.....

.....

Sir,

I / We apply for permission to erect / re-erect / add / alter a building / wall in accordance with the plans submitted herewith on Site No.; Street No.; at .

I / We attach:

- a. a site plan showing the position of site proposed to be built upon as required by the Byelaws (in triplicate) an un-editable Compact Disc / DVD or any other electronic medium permissible by Competent Authority from time to time containing the drawings as required by **Byelaws 2.1;**
- b. Plans, elevations and sections as required by the Byelaws (in triplicate) an un-editable Compact Disc / DVD or any other electronic medium permissible by Competent Authority from time to time containing the drawing as required by **Byelaws 2.2;**
- c. Drainage plans (in triplicate), as required by Byelaws along with an un-editable Compact Disc / DVD or any other electronic medium permissible by Competent Authority from time to time containing the drawings as required under this byelaws;
- d. Structural drawings (for record) along with structure Certificate as per **FormBRS-II;**
- e. Fire Safety design as required in the National Building Code as approved by the State Fire Authority. Alternatively an undertaking to the effect that the fire safetyplans duly approved by the State Fire Authority will be submitted within sixty days;

- 2. Heating, Ventilation, Air conditioning (H.V.A.C.) service plans, wherever required;

1. Specifications of the proposed building (in triplicate) in **FORM-II**;
2. Certificate of conformity to regulation and structural safety for the relevant buildings;
3. An affidavit from the owner and architect, as required under **Byelaws 2.2**;
4. Scrutiny fee through an electronic transfer

The construction of the building will be undertaken as per the approved building plans, structural design given by the Structural Engineer, fire safety design as approved by the Competent Authority and got supervised through the following Architect / Engineer;

Signature of

Empanelled Architect: a. Complete Address b. E-Mail c. Mobile no.	Structural Engineer supervising the construction at site a. Complete Address b. E-Mail c. Mobile no.
----------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------

Form SC-II

(See Byelaws 2.2(2))

CERTIFICATE FOR STRUCTURE CONFORMING UNDER SELF-CERTIFICATION

Plot No.....
Sector.....
Colony.....
City / Town.....
Name of the Owner.....
Complete address of the owner.....

It is hereby certified that the plans submitted in **Form CS-I** for the building detailed above are in conformity with the UTTARAKHAND Building Byelaws-2017 and the approved Master Plan / zoning plan of the plot. The structure has been designed in accordance with the provision of National Building Code for structure's resistance to earthquakes and other natural hazards. The local soil conditions, its load bearing capacity and the underground water table etc. have been kept in view while designing the same.

Dated.

signature of Owner

Signature of Architect

Signature of Structural
Engineer

(No digital signatures are required)

Mobile no.

E-mail

PART-B

Habitat Projects outside Controlled Areas

REGISTRATION OF DEVELOPERS (RHD)

H:1. Registration of Developers (RHD)

Registration of Developers as Registered Habitat Developer (RHD) is essential to carry out habitat projects in the areas lying outside the Development / Special Development areas. RHD will be registered into A, B, C, D categories based upon their annual turnover, net worth. Above four categories can carry out habitat development projects upto the limit as follows.

Category	Habitat Type	Plains	Hills
D	Sub Cluster	Upto 0.20 to 2.0ha	Upto 0.10 to 1.0ha
C	Cluster	Upto 2.01 to 6.0 ha	Upto 1.01 to 3.0 ha
B	Neighborhood	Upto 6.01 to 20.0 ha	Upto 3.01 to 10.0 ha
A	Township	Upto 20.01 to 40.0 ha	Upto 10.01 to 20.0 ha

Table 71: Categorization of RHD

H:2. Registration Fee

Only such application with complete documents in support of fulfilling the registration criteria, shall be considered for registration criteria, shall be considered for registration. Incomplete applications or such applications, which fail to fulfill the requisite minimum qualifying criteria, shall be rejected. In such cases, the applicant can however re-apply with requisite registration fee and complete documents.

Category	Registration Fee / Renewal Fee	Payment Mode
A	Rs. 50,000 / -	A non-refundable payment as set out below, through Treasury Challan payable at S.B.I., Main Branch, Dehradun, shall be made to DoH, at the time of submitting the application
B	Rs. 40,000 / -	
C	Rs. 30,000 / -	
D	Rs. 20,000 / -	

Table 72: Registration / Renewal / Upgradation Fee for RHD

H:3. Registration / Renewal / Upgradation

- a. Registration shall remain valid for a period of 4 (Four) years from the date of registration. It is mandatory for all the Registered Habitat Developers to submit a habitat project within two years of registration, failing which, the registration will be cancelled. The Registration Habitat Developer (RHD) shall be required to renew / upgrade {as the case may be} the registration, based upon the proof provided by the Developer continuing to meet the registration criteria of renewal / up gradation of RHD.
- b. Registration of RHD's against whom fraud have come to notice and investigations initiated, shall be kept in abeyance until the time the matter is resolved.
- c. Application for the renewal / up gradation of registration has to be submitted to DoH / Competent Authority at least one month before the date of expiry of said Registration and in no case not later than seven days before the expiry of said Registration date. For renewal and upgradation, a non-refundable payment as set out in 1.0table above, through Treasury Challan Payable at S.B.I Branch, Dehradun shall be made to DoH at the time of Renewal / up-gradation RHD can also apply

for up gradation of category after completion of at least one year of registration, provided the requisite criteria for the desired category are met.

H:4. Criteria for Registration by DoH

Habitat Category	Average Turnover for the past two years	Net Worth at the end of most recent financial Year
A	Rs. 25 crores	Rs. 5 Crores
B	Rs. 15 crores	Rs. 3 crores
C	Rs. 5 Crores	Rs. 2 Crores
D	Rs. 3 Crores	Rs. 1 Crore

Table 73: Criteria for Registration by DoH.

Note

- Except for category A, at least one financial criteria (either turnover or net worth) shall be required to meet to qualify
- In case of an individual, the Applicant shall be required to meet 50% of the Qualifying Criteria of net worth The Applicant for registration shall be from any of the following types:
 - Company, incorporated under Companies Act 1956 (or equivalent law abroad)
 - Proprietorship Firm / Partnership Firm
 - Individual / Housing society registered under Societies Registration Act, 1860.
- Net Worth Calculation
 - For Company= (Issued, Subscribed, Paid-up Equity and Share application money+ Reserves)– (Revaluation reserves+ Miscellaneous expenditure not written off)
 - For Proprietorship Firm / Partnership Firm = Aggregate of capital account + Reserves- Aggregate for drawing by the proprietor / partners-Aggregate of advances to proprietor / partners.
 - For Individual / Housing Society = Sum of fixed deposits / time deposits / bank deposits in scheduled banks in India / units of Mutual Funds registered in India, as on latest Financial Year (March 31) shall be used for evaluation of Net Worth.
 - In addition to the above, all immovable property in the form of lands and / or building free from all encumbrances within the state of Uttarakhand can also be considered in evaluation of Net Worth. The value of land will be based on valuation on the basis of prevailing circle rate / rate fixed by the DistrictCollector and Valuation of buildings will be based on valuation by approved valuer.
- Annual Turnover Calculation
 - For Company= Net Revenue= Total Revenue- (Excise Duty+ Sales Tax, VAT, GST)
 - For Proprietorship Firm / Partnership Firm= Net Revenue = Total Revenue –(Excise Duty- Sales Tax, VAT, GST)
 - For individual- Not applicable

H:5. Approval Process – Map Approval

- a. As per the provision of **G.O No. 3412 / v-vk / 06-115 / 1/vk1/2 2006 dated 7th December 2006**. Registered Habitat Developers who plan to develop Habitat Project falling in areas outside the notified Regulated Areas / Development Areas / Special Development Areas will have to submit the proposal in Town and Country Planning Department, Government of Uttarakhand.
- b. The Town and Country Planning Department will be the sanctioning Authority for such project. Before granting such sanctioning the department shall technically scrutinize the proposed as per the building Byelaws and shall seek No. objection certificate from various departments such as Revenue, Forest, Fire, PWD, Pollution Control Board, Jal Nigam, Electricity Department, Geology department etc. wherever such NoC are required.
- c. The registered Habitat Developer, along with the necessary NOC's from various department, shall submit a notarized indemnity bond and land ownership record along with an agreement for setting up of RWA (or a similar association as found necessary) on a stamp paper of Rs. 100 and Rs. 50 respectively.
- d. For special Town ship project (i.e. project having an area of more than 20.0 hectares in plains and more than 10.0 hectares in) the proposal shall be submitted in Housing department of government of Uttarakhand. The approval of such project will be as per procedure / direction issued by a committee to be formed under the Chairmanship of Secretary, Housing, Government of Uttarakhand.

H:6. Processing, Land Upgradation and Compounding Charges

- a. Processing charges @ Rs. 50,000 per hectare (or rates as decided by the government from time to time) will be charged for all Habitat Projects which will be calculated on the basis of the total project area.
- b. Processing charges for revised Habitat Project shall be one fourth of the charges currently applicable.
- c. Land falling within the Habitat Project will be considered as open / undeveloped land and development of Habitat Projects on such lands will entail up gradation of infrastructure in the area which will subsequently lead to value addition in the long run. To offset the cost of up grading the existing infrastructure or providing new / additional infrastructural services land up gradation charges will levied on all such projects. Such charges will be as the prevailing charges as decided by the government.
- d. All offences related to deviations against the sanctioned Habitat Project, which are compoundable in nature, can be compounded by the sanctioning Authority only after a formal request has been made to the authority by the Habitat developer in this regard.
- e. The compounding regulations, procedure and rates will be the same as applicable in the development authorities in the state. The charges related to the processing, approval and compounding of Habitat Project will be deposited vide treasury challan in **Government Head 0217- "kHzfork] 03 NksVs,oa e / ;e uxjksa ds lesfdr fodk] 800 vU; izkfIr;ka] 99& vU; fofo / k izkfIr;kaA**

H:7. Bank Guarantee / Mortgaged Property

- a. An amount equivalent to 25% of the proposed development cost of the project shall be deposited by the Habitat Developer as Bank Guarantee with the Sanctioning Authority or saleable land parcel (of a value of such equivalent sum) be mortgaged by the Habitat Developer in favor of the Sanctioning Authority.
- b. After ensuring a minimum of 40% of the developmental works being satisfactorily completed, an equivalent sum of bank guarantee or mortgaged plot / saleable land parcel shall be released by the sanctioning authority.
- c. The final 15% of the Bank Guarantee / mortgaged property will be released after issuing of occupancy certificate by the sanctioning authority.
- d. Recommendation for part / full release (as the case may be) of Bank Guarantee / mortgaged property by the sanctioning authority within one month of the receipt of such request made by the Habitat Developer is mandatory. However, such a recommendation has to be based on the required developmental works being carried out to the satisfaction of the sanctioning authority.
- e. Within 15 days of the date of such recommendation the Bank Guarantee / mortgaged property has to be released in favor of Habitat Developer, failing which a penalty of a minimum of 0.1 percent per day on the amount of Bank Guarantee / mortgaged property will be imposed.

H:8. Occupancy certificate

Occupancy certificate for various categories of Habitat Project.

- a. It is mandatory for all Habitat Developers to complete projects and get occupancy certificate from the Sanctioning Authority. The following time line of various category of Habitat Project are determined from their date of approval.

Sr. No.	Habitat Category	Time Lines
1	Sub Cluster	2 years
2	Cluster	3 years
3	Neighborhood	5 years
4	Township	8 years

Table 74: Timeline of approval for Habitat Projects

- b. In cases of force majeure or under special circumstances and in cases where the development works of the project is proceeding satisfactory, the above time lines can be extended for one year (maximum of 2 year extension). Further the period can be extended one last time for another one year along with delay penalty of minimum 10 percent of the project cost.
- c. In case where occupancy certificate is not obtained by the Habitat Developer within the stipulated time extension of the project, the developer will forfeit the Bank Guarantee (in which ever form available) which will be used by the Sanctioning Authority to complete the incomplete developmental works.
- d. The Habitat Developer shall, after completing the required development works, inform the sanctioning authority. And if the development works are found to be satisfactory by the sanctioning authority, the authority shall issue the occupancy certificate within one month from the date of such request made by the developer.

PART -C

**State Industrial Development Authority
Building Regulation, 2016**

SIDA BYE-LAWS

S:1. Applicability: Applicable in areas notified under SIDA.

(i) **Household / Service Industries**

- a. Household industrial units with maximum 5 workers and 5 kilowatt power may be allowed to continue in residential areas and new industrial units of this type could be permitted in residential areas subject to the condition that no polluting industrial unit shall be permitted as household industry.
- b. The industrial units could be permitted only after registration by the DIC, Govt. of Uttarakhand and clearance from the Pollution Control Authority
- c. Household industrial units would be allowed to the extent of 25% of the floor space or 30 sq. mt., whichever is less. Further additions / alterations to the list of Household Industries could be made if considered appropriate and in public interest by the Central Government to do so.
- d. No inflammable or hazardous material is permitted to be stored
- e. To set up a household industry, separate industrial electric connection (single phase), would be necessary. So would be the Municipal license
- f. List of Household / Service Sector activities is given in **Appendix 16**.

(ii) **Flatted Industries**

- a. Flatted Industries as defined in NBC 2005, "A premise having a group of small industrial units having upto 20 workers with common services and facilities with non-hazardous non-pollution performance."
- b. The groups permitted under Flatted Industries are all industries except those prohibited. **Nonpolluting & excluding industries producing noise / water / vibrations / odorpollution.**

S:2. Minimum Size of Industrial Plots

Types of building	Plains		Hills	
	Minimum Approach Road (mt.rs.)	Minimum Plot Size (sq. mt.)	Minimum Approach Road (mt.rs.)	Minimum Plot Size (sq. mt.)
Household / Service Units	12.0	200	6.00	175
Industrial Units	15.0	450	7.50	300

Table 75: Minimum Size of Industrial Plots

S:3. Temporary Occupation

Where the Chief Executive Officer on the certificate of the technical personnel is satisfied that the temporary occupation of a building or any portion thereof which is before its completion and which does not adversely affect public welfare; may permit temporary occupation in the Form given in **Appendix-11A** of such building or portion thereof as the case may be, for such period as he deems fit.

S:4. Building Permit Bye Laws

Building permit fee, completion fees, temporary structures permit fees and calculations thereof:

- (i) The applicant shall deposit building permit fees as stipulated by SIDA from time to time. The present scale of fees for building permit is as follows:
 - a. Industrial Buildings - Rs. 5 / - per sq. mt. of covered area on all floors
 - b. Residential Buildings - Rs. 2 / - per sq. mt. of covered area on all floors
 - c. Commercial Buildings - Rs. 10 / - per sq. mt. of covered area on all floors
 - d. For all other type of Buildings - Rs. 10 / - per sq. mt. of covered area on all floors
 - e. Completion-cum-Occupancy Fees - Rs. 4 / - per sq. mt. of covered area on all floors
 - f. The applicant shall deposit development permit fees @ Rs. 1 / - sq. mt. for developing private Industrial estate / area
 - g. In case of revision of layout plans, fees will be 1.25 times that of normal fees for the portion of the layout, which is re-submitted for sanction
 - (ii) If the use of the buildings is changed, then the fee in case of additions and alterations shall be calculated with reference to the use proposed. (As per G.O. of **Avas Anubhag**, Govt. of Uttarakhand)
 - (iii) In case of re-erection of an existing building after demolition, fees chargeable shall be the same as for a new building
 - (iv) The fee for revisions to plans for a building which has already been sanctioned shall be one fourth of the fee chargeable for the sanctioned plan, provided the covered area of the building has not increased from that original in sanctioned.
 - (v) The area covered in the basement, service floors & non-FAR shall be added in the covered area for purpose of calculation of fees.
 - (vi) The fee in case of buildings with principal and subsidiary occupancies, in which the fees leviable are different than the fees for the total building scheme, shall be as per rates for individual occupancies.
 - (vii) The revalidation fee of a building permit shall be 20 percent of the original building permit fee paid with the application, if the application is made within the period of validity of the building permit. Otherwise, the process starts afresh with all fees leviable at extant rates. In case the building is under construction as per sanctioned plans and the application is made after the validity period, the revalidation fee shall be the original building permit fee.
 - (viii) In case of construction without issue of building permit or fees accompanying application for building permit, a penalty shall be levied as per provision of Compounding Bye Laws.
 - (ix) In case of construction without revalidation a fee of Rs. 20 per sq. mt. of covered area shall be levied if all provision as per byelaws are complied with.
 - (x) An affidavit on Rs.10 stamp paper duly notarized, shall be submitted by applicant that all malba during construction shall be kept within the plot.
 - (xi) If rectification of all objections is not done even after two objection letters issued by SIDA, Rs. 500 shall be levied towards site visit fees for each subsequent visit.
-

- (xii) The applicant shall deposit 25% of the building permit fees for temporary structures (other than labor hutments) as per individual use of the structure. Labor hutment fees shall be Rs. 0.25 per sq. mt. of covered area.
- (xiii) Water, Sewer and other service connection charges shall be paid as levied by SIDA.
- (xiv) The CEO / SIDA shall be empowered to revise the fees / charges mentioned in this item clause.

S:5. Withdrawal of Application

The applicant may withdraw his application for a building permit at any time prior to the sanction and such withdrawal shall terminate all proceeding with respect to such applications but the fees paid shall in no case be refunded.

S:6. Scrutiny of the Building Permit

- (i) The Authorized Officer of SIDA shall verify or cause to be verified the facts given in the application for permit, and enclosures. The title of the land shall also be verified wherever applicable.
- (ii) For all buildings, Technical Persons shall provide all necessary information including provisions of fire safety requirements, public convenience, safety provisions and other relevant laws as per Factories Act. Technical Persons shall be primarily responsible for implementation of all other provisions as per Building Regulations, Planning and Development Directions, National Building Code, ISI byelaws and such other provisions as required by the SIDA from time to time.
- (iii) The Owner and Technical Persons shall jointly indemnify SIDA against violation of Building Regulations, Planning and Development Directions and provisions of National Building Code in the form given in **Appendix 5**.
- (iv) SIDA, reserves the right to perform test checks by complete scrutiny of any of the plans submitted for approval.
- (v) In case of any violation, the Architect / Engineer / Town Planner shall be blacklisted in the records of SIDA for five years under intimation to Council of Architecture / Institution of Engineers or Institution of Town Planners, India, as appropriate, and no documents / drawings under his / her signature will be acceptable to SIDA for any application.
- (vi) In case the Owner is found responsible, the plot may be cancelled or other action taken as decided by the CEO depending upon the circumstances of each case.

S:7. Sanction or Refusal of Building Permit

- (i) After filing of the application for building permit as per Appendices 1 to 5 duly certified by qualified Technical Persons and Owner, the applicant can commence construction as per provisions of the Deemed Sanction Scheme in 17.02, but nothing shall be done which violates the **BBL-2016**. The Authorized Officer shall scrutinize the building permit and CEO or his authorized officer may either sanction or refuse a building permit or may sanction it with such modification and communicate the decision to the applicant in the prescribed form given in **Appendix-6**.
- (ii) Within thirty days of the receipt of the application as per **BBL-2016 norms**, if refusal or sanction is not granted, the application with its annexure shall be deemed to have been allowed and the permit sanctioned; provided such fact is immediately brought to the notice of the CEO, in writing, by the

applicant, within twenty days after the expiry of the period of thirty day's enclosing certificate of architect in the prescribed form given as **Appendix 10**. But nothing herein shall be construed to authorize any person to do anything in contravention of these Regulations and Planning and Development Directives prepared by Govt.

- (iii) In case of refusal, the Authorized Officer shall give reasons and quote the relevant provisions of the regulations which the plan contravenes, as far as possible in the first instance itself, and ensure that no new objections are raised when they are re-submitted after compliance.
- (iv) Once the plans have been scrutinized and objections, if any, have been pointed out, the applicant shall modify the plans to comply with the objections raised and resubmit them. If the objections remain unresolved for a period of one year, the permit shall be refused.

S:8. Appeal Against Refusal or Sanction with modifications of a Building

Any applicant aggrieved by an order of refusal of a building permit or its sanction with modifications, may within thirty days from the date of communication of such order, appeal to the CEO or Officer Authorised for it. The decision of the CEO / Authorised officer on such appeal shall be final, conclusive and binding.

S:9. Duration of Validity of a Building Permit

- (i) A layout / building permit sanctioned under these regulations shall remain valid for the period specified in the lease deed conditions and the Completion Certificate has to be submitted within this period. In special case or category of cases, depending on the nature of formalities remaining unfulfilled, the CEO may extend this period for submission of completion certificate as he may deem fit. The nature of such formalities and period for extension may be specified by a general order or guideline issued by the CEO. In case part completion has been taken on the plot then validity of layout / building permit shall be for 5 years.
- (ii) Validity of temporary structures shall be 5 years or the period specified in the lease deed conditions whichever is earlier. If the period specified in lease deed is less than 5 years, then beyond this period any request for extension, will be granted only in extraordinary circumstances on a case to case basis by the CEO subject to adequate justification & on payment of prescribed fees. In case period specified in lease deed is more than 5 years then extension shall be granted in multiple of 2 years after approval of the CEO.
- (iii) After lapses of validity period this applicant is liable to remove all such structure and certificate shall not be granted without removal of such structures.

S:10. Additions or Alterations During Construction

If any external additions or alterations from the sanctioned plans are intended to be made, permission of the CEO shall be obtained in writing before the proposed additions / alterations are carried out. It shall be incumbent upon the applicant to whom a building permit has been sanctioned to submit amended plans for such additions or alterations. The provisions relating to an application for permit shall also apply to such amended plans with the modification that the time limit referred to in 17.02 shall be thirty days instead of twenty.

S:11. Cancellation of Permit for Building Activity

At any time after the permit has been sanctioned to proceed with any building activity, if the CEO finds that such permit was sanctioned in consequence of any material misrepresentation or fraudulent statement contained in the application given, or the information furnished, the CEO may cancel such permit and any work done there under, shall be deemed to have been done without permit. The Technical Persons found responsible for the same shall be blacklisted and debarred from practicing in SIDA jurisdiction for 5 years. If the Owner is found responsible, the plot may be cancelled or any other such action taken as deemed fit by CEO depending upon the circumstances of each case.

S:12. Work according to Master Plan & Zoning Regulations of Competent Authority

Neither granting of the permit nor the approval of drawings and specification, nor inspection made by the SIDA during erection of the building shall in any way relieve the Owner of such buildings from full responsibility for carrying out the work in accordance with the requirements of Master Plan / Zoning Regulations / or Planning and Development Directions. In case any violations are found during construction or after completion the owner shall be required to rectify the same to the satisfaction of the CEO / SIDA within a period of 15 days from the time such violations are intimated to the owner. In case the owner fails to comply, CEO / SIDA shall ensure compliance and the expenditure incurred in doing so shall be recovered from the owner before issue of completion certificate. In case completion certificate has already been obtained, such expenditure shall be recovered from the owner, if not paid within stipulated time, as arrears of land revenue

S:13. Documents at Site

The following documents are to be kept at site during the construction of the buildings and for such a period thereafter as required by the SIDA:

- a. A copy of building permit.
- b. Copy of approved drawings.
- c. The CEO may authorize any person to enter into or upon any land or building with or without assistants or workmen for the purpose of
- d. Making any enquiry, inspection, measurement or survey or taking levels of such land or building.
- e. Examining works under construction.
- f. Ascertaining whether any land is being or has been developed in contravention of the master or zonal or approved plan or Regulations.
- g. Doing any other thing necessary for efficient administration or the Regulations.

S:14. Notice of Completion

Every Owner will have to submit a notice of completion of buildings to SIDA as per **Appendix 7**, accompanied by the documents mentioned therein.

S:15. Occupancy Certificate necessary for Occupation

Buildings erected, re-erected or altered, shall not be occupied in whole or part until the issue of occupancy certificate by the CEO in the form given in Appendix 12. If the CEO fails to issue the occupancy certificate or send any intimation showing his inability to issue such certificate within 40 days of the date of receipt of completion certificate, the building may be occupied without waiting for such certificate. Provided intimation to this effect is sent to SIDA by the owner before occupying the same.

S:16. Compounding Bye Laws

The Guiding Principles for Composition of Offences under Section

- (i) Offences committed by the following, shall not be compounded:
- a. Development in violation of the proposals of the Master Plan and Zonal Plans.
 - b. Development of land which is either wholly or partly, a public premise as defined in The Public Premises (Eviction of Un-authorized Occupants) Act, 1972.
 - c. Construction within the prescribed front open space (setback).
 - d. On the first floor of constructions within the prescribed side and rear open spaces (Setbacks) which have been compounded earlier
 - e. If the FAR of the construction exceeds the prescribed FAR by more than 20%
 - f. Construction exceeding the prescribed height of a building by more than 2mt.
- (ii) For carrying out of development without obtaining prior permission of the CEO, or when the development is not in accordance with sanctioned plan, in such a way that the BBL-2016 and the bye-laws are not contravened, the offence may be compounded after charging the composition fee at the following rates:

S. No.	Activity	Compounding Fees
1	Development of land	Rs. 100 per sq. mt. of the area underdevelopment
2	Erection, re-erection, addition or alteration or abuilding	Rs. 200 per sq. mt. of the covered areaerected, re-erected, added or altered
3	Construction of boundary wall	Rs. 100 per running mt.

Table 76: Compounding Charges based on type of activity

- (iii) For carrying out development either without prior permission of the Managing Director or in contravention of the sanctioned plans, in such a way that the provisions of the Act(BBL-16) or the bye-laws have been contravened, the offence may be compounded after charging the composition fee at the following rates:

S. No.	Activity	Compounding Fees
1	Development of site	Rs 200 per sq. mt. of the Area under development *
2	Construction within sideopen space (setback)	Rs. 5000 / - per sq. mt. Of the coveredarea subject to the minimum ofRs. 4,00,000 / -

S. No.	Activity	Compounding Fees
3	Construction within therear open space (setback)	Rs. 4000 / - per sq. mt. of the coveredarea subject to minimum ofRs. 3,00,000 / -
4	If the plot coverage ismore than prescribed	Rs. 3000 / - per sq. mt. of the area exceeding the prescribed limit.
5	If the FAR is more thanprescribed	Upto 10%, Rs. 10000 / - per sq. mt. ofthe covered area, above 10% butbelow 20% Rs. 20,000 / - per sq. mt. ofthe covered area.
6	If the clear height inside theroom is less than the prescribed	Rs. 2400 / - per sq. mt. of the area of the room
7	Construction of a boundary wall	Rs. 500 / - per running mt.

Note: * This composition fee shall be in addition to the development charges leviable under **Building Permit Bye Laws of this BBL-16** or cost of development recoverable under any other provision of this BBL-16 or bye-laws).

- (iv) Composition fees for height exceeding 21.0m upto 23.0mt. (Max.). @Rs. 200 / - per sq. mt. on the covered area of the raised portion.
- (v) Maximum compoundable height of boundary wall 2.5mt.
- (vi) Composition fee for carrying out construction work without applying for approval from SIDA.
 - a. Plot area upto 2000 sq. mt. – Rs. 50,000 / -
 - b. Above 2000 sq. mt. – Rs. 1,00,000 / -
- (vii) Composition fee for truss roof above 15m upto 17m (maximum) @ Rs. 100 / -sq. mt. on covered area of the raised portion.
- (viii) Compounding of other setbacks (Adjacent to the main building):
 - a. Front setback : Not allowed
 - b. Side and Rear setbacks : Upto 10% area of permissible ground coverage.
- (ix) If the development has been carried out without submission of map application as per bye-laws, the prescribed map application fee and development charges shall also be levied in addition to the composition fees as prescribed in bye-laws for composition of offences.
- (x) If the offence is committed by carrying out unauthorized development which falls in more than one type as indicated in foregoing bye-laws, the composition fees may be charged separately for each type of unauthorized development.
- (xi) For development in and within 100 mt. of the old village abadis, the rates of composition fee will be half of those prescribed in foregoing bye-laws.
- (xii) The rates of composition fees as laid down in foregoing bye-laws are only for general guidance and SIDA or the officer empowered for the purpose shall have full discretion on the levy of the composition fees.

- (xiii) For the matters not specified in foregoing bye-laws SIDA or the officer empowered for the purpose, may determine the composition fees at the rates which in his discretion are appropriate, reasonable and just.
- (xiv) It shall be on the discretion of CEO / SIDA to permit compounding. Before permitting / compounding, the neighbor shall be given an opportunity to oppose the compounding process.

S:17. General Requirements

(i) **Site Requirements**

- a. Distance from electric lines: **As mentioned above**
- b. Distance from water source : **As mentioned above**

(ii) **Distance between two adjacent Building Blocks**

Distance between two adjacent building blocks shall be minimum 4mt. upto 12 mt. height of blocks and thereafter the spacing shall be increased by 1mt. for every addition of 3 mt. in height of building The Authority shall have a right to impose such restriction and limitations as to the number of storey and extent of height of the building as he considers fit where protected areas, ancient or historical monuments lie within a radius of one and half kilometer from the boundary line of such buildings by recording the reasons.

(iii) **Industrial Buildings**

- a. Proposed Setbacks

Area (Sq. mt.)	Plain Area				Hill Area			
	Front	Rear	Side-1	Side-2	Front	Rear	Side-1	Side-2
300	3.0	2.0	2.5	-	3.0	2.0	1.5	-
301 to 600	4.0	3.0	3.5	-	3.5	3.0	3.0	-
601 to 1200	5.0	3.0	3.5	2.0	4.0	3.0	3.0	2.0
1201 to 2400	7.5	5.5	4.5	3.0	6.0	4.0	4.0	3.0
2401 to 5000	9.0	6.5	5.5	5.0	7.5	5.5	5.0	5.0
5001 to 10000	12.0	7.5	6.5	6.5	9.0	6.5	6.0	6.0
10001 to 30000	18.0	9.0	7.5	7.5	12.0	7.5	6.5	6.5
30000 to 6.0 ha	20.0	12.0	9.0	9.0	18.0	9.0	7.5	7.5
6.0 ha above	25.0	15.0	12.0	12.0	20.0	12.0	9.5	9.0

Table 77: Proposed Setbacks for Industrial Buildings

(iv) **Proposed Ground Coverage, Floor Area Ratio**

Minimum ground coverage shall be 25%.

Area (sq. mt.)	Plains				Hills			
	Ground Coverage %	FAR		Height (mt.)	Ground Coverage %	FAR		Height (mt.)
300	60	1.20	1.50	-	65	1.30	1.30	-

301 to 600	60	1.30	1.60	-	60	1.50	1.50	-
601 to 1200	60	1.50	1.60	-	60	1.60	1.60	-
1201 to 2400	60	1.60	1.60	-	60	1.60	1.60	-
2401 to 4000	60	1.60	1.60	-	55	1.60	1.60	-
4001 to 10000	55	1.60	1.60	-	55	1.60	1.60	-
10001 to 30000	55	1.60	1.60	-	50	1.60	1.60	-
30000 to 6.0 ha	55	1.60	1.60	-	45	1.60	1.60	-
6.0 ha & above	55	1.60	1.60	-	40	1.60	1.60	-

Table 78: Proposed Ground Coverage, Floor Area Ratio

(v) **Height of the Building**

S. No.	Road Width	Height of the Building(mt.)	No. of Max. floor
1	Upto 9.0 mt. wide	9.0	Ground & above 2 floors
2	9.0 to 12.0 mt. wide	12.0	Ground & above 3 floors
3	12 to 18 mt. wide	24.0	Ground & above 7 floors
4	Above 18 mt. wide	30.0	Ground & above 9 floors

Table 79: Height of the Building

(vi) **No construction of any kind shall be permitted beyond the building envelope (in setbacks) except**

- a. A chajja (projection) of maximum width of 750 mm at lintel or 1200 mm at roof level. This construction shall not be more than half of the width of setback. No construction of any type or any material shall be permitted over projections.
- b. Underground water tanks with top (except manhole cover) flush with the adjoining ground level.
- c. Watchman shelters and Watch Towers: No projection of watchman shelters and watch towers shall be allowed outside the plot line. Maximum height of watchman shelter shall be 4 mt. And watch towers 15 mt. Total area, as mentioned below under such shelters may be split up in desired number of watch-man shelters and watch towers.
- d. Maximum permissible area for Guard room shall be 10 sq. mt. upto 450 sq. mt. plot area.

S.No.	Plot Size	Total Area of Guard Room, Meter Room, Time Office & Watch Tower
1.	Above 450 sq. mt. and upto 2000 sq. mt.	20 sq. mt.
2.	Above 2000 sq. mt. and upto 4 Hectares	45 sq. mt.
3.	Above 4 Hectares and upto 20 Hectares.	60 sq. mt.
4.	Above 20 Hectares for each additional 20 Hectares	An additional 10 sq. mt. and part thereof

Table 80: Total Area of Guard Room, Meter Room, Time Office & Watch Tower

- e. Canopy / pergola projections as mentioned in Table: Area under canopy in buildings other than residential buildings. No construction of any type shall be permitted over the canopy projections

- f. Open plinth steps within 1.0 m from setback line in the setback area
- g. Meter room as per table above
- h. Open transformers without any permanent enclosure which satisfy all necessary safety requirements
- i. In specific cases water bodies and pools, and other landscape features may be permitted with approval from the CEO provided fire safety requirements are not affected.
- j. Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide swing, culverts on drains, catch – pit, gully pit, chamber, gutter and the like.
- k. Any other features, primarily ornamental in nature, not enclosing or covering space of commercial use may be permitted by CEO on case to case basis.
- l. No temporary structure shall be permitted on front setbacks or setbacks towards sides abutting roads.

Sl. No.	Plot size (sq. mt.)	Maximum area under canopy sq. mt.
1.	Upto 150	Nil
2.	Above 150 upto 300	12 (only in side setback)
3.	Above 300 upto 500	25
4.	Above 500 upto 2000	40
5.	Above 2000 upto 4000	55
6.	Above 4000 upto 10,000	70
7.	Above 10,000 upto 20,000	85
8.	Above 20,000 upto 40,000	100
9.	Above 40,000	115

Table 81: Area under canopy in buildings other than residential buildings

Note: Minimum width of canopy shall be 3.0 mt.

S:18. Other Provisions

- (i) Rest rooms / Retiring rooms: Provision for Rest rooms / Retiring rooms inside any industrial plot is permitted with a maximum of 2% of total permissible covered area.
- (ii) **Floor Area Ratio Shall Not Include**
 - a. Basement which are permissible within building line, the height not exceeding 2.4 m from floor to bottom of beam. However, only in case of buildings other than commercial, maximum, permissible area under basement shall be limited to as follows:
 - If used for services, storage etc. then maximum area under such facilities shall be equivalent to maximum permissible ground coverage.
 - If used for parking, then area equivalent to parking norms shall be permitted.

- A service floor up to 100% of maximum permissible ground floor coverage in all buildings upto 2.25 m in height is allowed between floor to bottom of ceiling

(iii) **Industrial Layout**

Occupancy Type	6 to 20 ha	20to 50 ha	50to 100 ha	More than 100 ha
Industrial	Max 60%	Max 55%	Max 55%	Max 50%
Residential	2% to 4%	4% to 6%	6% to 8%	8% to 10%
Commercial	Max 1%	Max 2%	Max 3%	Max 4%
Transportation& Communication	Min 25%	Min 23%	Min 20%	Min 15%
Service area	Min 2%	Min 4%	Min 6%	Min 8%
Managed parks and Plantation	Min 9.0%	Min 10%	Min 10%	Min 15%

- (iv) Under land used classification, following activities / purposes shall be admissible
- Industrial area- Related activities to industrial unit, industrial plots, flatted industrial unit (with godown), IT and ITES
 - Residential area- For labor residence minimum 60% of net residential area shall be allotted essentially in their service period for employed labors in the concerning industry.
 - Maximum 40% of net residential area shall be admissible for residence of management / technique / engineering cadre / class.
 - Commercial area- Public shops and local sector market, petrol pump, guest house / budget hotel, lodge / rest house service and repair shop telecommunication / telephone exchange etc.
 - Service area- Public and semipublic- fire station, police station / chauki, hospital, dispensary, pilgrim's rest house, night shelter, anganbari, canteen, club etc.
 - Utilities – Electric substation, firefighting, water tank treatment plant etc., for relevant activities.
- (v) Height of industrial units' chimneys shall be kept free from related calculation.
- (vi) For Single industrial units of more than 6.0 Hectare area under the industrial campus according mentioned in various land use standard provisions
- (vii) With industrial development layout approval of landscaping plan shall be necessary in which following provision shall be necessary-
- In part of total open side per hectare 125 trees shall be planted and which shall be developed as park, greenery / green belt etc. the minimum 50% of open area shall be covering with trees.
 - The minimum ratio width shall be 10.0 mt. of open space and his limit shall be far minimum three mt. from plot / building line.
 - Industrial campus / industrial units of more than area of 6.0 hectare a rounding 15.0 mt. area shall be necessarily developed as a greenery.

- d. Abutting with boundary wall in plots of from 1.0 hectare upto 6.0 hectare shall be necessarily planted trees to the areas of half width of setback.
- e. In industrial area and in any other use, the minimum 10 mt. width greenery side shall be left necessarily as a buffer zone. If this zone is as road then side of the road three mt. shall be planted.
- f. Establishment of Industrial Estate should be 0.809 Hectare (minimum) at Hill area.

(viii) Landscaping

Industrial shall be required to plant a minimum number of trees in their premises as follows:

Plot size	No. of trees to be Planted and Maintained	Required Minimum Open Space for landscaping
Upto 2000 sq. mt.	One tree per 100 sq. mt. of open space out of which minimum 50% trees to be in the category of evergreen trees, having height of 7 m or more.	25% of setback area
2001 sq. mt. to 28000	One tree per 100 sq. mt. of open space out of which minimum 50% trees to be in the category of evergreen trees, having height of 10 m or more	-do-
More than 28000	One tree per 100 sq. mt. of open space out of which minimum 50% trees to be in the category of evergreen trees, having height of 13 m or more.	-do-

(ix) Loading And Unloading Spaces

In addition to the parking space provided for building of mercantile (commercial), industrial, and storage buildings, one space (23 sq. mt.) for loading and unloading shall be provided at the rate of one such space for loading and unloading activities for each 1000 sq. mt. of floor area and fraction thereof exceeding the first 200 sq. mt.

(x) Boundary Wall

Type of buildings	Height of boundary wall measured from plinth of the boundary wall (in mt.)		Height of the gate from plinth of the boundary wall
	Abutting road	All other sides	
All buildings	2.4 m with lower solid portion of 1.5 m and upper 0.9m of jali / grill.	2.4 mt. can be solid or grill	Minimum 2.4 mt. Maximum as approved by SIDA.

**FORMATS FOR FORMS
AND CERTIFICATES**

FORMATS FOR FORMS AND CERTIFICATES

COMPREHENSIVE DOCUMENT CHECKLIST

Consent to Establish / Building Plan Approval Process

The following set of documents is to be attached during online application for CTE process along with online payment.

- i) Copy of Ownership documents / allotment letter / possession certificate / lease deed (transfer deed in case of transfer), and Dimension plan (key plan) issued by the SIIDCUL.
- ii) Appendix 1 – Application Form for online submission of application to erect, re-erect, demolish or to make material alteration in a building
- iii) Appendix 2A - Certificate of Undertaking by person holding Project Management responsibility
- iv) Appendix 2B - Certificate in prescribed format by the Technical person
- v) Appendix 3 - Structural design certificate from the Structural Engineers
- vi) Appendix 4 - Certificate for Hazard Safety signed by licensed technical person
- vii) Online payment of building permit / development fees through payment gateway
- viii) Appendix 5 - Self-declaration in the prescribed format.
- ix) Scanned copy of the registration of the licensed technical person as per Annexure 4 duly authenticated with plot no. for which it is submitted
- x) Soft copies of Architectural drawings in Pre DCR format (Site Plan, Section, Elevation and Building Plan in one file).
- xi) Soft copies of Structural drawings in one file
- xii) Approval from the competent authority in case of Hazardous buildings
- xiii) NOC from Pollution Department, wherever applicable
- xiv) NOC from Chief Fire Officer, wherever applicable
- xv) NOC from Other Department, wherever applicable

APPENDIX I
APPLICATION FORM

To erect, re-erect, demolish or to make material alteration in a building

To,
The Chief Executive Officer,
State Industrial Development Authority (SIDA)
Dehradun, Uttarakhand.

Dear Sir,

I intend to erect / re-erect / demolish or to make material alteration in the building on Plot No.....in Estatein Sector.....in accordance with the SIDA unified Building Bye-Laws (BBL-2016) Regulations and Directions and I enclose herewith the documents as per checklist annexed to this application.

I request that the construction may be approved and permission accorded to me to execute the work.

Signature of the Applicant:
Name of the Applicant:
Address of the Applicant:
Date:
Contact Number:

APPENDIX 2A

Certificate of undertaking by person holding ProjectManagement responsibility

To,
The Chief Executive Officer,
State Industrial Development Authority (SIDA)
Dehradun, Uttarakhand.

Ref: Proposed work of.....

(Title of the work)

Plot No..... Sector

Village.....

Owner:.....

Address:

.....

Tele / Mobile. No.:

Sir,

I hereby certify that the Project Management Responsibility for the above mentioned development is held by me / us.

I shall be responsible for the quality assurance procedure; obtain development permission from Competent Authority; obtain Occupancy Certificate from the competent authority and in case of any change in his / her status as the Person Holding Project Management Responsibility.

I am fully conversant with the provisions of the Regulations, which are in force and shall fulfill my responsibilities under the same.

Signature

Name:

Address:

Date:

Contact Number:

APPENDIX 2(B)

Certificate of undertaking by Architect

To,
The Chief Executive Officer,
State Industrial Development Authority (SIDA)
Dehradun, Uttarakhand.

Ref: Proposed work of

(Title of the work)

Plot No..... Sector

Village.....

Owner:.....

Address:

Tele / Mobile. No.:

Sir,

I hereby certify that I was appointed as the Architect, to prepare the plans and all other drawings for buildings on above plot. These have been prepared and signed by me according to unified Building Bye-Laws (BBL-2016) of SIDA.

Signature

Name:

Address:

Date:

Registration Number:

Contact Number:

Enclosure- Photo-copy of the Certificate of Registration from Council of Architecture

The above undertaking is forwarded to the Competent Authority by:

Signature:

Date:

Name: (Person holding project management responsibility / owner)

APPENDIX 3

Certificate of Undertaking by Structural Engineer

To,
The Chief Executive Officer,
State Industrial Development Authority (SIDA)
Dehradun, Uttarakhand.

Ref: Proposed work of

(Title of the work)

Plot No..... Sector

Village.....

Owner:.....

Address:

.....

Tele / Mobile. No.:

Sir,

I hereby certify that I am appointed as the Structural Engineer to Design the structure and prepare the structural drawings of buildings on above plot which I have prepared according to unified Building Bye-Laws (BBL-2016) and signed.

I also certify that the structures have been designed as Earthquake Resistant Buildings as per National Building Code and all relevant IS byelaws including following byelaws –

- a. IS. 456:2000-Plain and Reinforced concrete byelaws of Practice.
- b. IS. 1893:1984- Criteria for Earthquake Resistant Design of Structures
- c. IS.13920-1993-Ductile details of Reinforced concrete structures subjected to seismic Forces-byelaws of Practice
- d. IS.4326-1993-Earthquake Resistant Design and construction of Buildings-byelaws of Practice.

Signature

Name:

Address:

Date:

Membership Number:

Contact Number:

Enclosure - Photo-copy of the certificate of B.E & certificate of corporate Membership of Institution of Engineers.

The above undertaking is forwarded to the Competent Authority by:

Signature:

Date:

Name: (Person holding project management responsibility / owner)

APPENDIX 4

Certificate of Undertaking for Safety against Hazards

To,
The Chief Executive Officer,
State Industrial Development Authority (SIDA)
Dehradun, Uttarakhand.

Ref: Proposed work of

(Title of the work)

Plot No..... Sector

Village.....

Block.....

Owner:.....

Address:

.....

Tele / Mobile. No.:

Sir,

Certified that the Hazardous building plans & drawings submitted for approval are according to requirements as stipulated under Building Regulations and all regulations of concerning authorities.

Architect	Structural Engineer
Signature	Signature
Name:	Name:
Address:	Address:
Date:	Date:
Registration Number:	Membership Number:
Contact Number:	Contact Number:

APPENDIX 5

Self-declaration certificate / Indemnity Bond

In consideration of the State Industrial Development Authority of Uttarakhand, Dehradun, a body constituted under Companies Act (hereinafter referred to as 'the promisee'-which expression shall unless the context does not so admit, include its successors and assigns) having sanctioned issue of completion certificate the construction of the building of the House Building to be constructed on Plot No..... Estate..... in Sector..... District.....on behalf of declaration submitted by Architect / Owner Sh. S / O Sh. aged..... about years.R / O& Architect Sh. S / O Sh. aged about years..... R / O

(Hereinafter called the 'promisor') which expression shall unless the context does not so admit include his / her heirs, executors, administrators representative and referred to above the promisor hereby agrees to execute this bond of Indemnity.

Now therefore this indemnity bond witnesseth as follows

1. If the promisors commits any act or omission on the demised premises resulting in nuisance / unauthorized construction it shall be lawful for the promisee to ask the promisors to remove the nuisance unauthorized construction within a reasonable period failing which the promisor shall itself get the nuisance / unauthorized construction removed at promisors cost and charge damages form the promise during the period of subsistence of nuisance unauthorized construction.
2. All notices, orders and other documents required under the terms of the lease or under the of any regulations or regulations made there under shall be deemed to be duly served as provided.....
3. All powers exercised by the promise under this bond may be exercised by the CEO of the lessor. The promisee may also authorize any of its other officers or any of the powers exercisable by it under this bond.
4. All arrears payable to promisee shall be recoverable as arrears of land revenue.
5. The CEO or the promisee reserves the right to make such additions and alterations or modifications in these terms and conditions as may be considered just and expedient.
6. In the event of any dispute with regarded to the terms and conditions of the Indemnity bond the same shall be subject to the jurisdiction of District Court at (Where the property is situated) or the High Court of judicature at Nainital.
7. In case of any dispute, decision of CEO shall be final.

8. Architect shall in case of completion be responsible for any unauthorized construction up to one month from date of submission of documents. After one month the lessee is fully responsible for any unauthorized construction.
9. In case, the application is incomplete in any respect the same can be rejected by promisee without any prior notice / information.
10. In case. Any additional charges are levied by promise with respect to submission of document for sanction / completion the same shall be payable by promisor.
11. The drawing, documents and building (in case of completion) is as per unified Building Bye-Laws (BBL-2016)..... (all as amended from time to time) and all other requirement stipulated by the promisee from time to time. In case any violation is found necessary action as deemed fit by promise may be taken.

In witness where of the promisor executed this Bond of Indemnity at
 on
day of

Witness	Promisor
1.	1.
2.	2.

APPENDIX 6
FORM FOR SANCTION OR REFUSAL OF BUILDING PERMIT

From:

**The Chief Executive Officer,
State Industrial Development Authority (SIDA)
Dehradun, Uttarakhand.**

To:

.....
.....

Sir,

With reference to your application no.....dated.....for grant of permit for the erection / re-erection / material alteration / demolition in / of building on Plot No.....in Estate.....in Sector, inI have to inform you that the sanction has been granted / refused by the SIDA on the following conditions for the following-

- 1.
- 2.
- 3.
- 4.

Signature

Name of the Officer:

Designation:

Date:

Office Stamp:

COMPREHENSIVE DOCUMENT CHECKLIST

Consent to Operate / Occupancy-cum-Completion Process

The following set of documents is to be attached during online application for CTO process along with online payment.

- i) Soft copies of Architectural drawings in Pre DCR format (Site Plan, section, Elevation and Building Plan in one file)
- ii) Online payment of completion fees through payment gateway
- iii) Valid time extension certificate, if applicable
- iv) Photographs of the building from front, Rear and side setbacks
- v) Scanned copy of registration Membership certificate of technical person
- vi) NOC from Chief Fire Officer, wherever applicable
- vii) NOC from Explosive Department, wherever applicable
- viii) NOC from Pollution Department, wherever applicable
- ix) NOC from Other Department, wherever applicable
- x) Download Appendix 7 / 8 / 10 for completion Certificate from owner, Engineer / Architect
- xi) Download Appendix 9 for Completion Certificate to be issued by Third Party **Empanelled** Architect, accredited in the online system
- xii) Scanned Copy of receipt of fees deposited for Power Connection
- xiii) Scanned Copy of receipt of payment of water / sewer connection charges, Meter charges if not submitted at the time of plan approval

APPENDIX 7
NOTICE OF COMPLETION

Reference No.
Owner's Name:
Location:
Submitted on:
Received on:

To,
The Chief Executive Officer,
State Industrial Development Authority (SIDA)
Dehradun, Uttarakhand.

Sir,

The work of erection / re-erection of building as per approved plan is completed under the supervision of Architect / Engineer who has given the completion Certificate, which is enclosed herewith in the prescribed form (Appendix 8 of unified Building Bye-Laws BBL-2016) certificate of Technical Person is also enclosed herewith in the prescribed form (Appendix 9 of unified Building Bye-Laws (BBL-2016).

We declare that the work is executed as per the provisions of the Act and unified Building Bye-Laws (BBL-2016), 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.

Any subsequent change from the completion drawings will be our responsibility. Occupancy certificate may kindly be issued.

Yours faithfully,

Signature of Owner.....
Name of Owner:
Address:
Date:
Contact Number:

**APPENDIX 8
CERTIFICATE OF STRUCTURAL SAFETY**

(To be submitted with the application for obtaining completion certificate)

- i) Certified that the completion plan of the building submitted for approval conforms to the requirements of relevant Indian Standard Byelaws and National Building Code in respect of Structural Safety & fire safety in general and earthquake resistance in particular.
- ii) All safety measures have been taken for Hazardous Buildings.
- iii) It is also certified that building has been constructed as per approved foundation and structural designs provided by the structural Engineer where are certified to be based on relevant Indian Standard Byelaws and National Building Code and the building is safe for occupancy.
- iv) Location / Address of Building
 - a. Plot No.
 - b. Scheme / Colony
 - c. Town
 - d. District
- v) Particulars of Building
 - a. Ground Coverage (sq. mt.)
 - b. Total covered area (sq. mt.)
 - c. Maximum Numbers of Floors above ground

Owner	Structural Engineer*
Signature	Signature
Name:	Name:
Address:	Address:
Date:	Date:
Contact Number:	Membership Number:
	Contact Number:
	Legible Seal:

* Signature of the engineer who had supervised the construction (with Qualification and experience as mentioned in **Byelaws**)

APPENDIX 9
FORM FOR COMPLETION CERTIFICATE FOR BUILDING WORK

To,
The Chief Executive Officer,
State Industrial Development Authority (SIDA)
Dehradun, Uttarakhand.

Sir,

I hereby certify that the erection / re-erection / material alteration / demolition in / on building on Plot No.....in Estate.....Sector.....inhas been supervised by me and the completion plan along with the required documents as given below in the check list are attached herewith. The plans were sanctioned vide letter no..... ..dated.....and the work has been completed to my best satisfaction. The building(s) has been constructed according to the sanctioned plan and structural design which incorporate the provision of structural safety given in relevant I.S. Byelaws& National Building Code.

Technical Person:

Signature

Name:

Address:

Date:

Registration Number:

Contact Number:

APPENDIX 10
CERTIFICATE FOR DEEMED SANCTION OF BUILDING PLAN

To,
The Chief Executive Officer,
State Industrial Development Authority (SIDA)
Dehradun, Uttarakhand.

(To be given by the Architect Registered with the Council of Architecture with minimum qualifications & experience given in annexure 4)

Certified that the drawings, documents submitted along with this certificate for information regarding construction on PlotBlock..... Sector.....have been prepared in accordance with the provisions of BBL2016 (Revised) and Directions (as amended up to date) and all other requirements stipulated by the authority from time to time.

Architect

Signature

Name:

Address:

Date:

Registration Number:

Contact Number:

Enclosure:
Attested photocopy of the certificate of Council of Architecture and all prescribed documents.
Date:
Place:

APPENDIX 11A
FORM FOR TEMPORARY OCCUPANCY CERTIFICATE

To,
The Chief Executive Officer,
State Industrial Development Authority,
Dehradun,Uttarakhand.

To
.....
.....

Sir,
I hereby certify that the erection / re-erection / material alteration / demolition on plot no..... sector..... completed under the supervision of Licensed Architect / Engineer / Draftsman / Group License No. has been inspected by me / officers of the Authority and declare that the building **does not** conforms in respect of the following requirements of the

Regulations / Directions as amended upto date.

- 1.
- 2.
- 3.
- 4.
- 5.

However, a temporary occupancy certificate is being issued for a period of subject to the condition that the above mentioned defects / discrepancies will be got corrected and a fresh completion certificate is submitted to the Chief Executive Officer for further necessary action.

Office stamp
Office (communication).....
No.

Signature
Name of the office.....
Designation

Dated:

Note: Strike out the works which are not applicable.

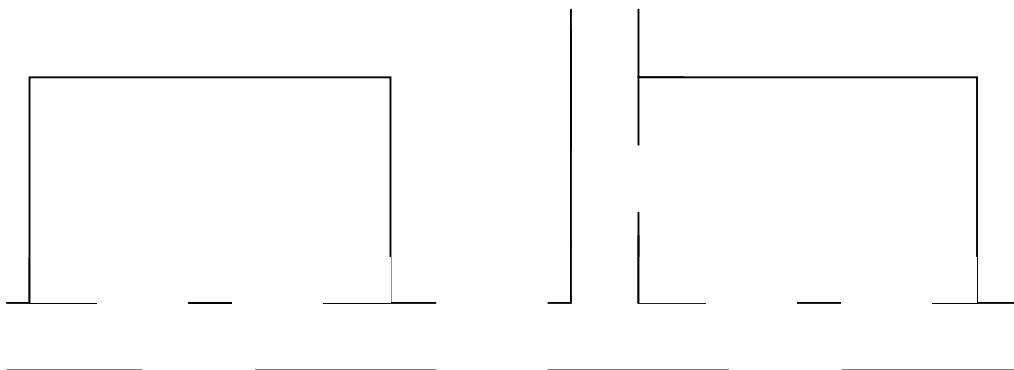
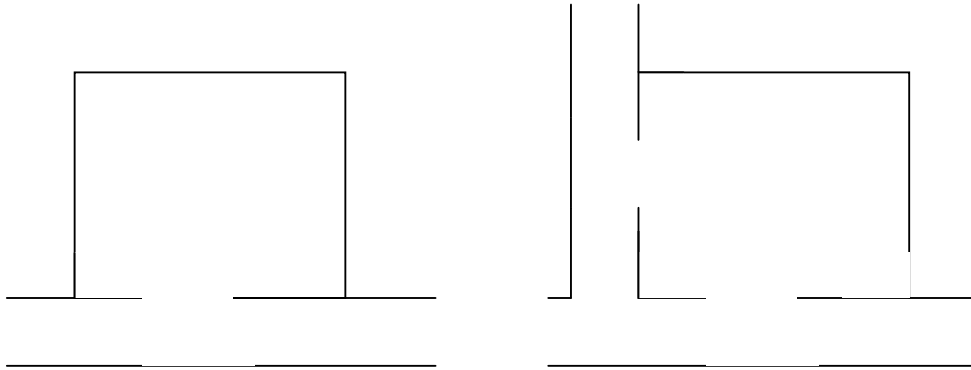
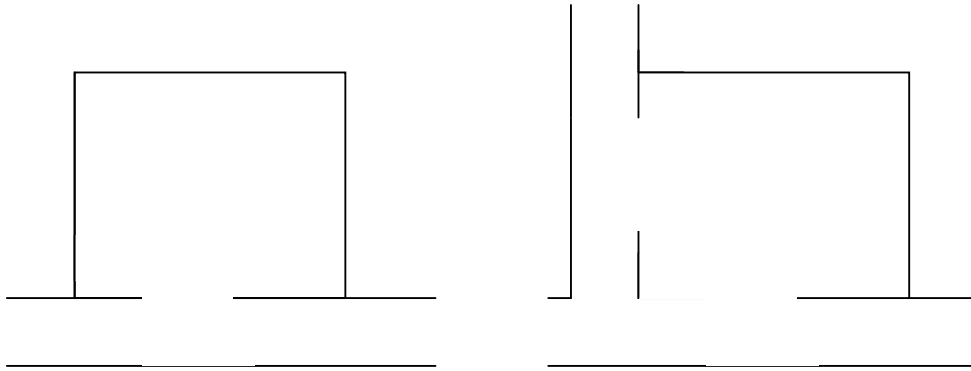
**APPENDIX 12
OCCUPANCY CERTIFICATE**

**From,
The Chief Executive Officer,
State Industrial Development Authority,
Dehradun, Uttarakhand.**

Sir,

I hereby certify that the Building work & site development.....
(brief description of nature of Building work) with ground coveragesq. mt.
.....total covered area.....sq. mt. and havingnumber of floors above
ground, on Plot No.....of SectorVillage
.....Block Completed under the supervision of
.....(Name of Architect / Engineer) has been inspected by officers of SIDA
and I declare that the construction & development has been carried out in accordance with the Building Bye
laws -2016, and the conditions stipulated in the Building permit number.....
dated.....and that Building & development work is fit for the use for which it has been
permitted.

APPENDIX 13
PLAN SHOWING LOCATION & SIZES OF ENTRANCE GATES WITH RESPECT TO ROAD LAYOUT & PLOT AREAS



**APPENDIX 14
APPLICATION FOR DEVELOPMENT PERMISSION FOR SELF USE DEVELOPMENT**

**From,
The Chief Executive Officer / General Manager
State Industrial Development Authority (SIDA) / District Industries Center**

Sir,

I / We hereby apply for permission for development as described in the accompanying drawings and documents. The Project Management Responsibility is held by me / us:

1. Name: (Owner / Owners)

OR

2. Name:(Architect / Engineer appointed by the Owner)

The persons appointed by me / us for the preparation of plans, structural design and supervision of the work area are:

1. Name:..... (Architect / Planner)

2. Name:..... (Structural Designer)

The proposed development is in conformity with the Building Bye Laws -2016 framed by SIDA. We / I shall fulfil my / our responsibilities in accordance with the provisions of the General Development Control Regulations

.....
Signature of Owner / Owners

Date:

S. No.	Additional Information	Details
1	Owner's Name	
2	Mailing Address	
3	Description of Land	
4	Description of Village	
5	Revenue Survey Numbers	
6	Final Plot No.	
7	What is the present use of land and other buildings if they are to be put to more than one kind of use? Give details of each use	
8	Please describe in short the Development work stating the Proposed use of land for the Building	
9	Is this land included in a layout sanctioned by the appropriate authority? If	

	yes, please give, date of sanction and reference no and also attached such permission.	
10	If not as above, has any other authority approved it? Give the name of such Authority with date of sanction and reference no and also attach such permission.	
11	For residential use, please state the number of dwelling units and floors	
12	Nature and manner of working of Industrial / commercial establishment in case the proposed use is for industry / commerce	
13	What separate arrangements have been proposed for loading and unloading of goods from the industrial or commercial goods vehicle?	
14	What arrangements have been proposed for disposal of industrial waste effluent?	

.....
Signature of Owner / Owners

Date:

APPENDIX 15

DETAILS OF LAYOUT / SITE PLAN FOR DEVELOPMENT PERMISSION OF INDUSTRIAL ESTATE

This layout plan / site plan shall be drawn to a scale 1:1. The plan shall show:

- i) Boundaries of the plot / s, its sub divisions, position of the plot in relation to the neighbouring streets, street names / widths and direction of north point relative to the plan of building
- ii) Existing building, roads / street and other existing development on site.
- iii) The positions of the building units immediately adjoining the proposed development.
- iv) The area within the regular line of street not to be built upon but to be added to the street, hatched in green together with its measurements.
- v) Existing physical feature such as trees, wells, drains, pipeline, high-tension line, railway line and others.
- vi) Location of plot proposed to be constructed with complete dimensions and means of access from the road / street and proposed new roads and streets, their levels and width, buffer zones.
- vii) Community facilities / utility / service buildings with proposed use.
- viii) Open space required as per BBL-2016, green buffer around proposed area for development
- ix) Parking provisions as per BBL-2016, loading & unloading areas.
- x) Land use pattern.
- xi) Details of existing services-water supply, sewerage and storm water.
- xii) Details of proposed water supply, sewerage and storm water services.
- xiii) Location of the plot in relation to the nearby public road.
- xiv) 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 should be shown clearly and distinctly.
- xv) Dimensions and area of common plot, as required under these regulations provided in the layout / sub division of plot.
- xvi) Tree-plantation required as per BBL-2016.
- xvii) Lay out and details of percolating wells required for rain water harvesting.
- xviii) Lay out of borewells / tube wells if any.
- xix) Details / layout of proposed Rainwater Harvesting System.
- xx) Solid waste disposal system.
- xxi) Waste / effluent treatment & disposal system.

APPENDIX 16
CLASSIFICATION OF INDUSTRIES

Group - A	Household Industries
1	Agarbatti and similar products
2	Aluminum hanger (excluding wire drawing and anodizing)
3	Ayurvedic / Homoeopathic / Unani medicines
4	Assembly and repair of electrical gadgets
5	Assembly and repair of electronic goods
6	Assembly and repair of sewing machines
7	Assembly of hand tools
8	Assembly of Badminton shuttle cocks
9	Assembly and repair of electrical gadgets, cooler / heater etc.
10	Assembly and repair of sewing machines
11	Assembly and repair of typewriter (excluding Font Casting)
12	Assembly of Bakelite Switches
13	Assembly and repair of measuring instruments (excluding handling of Mercury and hazardous materials)
14	Atta Chakkies
15	Batik works
16	Block making and photo enlarging
17	Biscuit, pappey, cakes and cookies making
18	Button making, fixing of button and hooks
19	Book binding
20	Brushes and brooms (by hand)
21	Calico and Textile products
22	Cane and bamboo products
23	Cassettes recording
24	Clay and modelling
25	Coir and jute products
26	Cardboard boxes
27	Candles
28	Copper and brass art wares
29	Cordage, rope and twine making
30	Carpentary
31	Clay and Modelling with Plaster of Paris
32	Contact Lens
33	Canvas bags and holdalls making
34	Candles, sweets, rasmalai etc. (when not canned)
35	Cotton / silk printing (by hand)
36	Computer repairing and cyber information center
37	Computer Software
38	Dari and carpet weaving
39	Detergent (without bhatti)
40	Data processing
41	Dairy products e.g. Cream, ghee, paneer, etc.
42	Dry Cleaning (excluding big workshops)

43	Desk Top Publishing
44	Embroidery
45	Enameling Vitreous (without use of coal)
46	Framing of pictures and mirrors
47	Fountain pens, ball pens and felt pens
48	Gold and Silver thread, kalabattu
49	Hosiery products (without dyeing and bleaching)
50	Hats, caps, turbans including embroideries
51	Ivory carving
52	Ink making for fountain pens
53	Information Technology and enabling services
54	Interlocking and buttoning
55	Jewellery items
56	Khadi and handloom
57	Khus tattis
58	Knitting works
59	Lace products
60	Leather footwear
61	Leather belts and assembly of buckles (by hand)
62	Leather and rexine made ups
63	Milk Cream Separation
64	Manufacture of Jute products
65	Manufacture of bindi
66	Name plate making
67	Production of following items
	Blanco cakes
	Brushes
	Kulfi and confectionery
	Crayons
	Jam, jellies and fruit preserves
	Musical instruments (including repairs)
	Lace work and like
	Ornamental leather goods like purses, hand bags
Small electronic components	
68	Paper stationery items and book binding
69	Pith hat, garlands of flowers and pitch
70	PVC products (with one molding machine)
71	Paper machine
72	Perfumery and cosmetics
73	Photosetting
74	Photostat and cyclostyling
75	Photo copying of drawings including enlargement of drawings and designs
76	Packaging of Shampoos
77	Packaging of Hair Oil
78	Preparation of Vadi, Papad etc.
79	Processing of condiments, spices, groundnuts and dal etc.
80	Pan masala

81	Production of Sweets and namkeens
82	Paper Mache
83	Paper cup Plates, files cover and letter pads (without printing)
84	Photography (developing and printing)
85	Repair of watches and clocks
86	Rakhee making
87	Repair of domestic electrical appliances
88	Readymade garments
89	Repair of bicycles
90	Repair and assembly of computer hardware
91	Repair of bags, brief cases, suitcases, except use of leather and PVC material
92	Repairing of Water meters, stabilizer, UPS, etc.
93	Repair of electronic goods
94	Rubber Stamps
95	Repair of Scooters
96	Stone engraving
97	Sports goods
98	Surgical bandage rolling and cutting
99	Stove pipe, safety pins and aluminum buttons (by hand press)
100	Silver foil making
101	Sari fall making
102	Shoe laces
103	Sport nets
104	Stamp pads
105	Screen Printing
106	Tailoring
107	Thread balls and cotton fillings
108	Toys and dolls
109	Ties
110	Tomato Ketchup
111	Umbrella assembly
112	Utensil washing powder (only mixing and packaging)
113	Velvet embroidered shoes / shawls
114	Vermicelli and macaroni
115	Wood carving and decorative wood wares
116	Wool balling and lachee making
117	Wooden / cardboard jewelry boxes (subject to no objection certificate from the department)
118	Wool knitting (with machine)
119	Zari Zardozi
Group B	Household Industries in Villages (abadi) in Green Belt
120	Black smithy
121	Cane and bamboo products
122	Clay and modelling with Plaster of Paris
123	Dari / Carpet / Sari weaving (except dying & bleaching)
124	Stone engraving
125	Village pottery Industry (without bhatti)
126	Village oil ghani

127	Wood carving and decorative and wood wares
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Notes:

- Storing of chemicals listed under schedule I and / or II of the Manufacture, Storage and import of hazardous Chemical Regulations, 1989 and Public Liability Insurance Act, 1990 shall be prohibited.
- No effluent / emissions shall be allowed to be generated by the units and these shall adhere to the noise standards as stipulated by Ministry of Environment and Forest, Government of India.

PART-D

Standard Operating Procedure - Land Use Change

STANDARD OPERATING PROCEDURE FOR LAND USE CHANGE / CONVERSION

- (i) The Application for the land Use Change / Conversion for the Plot of Land which is proposed to be developed under the Master Plan / Zonal Development Plan / Sector Plan and for which the land use needs to be converted, will have to be applied either by the owner of the plot or person authorized by the owner of the plot.
- (ii) The Application for Land Use Conversion is to be submitted to Housing Department, Government of Uttarakhand with the following documentation:
 - a. Ownership Documents
 - i. Lease Deed
 - ii. Sale Deed and
 - iii. Current Khatauni

In hilly areas, if the slope of the land or its nearby areas is more than 30 degrees or as reflected in either the Master Plan of the concerned area or the Cadastral Map.

- (i) Situational Analysis on Contour Plan Map
- (ii) Location Plan of the plot of land in question with a fixed scale of either 1:4000 or 1:8000 with mention of features like Road, Road junction, River, Stream, Sewer Connectivity and distance from important locations, landmarks, junctions.
- (iii) The Location Plan Map should also contain nearby township growth map with features like Township Characteristics, Road Network & Width of Road
- (iv) Site Plan which contains the Dimensions of the plot & Width of the access road.
- (v) An Affidavit in which the applicant certifies that he will bear the cost of advertisement for objections & clarifications and also bear all necessary cost in regards to the change of land use
- (vi) An Affidavit of co-owners, in case of Join Application for Land Use change providing their No objection in favor of the applicant

Stages	Procedure	Timeline
Step 1	The date of submission of an application with the above documents will be treated as the date of receipt at the Housing Department and the application will be forwarded to the Concerned Authority / Regulated Area / SADAS as well as the Town and Country Planning Department	7 Days
Step 2	Concerned Development Authority / Town and Country Planning Department / Regulated Area / SADA will conduct a technical analysis on the land use conversion proposed of the plot in question in the light of the Master Plan / Zonal Plan and building byelaws parameter and other matters of concern of the concerned area. NOC Collection by Concerned Authority / Regulated Area / SADA from all the concerned Departments viz. Forest, Irrigation and other departments wherever necessary will simultaneously be sought from the relevant departments. Authority / Regulated Area / SADA, the report will be submitted to Housing Dept	3 Months

Stages	Procedure	Timeline
Step 3	Housing Department will provide a decision on approval / rejection for land use conversion. If rejected, an intimation will be sent to the applicant.	1 Month
Step 4	Housing Department will direct to the Concerned Authority / Regulated Area / SADA to prepare Change the Land Use change proposal.	7 Days
Step 5	The Concerned Authority / Regulated Area / SADA will publish notification through newspapers to invite objections, if any regarding the land use change	45 Days
Step 6	If Objections are received, the Concerned Authority / Regulated Area / SADA will dispose the objections if the proposal is found to be favourable then the Authority will calculate the Land Conversion Charge and send a letter to the applicant to deposit the required charges if the proposal is not found favourable the same shall be intimated.	15 Days
Step 7	In case where land use change proposal found favourable, the Concerned Authority / Regulated Area / SADA will send a letter to the Housing Dept. For notification after which Housing Department will issue a Notification for Land Use Change	15 Days

Table 82: Process Flow for Land Use Change