

## Development Control Rules 2014

## **PREFACE**

The Statutory Regional Plan (RP) for the Union Territory of Dadra and Nagar Haveli was prepared for a horizon period of 2000- 2020 and sanctioned by the Administrator, and the same had come into effect from July 2001. Later the Regional Plan was revised for the horizon period of 2007 – 2021 and the same come into effect from 11<sup>th</sup> July, 2007 for the period of 2007 – 2021.

The Regional Plan for the Dadra and Nagar Haveli addresses all the issues for the urban growth as well as the landuse / landcover at a broader level. To implement the Regional Plan in its right spirit, the Act envisages to prepare a detail micro plan called as the “Outline Development Plan” for the prescribed Planning Area. The Outline Development Plan addresses specifically the major physical, infrastructural, socio-economic and development issues of the Planning area, providing solutions akin to the relevant context. The Planning Area was accordingly notified vide dated 7<sup>th</sup> December 2006.

Further to achieve the above objective within the prescribed Planning Area, the Planning & Development Authority was constituted vide Notification dated 30<sup>th</sup> July 2009. The Dadra and Nagar Haveli Planning and Development Authority (DNHPDA) thereafter prepared the Outline Development Plan for 2031 under Section 29 of Town and Country Planning Act of U.T of Dadra and Nagar Haveli and the same was deliberated in the meeting held on 14<sup>th</sup> July 2010 and recommended for the approval of the Town and Country Planning Board. The Town and Country Planning Board in its meeting held on 30<sup>th</sup> April 2011 recommended the Draft ODP for approval of Hon'ble Administrator under Section 33 of TCP Act. The Hon'ble Administrator approved the Draft ODP under Section 34(2) of TCP Act and was Notified under Section 35 (1) vide Notification No. DNHPDA/ODP/107(1)/2008/Pt.IV/22 Dtd. 09.01.2012 for inviting objection and suggestion.

The Committee constituted for examining the objection and suggestions prepared the report after giving personal hearing to all the applicants who attended and based on which the report was prepared alongwith the recommendations of the

Committee and was placed before the Governing Body Meeting held on 4<sup>th</sup> December 2012 who recommended the Draft Outline Development Plan with modification to the Town & Country Planning Board. Thereafter, the Town & Country Planning board examined the Draft Outline Development Plan along with the recommendation of the PDA and made certain modifications and recommended the draft Outline Development Plan in its meeting held on 22<sup>nd</sup> February 2013 to the Administrator for approval.

This is the first ODP which is prepared based on a vision for an horizon upto 2031 and later reduced upto 2021 to be in commensurate with the term of the Regional Plan. The ODP details the land uses upto the micro level and has also identified several infrastructures required for the same. The ODP has also prepared several new roads which shall be coherent with the future development t of the territory. The Plan also visualizes several institutional developments etc. thereby making the small UT as a Model Place for better living.

I have the pleasure in preparing this document and making it public.

Silvassa  
28.01.2014

Sd/-  
(K.S.Chandrashekar)  
Member Secretary,  
DNHPDA

The  
Dadra And Nagar Haveli  
Gazette  
सरकारी राजपत्र  
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Dadra & Nagar Haveli  
Planning and Development Authority  
First Floor, South Wing,  
New Collectorate Building, Amli  
Silvassa. 396 230.  
Ph: 0260 – 2630147.  
Email: dnhpda@gmail.com

No. DNHPDA/ODP/107(1)/2010/PT.IV/162

Dated: 03.03.2014.

Read:

- (1) Notification No. DNHPDA/ODP/107(1)/2008/Pt.-IV/22 dated 09.01.2012.
- (2) Notification No. DNHPDA/ODP/107(1)/2008/Pt.-IV/163 dated 21.02.2012.
- (3) Order No. DNHPDA/ODP/107(1)/2008/Pt.-IV/432 dated 30.05.2012.
- (4) Minutes No. DNHPDA/105 (1) 2007/82 dated 14.01.2013.
- (5) Minutes No. TPS/13-1(33)/95/ Pt.V/34 dated 11.03.2013.

**NOTIFICATION**

Whereas under Section 29 of the Goa, Daman and Diu Town and Country Planning Act, 1974 (Act 21 of 1975) as extended to the Union Territory of Dadra and Nagar Haveli, vide Notification No. GSR-749 (E) dated 30.10.1984 by Ministry of Home Affairs, Govt. of India, the Dadra and Nagar Haveli Planning and Development Authority prepared an Outline Development Plan for the planning area of the Territory.

And, whereas the Town and Country Planning Board in its meeting held on 30<sup>th</sup> April 2011 recommended the Draft Outline Development Plan for approval of the Administrator under Section 34(2) of the Goa, Daman and Diu Town and Country Planning Act for inviting objection and suggestion.

And, whereas the Administrator approved the Draft Outline Development Plan under Section 34(2) of the Town and Country Planning Act and further directed to notify the Draft Outline Development Plan (ODP) for inviting comments and suggestion from General Public as required under Section 35 of the Goa, Daman and Diu Town and Country Planning Act, 1974.

And, whereas a notification was issued under section 34 (2) of Town and Country Planning Act notifying the Draft Outline Development Plan for inviting objections/suggestions in writing from the public on the proposed Draft Outline Development Plan within the period of 2 months i.e. 60 days as referred in preamble (1) above vide Notification No. DNHPDA/ODP/107(1)/2008/Pt.-IV/22 dated 09.01.2012.

And, whereas due to public demand, the Planning and Development Authority extended the last date for filling the objections/suggestions by the general public up to 30<sup>th</sup> April, 2012 as referred to in preamble (2) above vide Notification No. DNHPDA/ODP/107(1)/2008/Pt.-IV/163 dated 21.02.2012.

And, whereas a Technical Committee was constituted vide order No. DNHPDA/ODP/107(1)/2008/Pt.-IV/432 dated 30.05.2012 referred to at preamble (3) above to scrutinize and examine the objections/suggestions of the public and to submit a report to the Planning and Development Authority.

And, whereas the report submitted by the technical committee was deliberated by the Planning and Development Authority in its meeting held on 4<sup>th</sup> December, 2012 and the Outline Development Plan was recommended with modifications vide minutes dated 14.01.2013 referred to in Preamble (4) above.

And, whereas the Town and Country Planning Board in its 11<sup>th</sup> meeting held on 22.02.2013 had accepted the recommendations of the Authority with further modification vide its minutes referred to in preamble (5) above, with direction to obtain the approval of the Administrator under Section 36 of the Goa, Daman and Diu Town and Country Planning Act 1974.

And, whereas the Administrator, Dadra and Nagar Haveli, in exercise of his powers under Section 36 of the Goa, Daman and Diu Town and Country Planning Act, 1974 has approved, with certain modifications, the Outline Development Plan recommended by the Town and Country Planning Board.

Now, therefore, as provided under Section 37 of the Goa, Daman and Diu Town and Country Planning Act 1974, I, K.S. Chandrashekar, Member Secretary, Dadra and Nagar Haveli Planning and Development Authority, Silvassa, hereby notify the final Outline Development Plan 2021 of Dadra and Nagar Haveli as approved by the Administrator, Dadra and Nagar Haveli under Section 36 of the Goa, Daman and Diu Town and Country Planning Act 1974.

The final notified Outline Development Plan is available in the office of the Planning and Development Authority for inspection by any public on any working day.

For and On behalf of Planning &  
Development Authority

(K.S. Chandrashekar)

Member Secretary, Dadra and Nagar Haveli  
Planning and Development Authority,  
Silvassa



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**DEPARTMENT OF URBAN DEVELOPMENT  
UT ADMINISTRATION OF DADRA AND NAGAR HAVELI**

**PART I - ADMINISTRATION**

In exercise of the powers conferred in Section 140 of Goa, Daman and Diu Town and Country Planning Act, 1974 (Act 21 of 1975) as extended to the Union Territory of Dadra and Nagar Haveli vide Notification NO.GSR-749 (E) dated 30.10.84 by Ministry of Home Affairs, Government of India and made applicable from 01-12-1990 vide Notification NO.ADM/LAW/ATP/108(7)/90 dated 29-11-90, the Administrator, Dadra and Nagar Haveli is hereby pleased to make the following Development Control (Revised) Rules for the Planning Area of Dadra & Nagar Haveli.

**1. SHORT TITLE AND COMMENCEMENT**

- 1.1. These rules shall be called the Dadra and Nagar Haveli Development Control Rules 2014.
- 1.2. These rules shall apply to the building activity and development work in the planning area of the Union Territory of Dadra and Nagar Haveli as per the Zoning provisions in the Outline Development Plan 2021 of Dadra & Nagar Haveli. If there is conflict between the requirements of these rules and those of any other rules or bye-laws of any local authority, these rules shall prevail.
- 1.3. These rules shall come into force from the date of its publication in the official gazette and shall replace all other existing Building Regulations /Development Control Rules under any Act.

**2. DEFINITIONS OF TERMS AND EXPRESSIONS**

- 2.1. General – in these Rules, unless the context otherwise requires, the terms and expressions shall have the same meaning indicated against each of them
- 2.2. The terms and expressions not defined in these rules shall have the same meaning as in the Goa, Daman and Diu Town and Country Planning Act, 1974 (Act 21 of 1975) as extended to the Union Territory of Dadra and Nagar Haveli.

**3. MEANING AND DEFINITIONS**

**3.1. Accessory Building**

Means a building separated from the main building on a plot, and to put to use one or more accessory uses.

**3.2. Accessory Use**

Means use of building subordinate and customarily incidental to the principal use.

**3.3. Act**

Means the Goa, Daman and Diu Town and Country Planning Act, 1974 (Act 21 of 1975) as extended to the Union Territory of Dadra and Nagar Haveli vide Notification No.GSR-749(E) dated 30-10-84 by Ministry of Home Affairs, Government of India and made applicable from 01-12-1990 vide Notification No.ADM/LA/W/ATP/108(7)/90 dated 29-11-90.

**3.4. Advertising Plan**

Means any surface or structure with Characters, letter or illustrations applied thereto and displayed in any manner whatsoever out of doors for the purpose of advertising or giving information regarding or to attract the public to any place, person, public performance, article or merchandise, and which surface or structure is attached to, forms part of or is connected with any building, or is fixed to a tree or to the ground or to any pole, screen, fence or hoarding or displayed in space; or in or over any water body in the entire Dadra & Nagar Haveli.

**3.5. Air-Conditioning**

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

**3.6. Addition and/or alteration**

Means change from one occupancy to another, or a structure change, such as addition to the area or height, or the removal of part of a building or a change to the structure, such as the construction or cutting into or removal of any wall or part of a wall, partition, column, beam, joist, floor including a mezzanine floor or other support, or a change to or closing of any required means of ingress or egress, or a change to mixtures or equipment, as provided in these Regulations.

**3.7. Amenity**

Means roads, streets, open spaces, parks, recreational grounds, play grounds, gardens, sports complex, parade ground, markets, primary schools, secondary schools, colleges, polytechnics, Clinics, dispensaries, hospitals, parking lots, water supply, electric supply, street lighting, sewerage, drainage, public works and includes other utilities, services and conveniences.

**3.8. Architect**

Means an architect who is an associate or corporate member of the Indian Institute of Architects or who holds a degree or diploma which makes him eligible for such

membership for such qualifications listed in Schedule XIV of the Architects Act, 1972 and being duly registered with the Council of Architecture under that Act.

**3.9. Atrium**

Means a sky lighted naturally/ artificially ventilated area in buildings, with no intermediate floors, often containing plants and used as circulation space or an entrance foyer.

**3.10. Automatic sprinkler system**

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

**3.11. Balcony**

Means a horizontal projection, including a parapet, hand-rail balustrade, to serve as a passage or sitting out place

**3.12. Basement or cellar**

Means the lower storey of a building below the ground level

**3.13. Building**

Means a structure, constructed with any materials whatsoever for any purpose, whether used for human habitation or not, and includes excavation except for the purpose of digging for foundation bore well and or compound wall, foundation plinth, wall, floors, roofs, chimneys, plumbing, and building services, fixed platforms; verandahs, balconies, cornices, projections; part of a building or any things affixed thereto; any wall enclosing or intended to enclose land or space, signs and outdoor display structures; tanks constructed for storage of chemicals or chemicals in liquid form; and all types of buildings defined in 3.13 below, except tents, shamianas and tarpaulin shelters erected for temporary purposes for ceremonial occasions, with the permission of the Authority/PDA or any other officer empowered by him /her in this behalf.

**3.13.1. Assembly Buildings** means a building or part thereof where groups of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes, and include buildings of drama and cinema theatres, drive-in-theatres, assembly halls, city halls, town halls, auditoria, exhibition halls, museums, 'mangal karyalayas', skating rinks, gymnasias, stadia, hotels, restaurants, eating of boarding houses, places of worship, dance halls, clubs, gymkhanas, road, air, sea or other public transportation stations, and recreation areas.

- 3.13.2. **Biotechnology Building (BT)** Includes any building which is used as Bio-technology Unit, as certified by the Development Commissioner (Industries) or any other officer authorized by him in this behalf.
- 3.13.3. **Business building** means any building or part thereof used for transaction of business and/or keeping of accounts and record therefore, offices, banks, professional establishments, court houses being classified as business buildings if their principal function is transaction of business and/or keeping of books and records.
- 3.13.4. **Detached building** means a building with walls and roofs independent of any other building and with open spaces on all sides.
- 3.13.5. **Educational building** means a building exclusively used for a school or college or educational institution 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 users incidental thereto such as library or a research institution. It shall also include quarters for essential staff required to reside in the premises, and a building used as a hosted captive to an educational institution whether situated in its campus or not.
- 3.13.6. **Farm building** means a structure erected on land assessed or held for the purpose of agriculture for all or any of the following purposes connected with such land or any other and belonging to or cultivated by the holder thereof, namely;
- for the storage of agricultural implements, manure or fodder;
  - for the storage of agricultural produce
  - For sheltering cattle
  - For the residence of members of the family, servants or tenants of the holder, or
  - For any other purpose which is an integral part of his cultivating arrangement;
- 3.13.7. **Floriculture Land-use** includes any land used for farming of flowers, treatment, storage, packaging, and preservation of flowers.
- 3.13.8. **Hazardous building** means a building or part thereof used for storage, handling, manufacture or processing of radioactive substances or highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/or producing poisonous fumes or explosive emanations; and a building or part thereof used for storage, handling, manufacture or

processing of which involves highly corrosive, toxic or noxious alkalis, acids, or other liquids, gases or chemicals producing flame, fumes and explosive mixtures or which result in division of matter into fine particles capable of spontaneous ignition.

3.13.9. **Information Technology Building (IT)** includes any building used primarily for the development of computer software and hardware; IT enabled services (ITeS) and equipment relating to earth station, V-SAT, routers, transponders, covered and dish antenna, transmission towers and other similar I.T. related uses.

3.13.10. **Industrial building** means a building or part thereof wherein products or material are manufactures and/or fabricated, assembled or processed, such as assembly plants, laboratories, power plants, refineries, gas plants, mills, dairies and factories.

**A.) Service Industry Class-A** means any industry which is engaged in producing, servicing or repairing goods or articles for consumption by persons residing in the neighborhood and which fulfills the following three conditions:

- i. The number of persons employed in any establishment does not exceed 9,
- ii. The maximum power requirement of such establishment does not exceed 10H.P and
- iii. The floor area occupied by such establishment does not exceed 50 Sq.m and shall include particularly any industry mentioned in Annexure 19.

**B.) Service Industry Class-B** means any industry which is engaged in producing, servicing or repairing goods or articles for consumption in the neighborhood and which fulfills the following three conditions:

- i. The number of persons employed in any establishment does not exceed 20,
- ii. The maximum power requirement of such establishment does not exceed 20 H.P., and
- iii. The floor area occupied by such establishment does not exceed 250 Sq.m and shall include particularly and industry mentioned in Annexure 19.

3.13.11. **Institutional building** means a building constructed by Government, Semi-Government organizations or registered Trusts / societies, individuals etc, and used for medical or other treatment, a hostel for working women or for an auditorium or complex for cultural and allied activities or for an 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, prison, mental hospitals, houses of correction, detention and reformatories.

- 3.13.12. **Mercantile building** means a building or part thereof used as shops, stores or markets for display and sale of wholesale or retail goods or merchandise, including office, storage and service facilities incidental thereto located in the same building.
- 3.13.13. **Multi-storey building or “High-rise building”** means a building of height of 15 meters or more above the ground level / stilt level whichever is applicable
- 3.13.14. **Nanotechnology Building (NT)** includes a building which is used for development of nanotechnology unit, as certified by the Development Commissioner (Industries) or any other officer authorized by him in this behalf.
- 3.13.15. **Office building & (premises)** means a building or premises or part thereof whose principal use is for an office or for office purposes or clerical work. “Office purposes” includes the purpose of administration, clerical work, handling money, telephone, telegraph and computer operation; and “clerical work” includes writing, book-keeping, sorting papers, typing, filling, duplicating, punching cards or tapes machines calculations, drawing of matter for publication and editorial preparation of matter for publication.
- 3.13.16. **Residential building** means a building in which sleeping accommodation is provided for normal residential purposes, with cooking or dining facilities, and includes one or more family dwellings, lodging or rooming houses, hostels, dormitories apartment houses, flats, & private garages of such buildings.
- 3.13.17. **Semi-detached building** means a building detached on three sides with open spaces as specified in these rules.
- 3.13.18. **Special building** means a building solely used for the purpose of a drama or cinema theatre, a drive-in-theatre, an assembly hall or auditorium, an Exhibition hall, theatre museum, a stadium, a “mangal karyalaya’ or where the built-up area of such a user exceeds 600 sq.mts. in the case of mixed occupants; or an industrial building; a hazardous building; a building of a wholesale establishment; residential hotel building or centrally air-conditioned building / Shopping Malls/ Multiplexes etc which exceeds 15 m in height and/or a total built-up area of 600 sq.mt.



3.13.19. **Storage building:** means a building or part thereof used primarily for storage or shelter or goods, wares, merchandise and includes a building used as a warehouse, cold storage, foreign depot, transit shed, store house, public garages, hangar, truck terminal, grain elevator, barn and stable.

3.13.20. **Unsafe building:** means a building which is structurally unsafe, is insanitary, is not provided with adequate means of egress, constitutes a fire hazard, is dangerous to human life in relating to its existing use constitutes a hazard to safety or half or public welfare by reasons of inadequate maintenance, dilapidation or abandonment.

3.13.21. **Wholesale establishment:** means an establishment wholly or partly engaged in wholesale trade and manufacturer, wholesale outlets, including related storage facilities, warehouses and establishments engaged in truck transport, including truck transport booking agencies.

### 3.14. **Building Control Line**

Means the distance of the building ie plinth, from the centre of the road as per the Right of Way prescribed in the Outline Development Plan. In corner plots, the building control line shall be as per the size of the next hierarchy road.

### 3.15. **Building line**

Means the line upon which the plinth or building adjoining a street or an extension of a street on or a future street may lawfully extent and includes the lines prescribed, if any.

### 3.16. **Built up area**

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

### 3.17. **Cabin**

Means a non-residential enclosure constructed of non load bearing partitions.

### 3.18. **Canopy**

Means Cantilevered projection at Lintel level over any entrance.

### 3.19. **Carpet area**

Means the net usable floor area within a building excluding the walls or any other areas specifically exempted from floor space index computation in these Regulations.

**3.20. Chief Officer:**

Means the Chief Officer appointed by the Govt. under the Municipal Regulation for any Municipal Council to whom the duties and functions of the Chief Officer may be assigned within the territory.

**3.21. Chimney**

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

**3.22. Chajja**

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

**3.23. Chowk**

Means a fully or partially enclosed space permanently open to the sky within a building at any level; an “Inner chowk” being enclosed on all sides and an “Outer chowk” having one unclosed side.

**3.24. Authority**

Means the Authority appointed by the Government for the UT of Dadra & Nagar Haveli and shall include any other office or officers to whom the duties and functions of the Authority may be assigned.

**3.25. Combustible**

Means that material which when burnt adds heat to a fire when tested for combustibility in accordance with the IS: 3808 1979 method of Test for Combustibility of Building Materials and/or as per National Building Code of India 2005 (Latest additions of such standard as applicable from time to time.

**3.26. Construction Engineer**

Means a person holding a Degree in Civil Engineering or Construction Management recognized by AICTE with three years experience in construction or Diploma in Civil Engineering with 7 years experience in construction.

**3.27. Convenient shopping**

Means shops, each with a carpet area not exceeding 35sq.m except where otherwise indicated and comprising those dealing with day to day requirements

**3.28. Contiguous holding**

Means a continuous piece of land in single ownership irrespective of separate property register cards/possession receipts of plots.

**3.29. Compliance**

Means the verification of properties of construction materials based on test data and verification of the strength and structural adequacy for various components of building and structures

**3.30. Corridor**

Means a common passage of circulation space including a common entrance hall

**3.31. Courtyard**

Means a space permanently open to the sky within the site around a structure.

**3.32. Dharamshalas**

Means a building used as a space or religious assembly, a rest house, a place in which charity is exercised with religious or social motive or a place wherein a certain sanction of people have right or are granted residence without payment or on nominal payment.

**3.33. Damp proof course**

Means course consisting of some appropriate water proofing material provided to prevent penetration of dampness of moisture.

**3.34. Detached Building**

Means a building whose walls and roofs are independent of any other building with open spaces on all sides.

**3.35. Drain**

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

**3.36. Developers**

Person(s) who develops agricultural/ Non agricultural land for the purpose of establishing an industrial /Residential /Commercial complexes etc.

**3.37. Enclosed staircase**

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

**3.38. Escape route**

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

**3.39. Existing building**

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

**3.40. Existing use**

Means use of a building or structure existing before the commencement of these regulations

**3.41. Exit**

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

- i. **Horizontal exit** means an exit which is a protected opening through or around a fire wall or a bridge connecting two or more buildings.
- ii. **Outside exit** means an exit from a building to a public way, to an open area leading to a public way or to an enclosed fire resistant passage leading to a public way.
- iii. **Vertical exit** means an exit used for ascending or descending between two or more levels, including stairways, smoke-proof towers ramps, escalators and fire escapes.

**3.42. External wall**

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

**3.43. Fire and/or emergency alarm system**

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

**3.44. Fire lift**

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

**3.45. Fire proof door**

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

**3.46. Fire Pump**

Means a machine, driven by external power for transmitting energy to fluids by coupling the pump to a suitable engine or motor, which may have varying outputs/capacity but shall be capable of having a pressure of  $3.2 \text{ kg/cm}^2$  at the topmost level of a multi-storied or high rise building

**3.47. Booster fire pump**

Means a mechanical/electrical device which boost up the water pressure at the top level of a multistory high rise building and which is capable of a pressure of  $3.2 \text{ kg/cm}^2$  at the nearest point

**3.48. Fire resistance**

Means the time during which a fire resistant material i.e. material having a certain degree of fire resistance, fulfills its function of contributing to the fire safety of a building when subjected to prescribed conditions of heat and load or restraint. The fire resistance test of structure shall be done in accordance with IS: 3809-1979 (or last edition as applicable from time to time) Fire Resistance Test for Structure.

**3.49. Fire separation**

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

**3.50. Fire service inlet**

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

**3.51. Fire tower**

Means an enclosed staircase which can only be approached from the various floors through landings or lobbies separated from both the floor area and the staircase by fire-resistant doors and open to the outer air

**3.52. Floor**

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

**3.53. Floor space index (FSI)**

or **Floor Area Ratio (FAR)** means the quotient of the ratio of the combined gross covered area (plinth area) on all floors, excepting areas specifically exempted under these Regulations, to the total area of the plot viz;

Total Built up area on all floors /Total Plot area

**3.54. Footing**

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

**3.55. Foundation**

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

**3.56. Gallery**

Means an intermediate floor or platform projecting from wall of an auditorium or a hall, providing extra floor area, and/or additional seating accommodations. It also includes the structures provided for seating in stadia.

**3.57. Garage –Private**

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

**3.58. Garage –Public**

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

**3.59. Gaunthan or Village Site**

Means the lands included within the site of a village at the commencement of the Dadra and Nagar Haveli Land revenue Regulation in accordance with any survey, custom or usage or which may be declared as included within the site of village in accordance with the provisions of the said Regulation.

**3.60. Geo-Technical Engineer**

Means a person holding BE Civil Engineering in Soil mechanics or Geo technical engineering with 3 years experience.

**3.61. Group Housing Society:**

Means in a building/ plot where more than 11 houses are constructed and are having a common road with common spaces, open areas and have formed a society or association and are maintaining the common amenities together by contributing a sum as decided by the governing body of the society

**3.62. Habitable room**

Means an occupied room, but excluding a bath-room, water closet, compartment, laundry, serving and storing pantry, corridor, cellar, attic, store-room, pooja-room and space not frequently used.

**3.63. Hazardous material**

Means –

- i. Radioactive substances
- ii. which is highly combustible or explosive and /or which may produce fume or explosive emanations or storage, handling, processing or manufacturing of which may involve highly corrosive, toxic or noxious alkalis or acids or other liquids;
- iii. other liquids or chemicals producing flame, fumes, explosive, poisonous, irritant or corrosive gases or which may produce explosive mixture of dust or fine particles capable of spontaneous ignition.

**3.64. Height of a building**

Means the vertical distance measured, in the case of flat roofs, from the average level of the ground excluding stilt height to the terrace of last livable floor of the building adjacent to the external walls. Excluding the height of parapet wall, headroom, lift room, water tank and architectural features. And in the case of pitched roofs, up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof, and, in the case of gables facing the road, the mid-point between the eaves level and the ridge. Architectural features serving on other functions except that of the decorations shall be excluded for the purpose of taking heights. If the building does not abut a street, the height shall be measured above the average level of the ground around and contiguous to the building.

**Explanation:**

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



**3.65. Height of a room**

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

**3.66. High Rise Building:**

Means all the buildings which are 15 metres and above in height excluding the height of the stilt as already specified in Clause 3.13.13.

**3.67. Hearing Disabilities:**

Deafness or hearing handicaps that might make an individual insecure in public areas because he/she is unable to communicate or hear warning signals.

**3.68. Home occupation**

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

**3.69. Integrated Township**

Means development of land admeasuring minimum 20 Ha at one place, contiguous, unbroken and uninterrupted for predominantly residential purpose with adequate provision for physical and social infrastructure as prescribed under these rules.

**3.70. Ledge or "Tand"**

Means a shelf-like projection supported in any manner, except by vertical supports, within a room itself but with a projection of more than half a meter.

**3.71. Licensed Builder /Contractor**

Means who is registered with the Authority to build in the limits of the Authority

**3.72. Licensed Surveyor /Engineering /Structural Engineer /Supervisor**

Means a qualified surveyor or engineer, or supervisor, licensed by any planning authority or any State Government or by the Administration of Daman, Diu and Dadra & Nagar Haveli

**3.73. Lift**

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

**3.74. Loft**

Means an intermediate floor between two floors or a residual space in a pitched roof above normal level constructed for storage

**3.75. Masonry**

Means an assemblage of masonry units properly bound together by mortar.

**3.76. Masonry unit**

Means a unit whose net cross-sectional areas in every plane parallel to the bearing surface is 75 per cent or more of its gross cross-sectional area measured in the same plane. It may be clay, brick, stone, concrete block or sand-lime brick.

**3.77. Mezzanine floor**

Means an intermediate floor not being a loft, between the floor and ceiling of any storey

**3.78. Municipal Council:**

Any Urban Local Body formulated under the DNH Municipal Regulations.

**3.79. Natural Hazard**

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

**3.80. Natural Hazard Prone Areas:**

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

*Note: Moderate to very high damage risk zones of earthquakes are as shown in Seismic Zones III, IV and V specified in IS: 1893; moderate to very high damage risk zones of cyclones are those areas along the sea coast of India prone to having wind velocities of 30 m/s or more as specified in IS875 (Part 3 and flood prone*

*areas in river plains (unprotected and protected) are indicated in the Flood Atlas of India prepared by the Central Water Commission.*

**3.81. Non-ambulatory Disabilities:**

Impairments that, regardless of cause or manifestation, for all practical purposes, confine individuals to wheel chairs.

**3.82. Non-combustible**

Means not liable to burn or add heat to a fire when tested for combustibility in accordance with the IS3808-1979 (or latest edition) Method of Test for Non-Combustibility of Building Materials

**3.83. Occupancy or Use**

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

**3.84. Open Space**

Means an area forming an integral part of a land left permanently open to the sky

**3.85. Planning and Development Authority**

Means the Authority formed under Section 18 of the T&CP Act of DNH.

**3.86. Lessee:**

In respect of any area/ plot/building where a lease deed has been executed in favor of its allottee.

**3.87. Grantor:**

Means in respect of “Industrial Area” means where Administration of Dadra and Nagar Haveli has executed the Agreement to Lease or License in favor of its allottee.

**3.88. Licensee:**

In respect of “Industrial Area” means the allottee in favour of whom Administration of Dadra and Nagar Haveli has executed Agreement to Lease.

**3.89. N.A Permission**

Means permission granted under Land Revenue Regulation by the Authority to use any agricultural land for non-agricultural purpose.

**3.90. Organized Development**

Means development of land admeasuring 2.5ha or more carried out by or under the overall control of a single agency in accordance with a proper sub-division plan or layout of buildings with adequate provision of infrastructural facilities, such as, roads, storm water drainage, sewerage, water supply, power supply, etc. as specified by these Rules, and may involve consolidation of adjoining land parcel into a large plot.

**3.91. Owner**

Means a person who receives rent for the use of the land or building or would be entitled to do so if it were let, and includes:-

- i. an authorized agent or trustee who receives such rent on behalf of the owner;
- ii. a receiver, executor or administrator, or a manager appointed by any court of competent jurisdiction to have the charge of or to exercise the rights of the owner;
- iii. an agent or trustee who receives the rent of or is entrusted with or is entrusted with or is concerned with any building devoted to religious or charitable purposes; and
- iv. A mortgage in possession.

**3.92. Parapet**

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

**3.93. Parking space**

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

**3.94. Partition**

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

**3.95. Permission**

Means a valid permission or authorization in writing by the competent authority to carry out development or a work regulated by the Regulations

**3.96. Plinth**

Means the portion of a structure between the surface of the surrounding ground and surface of the floor immediately above the ground

**3.97. Plinth area**

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

**3.98. Plot**

Means a contiguous parcel or piece of land enclosed by definite boundaries

**3.99. Plot - Corner**

Means a plot at the junction of and fronting on two or more roads or streets

**3.100. Plot Depth**

Means the mean horizontal distance between the front and rear plot boundaries

**3.101. Plot with double frontage**

Means a plot having a frontage on two streets other than a corner plot

**3.102. Porch**

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

**3.103. Planning Brief**

Means a statement by the Planning Authority specifying mandatory and optional planning requirements relating to the land for which Organized Development is proposed.

**3.104. Retrofitting**

Means upgrading the strength of an unsafe building by using suitable engineering techniques.

**3.105. Road /Street**

Means any highway, street, lane, pathway, alley, stairway, passageway, carriageway, footway, square, place or bridge over which the public have a right of passage, whether existing or proposed and includes all bunds channels, ditches, storm water drains, service corridors for sewage lines, /electric lines, culverts, sidewalks, traffic islands ,road side trees and hedges, retaining walls, fences, barriers and railings.

**3.106. Road /Street –level or grade**

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

**3.107. Road /Street line**

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

**3.108. Road width or “Width of road /street”**

Means the whole extent of space within the boundaries of a road measured at right angles to the course or intended course of direction of such road.

**3.109. Row housing**

Means a row of houses with only front, rear and interior open spaces

**3.110. Semi-ambulatory Disabilities**

Impairments that cause individuals to walk with difficulty or insecurity. Individuals using braces or crutches, amputees, arthritis, spastics, and those with pulmonary and cardiac ills may be semi-ambulatory.

**3.111. Service road**

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

**3.112. SEZ Act**

Means the Special Economic Zone Act, 2005, enacted by the Central Government and its revisions from time to time

**3.113. Sight Disabilities**

Total blindness or impairments affecting sight to the extent that the individual, functioning in public areas, is the insecure or exposed to danger

**3.114. Special Economic Zone (SEZ)**

Means geographical area notified as Special Economic Zone by Govt. of India under the SEZ Act, 2005.

**3.115. Special Building**

Means buildings housing large gathering at a time such as cinemas, theaters, meeting halls, assembly halls, lecture halls, town hall and the like.

**3.116. Smoke-stop door**

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

**3.117. Stair-cover**

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

**3.118. Storey**

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

**3.119. Structural Engineer**

Means a person holding BE Civil Engineering with minimum 10 years experience in structural design work or ME structural engineering / earthquake or Ph.D in Structural Engineering with 3 years experience.

**3.120. Structural Safety**

Means structural safety provision as contained in these bye-laws or in NBC – 2005 (or latest) and relevant BIS standards related to safety.

**3.121. Chief/Superintending Engineer, Chief/Senior/Associate Town Planner, Executive Engineer, Deputy Engineer**

Means respectively the Chief/Superintending Engineer, Chief/Senior/Associate Town Planner, Executive Engineer and Deputy Engineer, appointed by the Administration and shall include any other officer or officers to whom the duties or functions of the Chief/Superintending Engineer, Chief/Senior/Associate Town Planner; the Executive Engineer or the Deputy Engineer, may, for the time being be assigned.

**3.122. Tenement**

Means an independent dwelling unit with a kitchen or a cooking alcove

**3.123. Theatre**

Means a place of public entertainment for the purpose of exhibition of motion pictures and or dramas and other social or cultural programmes

**3.124. Tower-like-structure**

Means a structure in which the height or the tower-like-portion is at least twice that of the broader base.

**3.125. Town Planner**

Means a person who is a member of the Institute of Town Planners, India (ITPI)



**3.126. Travel distance**

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

**3.127. “Volume to plot area ratio (VPR)”**

Means the ratio of volume of building measured in cubic metres to the area of plot measured in square metres and therefore expressed in metres (which means length x breadth x height (in mts) of the building / Area of the Plot(in sq.mts))

**3.128. Water closet (W.C)**

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

**3.129. Water course**

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

**3.130. Water Course, Major**

Means a water course which carries storm water discharging from a contributing area of not less than 100 hectares, the decision of the PDA/ Authority on the extent of the contributing area being final. A minor water course is one which is not a major one.

**3.131. Wheel Chair**

Chair used by disabled people for mobility. The standard size at wheel chair shall be taken as

- a. Small Wheel Chair: 750 mm. X 1050 mm as per ISI.
- b. Large Wheel Chair: 800 mm. X 1500 mm

**3.132. Window**

Means an opening, other than a door, to the outside of a building, which provides all or part of the required natural light, ventilation or both to an interior space

***Note:*** *Wherever there is conflict between definitions given in these Rules above and the definition given by National Building Code 2005, the definition given in the National Building Code’ 2005 shall prevail. Further where any definition not mentioned above, the meaning as mentioned in the National building Code shall only be applicable*

## **4. APPLICABILITY**

### **4.1. Development and Construction:**

Except and as hereinafter otherwise provided, these rules shall apply to all development, redevelopment, erection and/or re-erection, structural changes of a building, change of user (subject to the condition that there is a deviation from the original approved plan) etc., as well as to the design, construction or reconstruction of, and additions & alterations to a building.

### **4.2. Part construction:**

Where the occupancy of a building is changed except where otherwise specifically stipulated, these rules apply to all parts of the building affected by the change.

### **4.3. Change of Occupancy:**

Where the occupancy of the building is changed except where otherwise specifically stipulated, these rules shall apply to all parts of the building affected the change.

### **4.4. Reconstruction:**

The reconstruction in whole or part of a building which has ceased to exist due to an accidental fire, earth quake, natural collapse or demolition, having been declared unsafe, or which is likely to be demolished.

### **4.5. Exclusion:**

Nothing in these rules shall require the removal, alteration or abandonment or prevent the continuance of the lawfully established use or occupancy of an existing building or its use unless, in the opinion of the Authority, such a building is unsafe or constitutes a hazard to the safety of adjacent property.

## **5. DEVELOPMENT PERMISSION AND COMMENCEMENT CERTIFICATE**

**5.1.** No person shall, on or after these Rules come into force, carry out any development of any land without obtaining permission under these rules. Such permission will not absolve the applicant of his obligation to obtain permissions for development under other applicable laws.

**5.2.** No authority shall grant a permission or No Objection Certificate (NOC) for any development otherwise than in conformity with these Rules.

**5.3.** No development of any land shall be permitted unless the owner undertakes to provide at his own cost infrastructure facilities, such as, roads, water supply, sewage

disposal system, solid waste collection and disposal system, electricity, recreational open space, playground, etc. as, in the opinion of Government, may be reasonably required for the development proposed, and also provide for land required for educational, health and other civic facilities as may be specified by Government.

- 5.4.** Where the Administration decides to provide and/or maintain any of the aforesaid infrastructure facilities and/or for the purpose of widening of roads, laying of sewer lines, drainage lines etc. the owner shall surrender to the Government or any other agency nominated by it, free of cost the land required for such facilities as per the procedure laid in **Annexure 1**.
- 5.5.** No development which is not in conformity with these rules shall be permitted in spite of the fact that, on or prior to coming into force of these Rules, the land was converted (in Revenue records) as non-agricultural land, but in respect of which no valid development permission existed or where no development specified in the N.A. permission was carried out.
- 5.6.** All existing authorized developments which are not in conformity with the use provisions of the Outline Development Plan shall be allowed to continue subject to the condition mention in Clause 5.5 and an authorized permission has been obtained and the construction activity has been undertaken as per the approved plan.
- 5.7.** However, no permission shall be necessary for the following works:
- a) The carryout out of works in compliance with any order or direction made by any authority under any law for the time being in force.
  - b) The carrying out of works by any authority in exercise of its powers under any law for the time being in force.
  - c) The following operation of government whether temporary or permanent which is necessary for the operation, maintenance, development or execution of any of the following services may be exempted from the purview of the bye laws:-
    - i. Railways
    - ii. National Highways;
    - iii. National Waterways;
    - iv. Major ports;
    - v. Airways and aerodromes;
    - vi. Posts and telegraphs, telephones, Wireless, broadcasting etc.
    - vii. Regional grid for electricity;
    - viii. Any other service which the administration may, if it is of opinion that the operation, maintenance, development or execution of such work is

essential to the life of the community, by notification declare to be a service for the purpose of this clause.

**5.8. Necessity of obtaining permission:** No person shall erect or re-erect a building or alter any building or carry out any development or redevelopment, on any plot or land or cause the same to be done without first obtaining separate development permission and a commencement certificate from the Authority or any authorized officer for the said purpose.

**5.9. Permission for temporary construction:**

No temporary construction shall be permitted, without obtaining prior approval of the Authority or any authorized officer for the said purpose who may grant such permissions subject to such conditions as may be deemed necessary.

**5.10. Pre-Code Building Permit:**

If any building permit which has been issued before commencement of the code is not wholly completed within a period of three years from the date of such permit subject to the conditions stipulated at clause 5.5 and 5.6 above, the said permission shall be deemed to have lapsed and fresh permit shall be necessary which shall be in accordance to the land use stipulated in ODP 2031 and in accordance with the provision of this code .

**5.11. Applicability to partially completed works:**

In case of partially completed works, which were started with due permission before the date of enforcement of these rules, the Authority may not necessarily insist on compliance with the provisions of these rules for extending the period of the development permissions, which shall not exceed three years.

## **6. PROCEDURE FOR OBTAINING BUILDING PERMIT AND COMMENCEMENT CERTIFICATE**

**6.1.** No Application for Building permit shall be necessary for the following alterations provided they do not violate any of the provisions regarding general building requirements, structural stability and fire safety requirements specified in these regulations:

- i. providing or closing of a window, door or ventilator not opening towards other's property;
- ii. Providing of intercommunication doors; construction of parapet walls between 1.05m to 1.2m. Height; and boundary walls in accordance with these regulations.

- iii. While washing and painting; replacing fallen bricks, stones, pillars and beams etc.
- iv. Re-tiling and re-terracing; plastering and patch work; flooring:
- v. Construction of chajjas;
- vi. Renewal of roof at the same height;
- vii. Re-construction of portions of buildings damaged by any natural calamity to the same extent as previously approved; and
- viii. Erection and re-erection of internal partitions.

#### **6.2. Notice to erect, re erect or Alter**

Every person who intends to carry out any development work, erect, re-erect, or make material alteration in any place in a building shall give notice in writing to the Authority of said intention in the prescribed form through Building Permission Application Management System (BPAMS) and such notice shall be accompanied by plans and statements as per the checklist along with Form of Supervision as per the format at Annexure 3 along with Undertaking from the Architect and Structural Engineer in the prescribed format at Annexure 4 and 5 and an form of compliance of this regulations in Annexure 6. One set of such plans shall be retained in the office of the authority granting such permission, for record after the issue of permit of refusal and other documents as listed below.

#### **6.3. Copies Plans and Statements:**

Normally, three copies of plans and estimates shall be submitted with the notice. In case of building/schemes, where the clearance is required from agencies like Fire Service etc. additional number of copies of plans as may be required shall be decided by the Authority.

#### **6.4. Information Accompanying Notice:**

The notice shall be accompanied by “the documents” as may be prescribed by the Authority in form of a check list [Refer Annexure 7]

#### **6.5. Coloring notations for plans:**

The plans shall be colored as specified in **Error! Reference source not found.**, and further, the prints of the plans shall be on one side of the paper only.

#### **6.6. Dimensions:** All dimensions shall be indicated in metric units.

**Table 1 : Coloring of Plans:**

S. No.	Item	Site Plan			Building Plan		
		White Plan	Blue Print	Ammonia Print	White Plan	Blue Print	Ammonia Print
1	Plot lines	Thick Black	Thick Black	Thick Black	Thick Black	Thick Black	Thick Black
2	Existing Street	Green	Green	Green	-	-	-
3	Future Street if any	Green Dotted	Green Dotted	Green Dotted	-	-	-
4	Permissible Bldg. Line	Thick dotted black	Thick dotted black	Thick dotted black	-	-	-
5	Open spaces	No colour	No colour	No colour	No colour	No colour	No colour
6	Existing Work	Black outline	White	Blue	Black	White	Blue
7	Work proposed to be demolished	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched
8	Proposed work*	Red filled in	Red	Red	Red	Red	Red
9	Drainage & Sewerage	Red dotted	Red dotted	Red dotted	Red dotted	Red dotted	Red dotted
10	Water Supply work	Black dotted thin	Black dotted thin		Black dotted thin	Black dotted thin	Black dotted thin

\* Note 1: For entirely new construction this need not be done; for extension of an existing work this will apply.

#### **6.7. Key plan (or Location Plan):**

A key plan drawn to scale of not less than 1:4000, shall be submitted along with the applications for a Building Permit and Commencement Certificate showing the boundary locations of the site with respect to neighborhood landmarks.

#### **6.8. Site Plan:**

The site plan sent with an application for permit shall be drawn to a scale of not less than 1:1000 and shall show:

- a) The boundaries, giving the dimensions of the site and of any contiguous land;
- b) The position of the site in relation to neighboring street;
- c) The name of the streets(s) in 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 buildings, and of all other buildings (if any) which the applicant intends to erect upon his contiguous land referred to in (a) in relation to the boundaries of the site and (b) in case where the site has been partitioned the boundaries of the portion in possession of the applicant and also of the portions in possession of others, all adjacent street/s, building (with number of storey and height) and premises within a distance of 30 m. of the site and of the contiguous land (if any) referred to in (a);
- f) 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 referred to in (a);
- g) Space to be left about the building to secure a free circulation of air, admission of light and access for scavenging purposes;
- h) The width of the street (if any) in front of the building, at the side or rear of the building (if any).
- i) The direction of north point relative to the plan of the building(s);
- j) Any existing physical features, such as wells, drains, trees etc.
- k) The ground area of the whole property and the break-up of covered area on each floor with the calculations for percentage covered in each floor in terms of the total area of the plot as required under bye-laws governing the coverage of the area;
- l) Overhead electric supply line, drainage and water supply line;
- m) Such other particulars as may be prescribed by the Authority.

#### **6.9. Building Plan:**

The plans of the buildings, elevations and sections accompanying the notice shall be drawn to a scale of not less than 1:100. The building plan shall:-

- a) Include floor plans of all floors together with the covered area clearly indicating the sizes of rooms and the position and width of staircases, ramps and other exit ways, lift wells, lift machine room and lift pit details. It shall also include ground floor plan as well as basement plans and shall indicate the details of parking space provided around and/or within building also the access ways and the appurtenant open spaces with projections in dotted lines, distance from any building existing on the plot in figured dimensions along with accessory building.



- b) Show the use or occupancy of all parts of the building.
- c) Show exact location of essential services, for example, WC, sink, bath and the like;
- d) Include sectional drawings showing clearly the sizes of the footings, thickness of basement wall, wall construction, size and spacing of framing members, floor slabs and roof slabs with their materials. The section shall indicate the heights of buildings and rooms and also the height of the parapet; and the drainage and the slope of the roof. At least one section should be taken through the staircase provided further that the structural plan giving details of all structural elements and materials used along with structural calculations could be submitted separately but in any circumstances before the issue of the building permit/commencement certificate.
- e) Give dimensions of all doors, windows and ventilators; and calculation at percentage ventilation on each floor.
- f) Show all street elevations;
- g) Give dimensions of the projected portions beyond the permissible building lines, if any.
- h) Include terrace plan indicating the drainage and the slope of the roof.
- i) Give indications of the north point relative to the plan and
- j) Such other particulars as may be prescribed by the Authority.

**6.10. Building plans for multi-storey /special buildings:**

For multi-storey buildings which are more than 15m in height and for special buildings like assembly, Institutional, industrial, storage and hazardous and mixed occupancies with any one of the aforesaid occupancies having area more than 500 sq. metres, the following additional information shall be furnished & indicated in the Building Plan in addition to the items (a) to (j) of regulation 6.10

- a) access to fire appliances /vehicles with details of vehicular turning radius and clear motor able access way around the building;
- b) Size/width of main and alternative staircases along with balcony approach, corridor ventilated lobby approach.
- c) Location and detail of lift enclosures;
- d) Location and size of fire lift;
- e) Smoke stop lobby/door, where provided;
- f) Refuse chutes, refuse chamber, service duct etc.
- g) Vehicular parking spaces;
- h) Refuse area, if any.

- i) Details of Building Services such as Air conditioning system with position of fire dampers, mechanical ventilation system, electrical services, boilers, gas pipes etc.
- j) Details of exits including provisions of ramps etc. for hospitals and special risks;
- k) Location of generator, transformer and switch gear room;
- l) Smoke exhaust system, if any;
- m) Details of fire alarm system net work;
- n) Location of centralized control, connecting all fire alarm system built in fire protection arrangements and public address system etc;
- o) Location and dimensions of static water storage tank and pump room along with fire service inlet or wet-riser and water storage tank.
- p) Location and details of fixed fire protection installations such as sprinklers, wet-risers, hose reels, drenchers, Carbon-dioxide (CO<sub>2</sub>) installation etc. and
- q) Location and details of first aid & fire fighting equipments /installations.

#### **6.11. Service Plan**

Plans, elevations and sections of water supply, sewage and effluent disposal system and details of building services, where required by the Authority, shall be made available on a scale not less than 1:100

#### **6.12. Signing the Plans**

- a) All the plans and statements regarding the proposed work shall be prepared by licensed Architect /Engineer /Structural Engineer /Supervisor as the case may be and shall be signed by the owner/applicant and licensed technical personnel who shall indicate the name, address and license number allotted by the Authority with whom he is registered.
- b) The layout plans or sub-division schemes, shall be prepared and duly signed by a qualified Town Planner who shall be a Member of the Institute of Town Planner, India (ITPI). However this clause may not be applied to manufacturing industrial units.

#### **6.13. Charges for Stacking of Building Materials on Public Roads**

The stacking of building materials, sand debris on public roads, highways shall be prohibited except with special permission of the Authority. Where such permission has been granted, the license fee for depositing building materials and debris on public roads, highways etc. shall be as follows:-

**Table 2 : Charges for stacking building materials on public roads**

(a) For construction of residential Detached building	Rs.5/- per Sq.m of plot size per week.
(b) For construction of housing complex	Rs.10/- per Sq.m of plot size per Week.
(c) For construction of non-residential building	Rs.10/- per Sq.m of plot size per week
(d) For Government /Semi-govt /Public Sector undertakings.	Special rates as notified by the Authority with the approval of the Administrator.

Note: The stacking of materials would be permitted till the completion of the building. If after completion of the building, in the opinion of the Authority certain material have not been cleared or left in stage of causing annoyance or inconvenience, the Authority shall take necessary actions against the owner/applicant and any cost incurred in the removal of such material, which has been carried out by the Authority, shall be recovered from the owner /applicant.

## **7. PROCESSING OF THE DEVELOPMENT PERMISSION APPLICATIONS**

### **7.1. Scrutiny Fee:**

Every application submitted for scrutiny of development proposals submitted by the owner/submission of building plans for approval, scrutiny fee shall be paid by the owner/applicant as indicated below:

- a) For the first submission of building plans/Layout Plans etc. within a period of one year i.e., without extension of time limit, and/or within the extended period, duly granted by the Authority the scrutiny fee payable shall be as follows:
  - i) Upto 1000sq.mt - ₹500/-
  - ii) 1001sq.mt to 2000sq.mt - ₹1000/-
  - iii) >2000sq.mt - ₹1/sq.mt (Rs.One per sq.mt)
- b) Any request /application for re-validation, revision of development proposals, revised building plans/Layout plans etc for approval shall be accompanied by payment of scrutiny fee at the rate of Rs.2/- per Sq.m of proposed built up area and/or total area if it is a layout approval subject to minimum of Rs. 500/- or Rs.1 per sq.mt whichever is higher. Further, if the built up area is more than 100 Sq.m. the amount so calculated of the built up area shall be rounded to next Rs.10/-.

**7.2. Grant of permission of refusal:**

The Authority may either sanction or refuse to sanction the plans and specifications or may sanction them with such modifications or directions as he may deem necessary and thereupon, he shall communicate his decisions to the person giving the notice accordingly in the form as per the Annexure 8 & 9.

*On receipt of the application for Development Permission, the Competent Authority after making such inquiry and clearance from such an expert or a panel of experts whenever considered necessary for the safety of building, as it thinks fit may communicate its decisions granting with or without condition or refusing permission to the applicant as per the provision of the Act.*

**7.2.1. Obtaining a Deemed Building Permit**

For all residential buildings with a plot area of less than 500 Sq.mtrs., which shall be used for his/her bonafide Residential use only, a certificate issued by an “Architect /Civil Engineer on Record” of the Town & Country Planning Department/Planning & Development Authority certifying that the proposed building complies with the Building Byelaws shall be deemed to be a Building Permit granted by the Authority or any authorized officer for the said purpose and shall be referred to in these Building Byelaws as a “Deemed Building Permit (DBP)”. The Architect /Civil Engineer shall submit the copy of the Building Plans etc. and other documents specified in this Rules within a period of seven days a copy to the PDA for record.

**7.2.2. Building Permit to Lapse with Change of Ownership**

If the ownership of a plot changes after the applicant has obtained a Deemed Building Permit (DBP) as per Clause 7.2.1, before the completion of building such a Building Permit shall lapse, regardless of whether building construction has commenced or not. A Revalidated Building Permit shall be obtained as per the procedure specified in Section 7.2.1 above.

**7.2.3. Listing of Architects / Civil Engineers / Town Planners as Architect / Civil Engineer / Town Planner on Record**

The Town & Country Planning Department shall list Architects, Civil Engineers and Town Planners on Record. The applications for listing should be made in the format prescribed in Annexure 22. The Minimum Qualification and Competence of the Architect, Civil Engineers and Town Planners on Record shall be as specified in Annexure 23.

**7.2.4. Responsibilities of Persons on Record**

The responsibilities of Persons on Record shall be as follows:

- i. Verify ownership records of the plot on which building is proposed.

- ii. Certify that the applicant for the Building Permit is the Owner of the plot for which the Building Permit is applied.
- iii. Be the Person on Record responsible for ensuring compliance with all procedural requirements specified in these Building Byelaws.
- iv. Scrutinize and verify the architectural design and specifications of the proposed building
- v. Certify that the architectural design and specification of the proposed building comply with these Building Byelaws.
- vi. Immediately inform the Authority or any authorized officer in writing, if in his opinion, the construction of the building is not being undertaken in accordance with the sanctioned design and specifications.
- vii. Inform the Authority or any authorized officer in writing, within 7 working days, if for any reason he is relieved of his responsibilities as the Architect on Record for the building.
- viii. The Person on Record shall ensure that there is adequate accessibility available to the proposed site and a certificate regarding the same shall be submitted at the time of submitting the records to the competent authority.
- ix. The Person on record shall ensure that the 7/12 extract obtained by the applicant from the Revenue Department shall not be older than thirty days from the date of him/her issuing the Deemed Building Permit.

**7.2.5. Building Permit to Lapse with Change in Persons on Record**

The Architect/Civil Engineer on Record based on whose respective certifications the Building Permit had been issued or granted under Clause 7.2.1, are respectively responsible for ensuring that the construction of the building is in compliance with these Building Byelaws. After the Building Permit is issued or granted and before the completion of building, If any of the Persons on Record is relieved of his responsibility by the Owner, or, relieves himself of responsibility of the building, the Building Permit shall lapse regardless of whether the construction of the building has commenced or not. In such an event a Revalidated Building Permit shall have to be obtained.

**7.2.6. Revocation of Building Permit in case of Misrepresentation and Delisting of Person on Record**

The Authority or any authorized officer may revoke a Building Permit if:

- i. he determines that false statements were made or material facts were misrepresented

- ii. The Person on Record, based on whose certification the Building Permit has been granted is de-listed by the Town & Country Planning Department/ Planning and Development Authority.

**7.3.** In the case of proposals for development work, if in the opinion of the Authority, the layout of plots, or alignment of the street or access way is not adapted to or would detrimentally affect the layout of development of adjoining lands, the Authority shall require the applicant to alter the layout as deemed necessary.

**7.4.** If within ninety days of the receipt of the notice, complete in all respect the Authority fails to intimate in writing to the person who has given the notice his refusal or sanction with or without modifications or direction, the notice with its plans and statements shall be deemed to have been sanctioned, provided that this shall not be construed to authorize any person to do anything on the site of the work in contravention of or against the terms of lease or titles of the land, or against these or any other rules, Bye-laws or ordinance operating on the site of the work.

**7.5.** Once the plans have been scrutinized and objections have been pointed out, the applicant giving notice shall modify the plans to comply with the objections raised and resubmit it. No new objections shall generally be raised when they are resubmitted after compliance of earlier objections. The Authority shall scrutinize the resubmitted plan and if there be further objections, the plan shall be rejected.

**7.6. Duration of Sanction**

The construction permission at the initial stage will be valid for three years from the date of granting the same. The Authority may grant further extension if in his/her opinion it is required. The same extension can be given imposing a fine as prescribed from time to time. The Authority may also revoke any building permit issued under the provisions of the rules, wherever there has been any false statement or any misrepresentation of material fact in the application on which the building permit was based. In the case of revocation of permit based on false statements, misrepresentation of material fact in the application, no compensation would be paid.

## **8. PROCEDURE DURING CONSTRUCTION WORK**

- 8.1.** Neither the grant of permission nor approval of the drawing and specifications nor inspection by the Authority or Officers authorized by him during erection of the building, shall in any way relieve the applicants of such binding from full responsibility for carrying out the work in accordance with the requirements of these rules.
- 8.2.** The Authority/authorized officers shall have the power to carry out inspection of the work at various stages to ascertain whether the work is proceeding as per the provision of sanctioned plan.

## **9. NOTICE FOR COMMENCEMENT OF WORK**

- 9.1.** Within one year from the date of sanction for building permit, the applicant /owner shall commence the work for which the building permit has been awarded. The owner/applicant shall give notice to the Authority of the intention to start work on the building site in the Proforma given in Annexure 10. The applicant/owner shall commence the work within seven days from the date of receipt of such notice by the Authority.
- 9.2.** One copy of the detailed working drawing including structural details based on the approved building plan shall be submitted before 7 days of commencement of the construction work at site for information and record. The applicant will inform the authority the date for commencement of work.

## **10. DOCUMENTS AT SITE**

- 10.1.** Where tests of any material are made to ensure conformity with the requirements of these rules, record of the test data shall be kept available for inspection during the construction of the building and for such period thereafter as required by the Authority.
- 10.2.** The person to whom development permission is issued shall during construction keep at site a certified copy of approved drawings and specifications.

## **11. INTIMATION REGARDING FOUNDATION**

- 11.1.** The owner/Applicant shall intimate in prescribed format given in Annexure 11 duly certified by the Registered Architect and the Structural Engineer to the Authority regarding the depth and level of foundation and the capacity to which the foundation can take the building load. This will be applicable only for High rise and Special buildings.

## **12. CHECKING OF PLINTH COLUMNS UPTO PLINTH LEVEL**

**12.1.** The owner/applicant shall give notice in prescribed format given in Annexure 12 to the Authority after the completion of work up to plinth level with a view to enable the Authority to ensure that the work is carried out in accordance with the sanctioned plans. The Authority or any officer authorized by him shall carry out inspection if required within seven days from the receipt of such notice and give them permission, for carrying out further construction work as per sanctioned plans in prescribed format given in Annexure 13. However, if the applicant fails to obtain the plinth certificate and if it is found at a later stage that the construction undertaken is in violation of the plans approved or in total contravention to the DC Rules, it shall be the sole responsibility of the owner/applicant who has undertaken the work for any consequential events in this regard.

**12.2.** In case the building is constructed on stilt, it shall have enough shear walls of required dimensions and strength in the stilted storey so as to ensure almost equal (with variation between + or – 10%) lateral stiffness along both axes to that of the upper floor (including the stiffness contributed by in-fill walls).

## **13. DEVIATION DURING CONSTRUCTION**

**13.1.** If during the construction of building, any departure of substantial nature from the sanctioned plans is intended by way of internal or external additions, which violate any provisions regarding general building requirements, structural stability and fire safety requirements of the bye-laws, revised sanction of the Authority shall be obtained. A revised plan showing the deviations shall be submitted and the procedure laid down for the original plans hereto before shall apply to all such amended plans.

## **14. COMPLETION CERTIFICATE**

**14.1.** The owner/applicant, through his licensed architect, engineer, supervisor, as the case may be who has supervised the construction, shall give notice to the Authority, regarding completion of work described in the building permit. The completion certificate shall be submitted in the Format given in Annexure 14 along with the documents required as per the checklist mentioned in Annexure 7. The application should also be accompanied by a Structural Stability Certificate from the licensed Structural Engineer as per the format at Annexure 15.

## **15. OCCUPANCY CERTIFICATE**

**15.1.** On receipt of the acceptance of the Architect's Completion Certificate, the Authority or his authorized officer shall inspect the work and sanction or refuse the occupancy certificate, in the Proforma given in Annexure 16, within thirty (30) days from the



date of receipt of completion certificate after which period it shall be deemed to have been granted by the Authority for occupation, provided the building has been constructed as per sanctioned plans and it is ensured that temporary structures erected during construction stages are removed. Where the occupancy certificate is refused, the various reasons shall be quoted for rejecting at the first instance itself. The Occupancy will be granted only if the applicant satisfies the following criteria.

- i. All temporary structures erected at the time of construction have been removed;
- ii. The debris such as sand, stones, bricks, other materials etc. are removed completely and there is a free movement space particularly on the marginal open spaces;
- iii. A box culvert at the entry and exit is provided adequately, thereby there is no obstruction to the road side drainage;

The above criteria are over and above those conditions imposed in the NA order and the Construction Permission order which also has to be complied before Occupancy Certificate (OC) is granted.

## **16. PART OCCUPANCY CERTIFICATE**

**16.1.** Upon the request of the owner/applicant of the building permit, the Authority may issue a part-occupancy certificate for a building or part thereof, before completion of the entire work as per building permit provided sufficient precautionary measures are taken by the owner/applicant of the building permit to ensure public and health safety. Further the part of the building for which part-occupancy certificate is applied for shall be complete and conform to all requirements of the Regulations provided the following conditions are fulfilled:

- i. There should not be any deviation from the approved plan on the other buildings that are under construction;
- ii. The portion where Part – OC (Occupancy Certificate) is being obtained must be free from any obstructions etc. which may be a hindrance to the use of the said part –building and would also pose a danger to the occupants of the part – building

The part occupancy certificate shall be given by Authority subject to the owner/applicant indemnifying the Authority on stamp paper of Rs 20/- as per the Performa given in Annexure 17. The competent authority can at any time withdraw the Occupancy /Part-Occupancy if any deviation is found and /or any unauthorized construction has been carried out without a valid permission to do so.

## **17.AMENDMENTS /MODIFICATIONS**

- 17.1.** Except where same are prescribed in these Rules, the Authority may from time to time add it alter or amend appendices with the approval of the Administrator.

## **18. INSPECTION**

- 18.1.** Inspection at various stage- The Authority or the officer authorized may at any time during erection of building or execution of any work or development, make an inspection there of without giving previous notice of his intention to do so.

## **19. UNSAFE BUILDING**

- 19.1.** All unsafe buildings shall be considered to constitute a danger to public safety, hygiene and sanitation and shall be restored by repairs or demolished or dealt with as otherwise directed by the Authority.

### **19.2. Dangerous Structures:**

If it shall at any time appears to the Authority that any structure (including under this expression any building, wall or other structure and anything affixed to or projecting from any building, wall or other structure) is in a various condition, or likely to fall, or in any way dangerous to any person occupying resorting to or passing by such structure or any other structure or place in the neighbourhood thereof, the Authority may by written notice, require the owner or occupier of such structure to pull down, secure or repair such structure, and to prevent all cause of danger there from. The Authority may also if he thinks fit, require the said owner or occupier, by the said notice, either forthwith or before proceeding to pull down, secure or repair the said structure, to set up a proper and sufficient hoard or fence for the protection of passers-by and other persons, with a convenient platform and hand-rail, if there be room enough for the same and the Authority shall think the same desirable, to serve as a footway for passengers outside of such hoard of fence.

## **20. UNAUTHORISED DEVELOPMENT**

- 20.1.** In case of works unlawfully carried out and if the Authority and / or his authorized officer is fully satisfied that the erection of any building or the execution of any such work is unlawful and/or unauthorized without a valid permission or is in violation of the sanctioned plan, from the Competent Authority may by written notice require the person erecting such building or executing such work to stop such erection or work within the period not exceeding three days from the date of receipt of such notice.

(Receipt means dispatch of notice either by person or through post or pasting at the site of the construction.)

**20.2.** If the erection of work is not stopped within the period specified in the notice given under section 20.1, the Authority and / or his authorized officer may direct that any person directing or carrying on such erection or work shall be removed by any officer of Authority or by police officer or any officer authorized by the Authority from that place where the work is being carried out.

**20.3.** After the notice under the section 20.1 is issued for unauthorized construction, the Authority and / or his authorized officer may take suitable action which may include sealing of the unauthorized buildings, demolition of unauthorized buildings or suitably fine as prescribed in Annexure 18.

**20.4. Power to seal / demolition unauthorized constructions:**

- (1) It shall be lawful for the Authority and / or his authorized officer, at any time, before or after issuing notice under Section 20.1 above, to make an order of sealing / demolition of the unauthorized building in the manner prescribed by the Authority.
- (2) No person shall remove such seal except –
  - (a) Under an order made by the Chairman, DNHPDA under sub-section (1); or
  - (b) Under an order of an Appellate Tribunal or the Administrator, made in an appeal as per the provisions of Section 51 to Section 54 of the Town and Country Planning Act of Dadra & Nagar Haveli.

## **21. ARCHITECTURAL CONTROL**

For the buildings coming up in the important areas or fronting on major roads more than 30m in width or streets or in the case of important monumental buildings or in the proximity to buildings of historical importance; the building schemes may be cleared from the architectural aesthetics point of view. The Authority shall have powers to frame suitable rules for ensuring the above with the approval of the Administrator. For this the Authority may seek the following information through detailed drawings or models showing the exterior of the building indicating the details on the following:-

- i. Projections, architraves on windows, doors and other openings, weather frames, sub-breakers; galleries, balconies, porches;
- ii. Exterior material/finishes used with texture;
- iii. Stair rooms and such other constructions on the top of the building which affect the sky line; and

- iv. Details of gates and boundary walls.

## **22. ADDITION TO EXISTING STRUCTURES:**

**22.1.** The addition to any existing building or structure shall satisfy the following provision. An addition that is not structurally independent from an existing structure shall be designed and constructed such that the entire structure conforms to the seismic force resistance requirement for new structures unless the following three conditions are complied with:

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

## PART II - ZONING & PLANNING REGULATIONS

### 23. LAND USE ZONES

**23.1.** The District of Dadra & Nagar Haveli has been divided into the following land use zones as defined in the Outline Development Plan for Dadra & Nagar Haveli 2021.

**Table 3: Landuse Zones as per Outline Development Plan 2021**

1	Residential Zone	R
2.	Residential - cum – Commercial Zone	R/C
3.	Commercial Zone	C
4.	Public & Semi Public Zone	PSP
5.	General Industries Zone	I1
6.	Special Industries Zone	I2
7.	Recreation & Tourism Zone	RTZ
8.	Recreation & Tourism Zone - Playgrounds	RTZ / PD
9.	Green Zone - 1	G1
10.	Green Zone - 2	G2
11	Forest Zone	F

### 24. PERMISSIBLE USES/ACTIVITIES IN VARIOUS ZONES

#### 24.1. Residential Zones (R)

**24.1.1. The following uses only shall be permitted in the R Zone abutting on a Road which is 12mts and below and in accordance with rules prescribed in Clause 25**

- (i) Residences and Customary home occupation i.e. occupations carried out by the members of the family without employing any other person whatsoever which shall be allowed only in one room of the apartment subject to the condition that it is not a nuisance to any neighbors
- (ii) Public Parks or Private Parks which are not utilized for business purposes;
- (iii) Bus shelters, trolley bus shelters, Railway Station and Taxi stands.
- (iv) Club Houses/ Marriage Halls/ Temple shall be permitted only in group housing societies which is not conducted as a business and is restricted to 5% of the total Built Up area which should be a separate designated space within the layout.

- 24.1.1A Any schools, dispensaries, Hospitals, Service Stations and Petrol Pump can be allowed subject to those land abutting 18mts road and above. the height of such institutions shall be governed as if it is as commercial building except for Service Stations and Petrol Pumps.

**24.2. Residential cum Commercial Zones (R+C)**

**24.2.1. The following uses shall be permitted in the Residential cum Commercial Zone abutting on a Road which is more than 12mts and in accordance to the Clause 25**

- (i) Residences and Customary home occupation i.e. occupations carried out by the members of the family without employing any other person whatsoever which shall be allowed only in one room of the apartment subject to the condition that it is not a nuisance to any neighbors
- (ii) Public Parks or Private Parks which are not utilized for business purposes;
- (iii) Bus shelters, trolley bus shelters, Railway Station and Taxi stands.
- (iv) All retail commercial activity shall be allowed on the ground floor and first floor only on those structures which are abutting the public road subject to the condition that the entrance to the residential users is separately provided and without any conflict to the commercial use on the ground and first floor
- (v) Club Houses/ Marriage Halls/ Temple shall be permitted only in group housing societies which is not conducted as a business and is restricted to 5% of the total Built Up area which should be a separate designated space within the layout.

- 24.2.1A Any schools, dispensaries, Hospitals, Service Stations and Petrol Pump can be allowed subject to those land abutting 18mts road and above. the height of such institutions shall be governed as if it is as commercial building except for Service Stations and Petrol Pumps.

**24.3. Commercial Zones (C)**

**24.3.1. The following uses shall be permitted in Commercial Zone (C) abutting on a Road which is 18mts and above in accordance to the Clause 25.1**

- (i) Assembly buildings
- (ii) Business buildings
- (iii) Mercantile (Retail/Wholesale) buildings
- (iv) Service Industry Class “A” as secondary land use to business and/or Mercantile land use

- (v) Service Industry Class “B” in an exclusive area developed or proposed to be developed for this purpose
- (vi) Information Technology building
- (vii) Bio Technology building
- (viii) Nano Technology building
- (ix) Institutional Buildings

#### **24.4. Public Semi Public Zones (PSP)**

24.4.1. The following uses shall be permitted in **Public/Semi Public Zone (PSP) abutting on a Road which is 18mts and above in accordance to the Clause 25.1**

- (i) Offices of Government, Semi Government and Public sector undertakings (can also be allowed in 12mts Road)
- (ii) Institutional Buildings such as Educational, Health, Social facilities, Community facilities etc.(Undertaken by the Government only shall be allowed in 12mts Road)
- (iii) Professional Offices,
- (iv) Restaurants/Eating houses/Cafeteria, Retail stores/shops like stationery, communication centre like cyber café, photocopying, scanning shops etc shall be allowed as part of any buildings mentioned above subject to only 15% of the total built up area is allowed for such purpose.
- (v) Public amenities like Bus Terminus, Police stations, Fire station, Post Office, Public Toilets and other utility buildings and structures such as ETP, CETP, Power Substations etc.

#### **24.5. Industry Zone (I1)**

24.5.1. **General Industries Zone (I1) abutting on a Road which is 18mts and above in accordance to the Clause 25**

The following uses shall be permitted in General Industries Zone

- (i) All industries which are permitted by the prescribed rules of DNH PCC.
- (ii) Service Industry class ‘A’ and class ‘B’
- (iii) Information Technology
- (iv) Bio Technology
- (v) Nano Technology
- (vi) Storage facilities. Storage for Hazardous/ Toxic/ Non Obnoxious etc shall be permitted only after the NOC from the DNH PCC
- (vii) Business & Mercantile use as ancillary use subject to other restrictions as can be imposed by the Authority from time to time

**24.5.2. Special Industries Zone (I2) abutting on a Road which is 18mts and above in accordance to the Clause 25.1**

The following activities shall be permitted in Special Industries Zone

- (i) Special Economic Zone (SEZ)
- (ii) Software Technology Park (STP)
- (iii) Biotechnology Park
- (iv) Apparel and Textile parks
- (v) Free Trade and Warehousing Zone (FTWZ)
- (vi) Media Park

The minimum area for such uses shall be prescribed or shall be as per the direction guidelines issued by the Govt. of India in this regard.

**24.6. Recreation Tourism Zone (RTZ) and Recreation Tourism- Play Ground (RTZ-PD) zone**

**24.6.1. The Activities which shall be permitted in Recreational & Tourism Development Zone (RTZ) and RTZ-PD shall be as follows and in accordance to the Clause 25**

In Places of recreational and tourism value as shall be specifically prescribed by the UT Administration such as:

- (i) Forts;
  - (ii) Archaeological and historical monuments;
  - (iii) Major religious places;
  - (iv) Objects, features, structures and places of architectural, natural and scientific interest, and educational value;
- a. There shall be a belt of 100 meters around the places mentioned above (i) to (iv) but excluding existing Gaothan
- b. The following developments shall be permitted in the lands situated in RTZ and RTZ-PD Zone.
- (i) Hotel, holiday resorts, holiday homes, club houses; (As per Annexure 24)
  - (ii) Religious places and allied activities;
  - (iii) Parks, gardens, playfields, golf course, camping grounds, and swimming pools, facilities related to water sports, racecourses, amusement parks, and theme parks;
  - (iv) Botanical and zoological gardens;
  - (v) Temporary constructions for limited period, such as, during fairs, ceremonies, etc.;
- c. The following developments shall also be permitted in the lands situated in RTZ – PD zone.



- (i) Playfields, golf course, stadiums, swimming pools, facilities related to water sports,
- (ii) Structures for Pavilions, Gymnasium, club houses and other structures for the purpose of sports and recreation activities with built up area not exceeding 15% of the total plot area and plinth area not exceeding 10% of the total plot area

## **24.7. Green Zone (G1 and G2)**

### **24.7.1. Green Zone (G1 and G2) in accordance to the Clause 25**

### **24.7.2. Use provisions in G1 Zone**

In the lands designated as G-1 zone, the following uses may be permitted (except the areas declared as “Prohibited Areas” as per the notification no.ADM/LAW/DMG/387 (13)/78 dated June 18, 1980);.and subject to specific conditions mentioned

- (i) All the uses permissible in RTZ and RTZ-PD Zone
- (ii) Agriculture and allied activities such as, poultry farms, dairies;
- (iii) Farm Building or Houses as defined in Section 3.13.6 for bonafide use as per the details in Table 4.
- (iv) Facilities for processing and disposal of dead bodies;
- (v) Fish farms, fish drying, storage of boats servicing and repair of boats;
- (vi) Educational, research institutions and specialized medical facilities with a minimum area of 3 Ha or more shall be allowed subject to submission of a detail project report indicating the following;
  - a) Details of structures to be constructed;
  - b) Infrastructures provisions such as water supply, sewerage, garbage disposal, rain water harvesting, power etc.
  - c) Time frame for completing the project which shall however not exceed more than 5 years
- (vii) Public amenities like Bus Terminus, Police Stations, Fire Stations, Post Office, Public Toilets and other utility buildings and structures such as ETP, CETP, Substations etc.

**Table 4 : Parameters for construction of Farm Buildings**

<b>Holding size (Sq M)</b>	<b>Built up area in%</b>	<b>No. of Storey</b>
4400	10 not exceeding	G+1
4400 to 10,000	7.5 subject to a maximum of 540 sq mtrs .	G+1
>10,000	5 subject to a maximum of 640 sq.mtrs.	G+1

Note: The built up area at no time should reduce the minimum economic holding size

#### **24.7.3. Use provisions in G2 zone**

The G2 zone is being developed for tourism value specifically for the well being of the local tribal population. For promotion of tourism in this zone particularly in areas of Amboli, Dudhni, Kilwani, Mandoni, and Randha Patelads the uses permissible in this zone shall be allowed in a road which is 12mt and above also with a minimum area of 1.00 Ha . Thus the following use may be permissible in G2 zone:

- a. All the uses permissible in RTZ and RTZ-PD Zone
- b. Swimming pools, facilities related to water sports & Water based recreation;
- c. Nurseries and green houses;
- d. Temples
- e. Social Forestry

#### **24.8. FOREST ZONE (F-Zone)**

Any development within the Forest Zone shall be governed by the concerned Forest Acts and subject to the permission granted by the concerned authority/ Govt. of India. This ODP 2021 and the DC Rules thereof shall not be applicable for area within the forest zone.

#### **24.9. DEVELOPMENT ALONG HIGHWAYS**

No direct access from the Express/ National/ State Highways shall be permitted except for petrol pump, truck terminals; police check post and toll station. The access control for all other uses shall be governed by an appropriate service road of not less than of 9 m for the State Highway and as per any rules governed by IRC guidelines. The service roads can become part of the 45mts ROW in highways. As far as National highways and Express way is concerned, it shall be governed by the rules prescribed by the National Highway Authority of India (NHAI)

#### **24.10. DEVELOPMENT ALONG WATER COURSES**

- 24.10.1. No development whatsoever, whether by filling or otherwise shall be carried out within 15 m on either side of the bank of river, its tributary/distributary or as prescribed by any other order/modification of any authority board /government under this jurisdiction, whichever is higher. Where there is no river /distributary /tributary, a distance of minimum 6.0 m or as prescribed in the marginal open space and/or any other order/notification of any authority /board /government under this jurisdiction, whichever is higher has to be

maintained from the bank of canals, rivulet natural course of water, kotar (Perennial or Non-perennial), nallahs, etc.

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

#### **24.11. LAND USE ZONING IN HAZARD PRONE AREAS**

In Natural Hazard prone areas namely the earthquake prone zones as per IS: 1893, the cyclone prone areas as per IS: 875 (Part-3-1987) (or latest edition as applicable from time to time) and flood prone areas as per the Flood Atlas prepared by the Central Water Commission and/or the flood departments of the State/UT, the development shall be regulated to ensure special protection from hazards for any type of development irrespective of use zone. Whereas the hazard prone areas identified as per the Vulnerability Atlas of India-1997 prepared by Govt. of India or as may be prepared by UT Administration from time to time shall be used for such regulations.

#### **24.12. CHANGE IN LAND USE PERTAINING TO NON-CONFLICTING USES**

The proposals for change in landuse pertaining to non-conflicting uses with particular reference to Commercial to Industrial and Industrial to Commercial only. The proposal for change in landuse shall be allowed by the Authority only under exceptional circumstances on case to case basis subject to the following conditions.

- a) The land for which the change is proposed should be ensconced by the propose landuse on at least three sides;
- b) The proposed land of an applicant shall be contiguous to the existing land of the applicant and the use of the existing land should not conflict to the proposed landuse;
- c) The applicant shall pay double the amount of the development charges on the land proposed for such change.

## 25. FLOOR SPACE INDEX (FSI) / FLOOR AREA RATIO (FAR), AND VOLUME TO PLOT AREA RATIO (VPR)

**25.1.** The maximum permissible Floor Space Index and Volume to Plot Area ratio shall be in relation to land-use zone/activity; as stipulated below in Table no 5. Uniform FAR shall be allowed as per existing DCR following conditions:

**Table 5 : Permissible Floor Space Index (FSI)**

Sr .	Land-use Zone Activity	Maximum Permissible FSI			Remarks
		Road 12mts & below	Road more than 12mts to less than 18mts	Road 18mts & more	
1.	Residential (R Zone)	1.2	2.0		1. High Rise Buildings beyond 15mts shall be applicable only in SMC, Samrvarni, Rakholi and Dadra Patelads and Narloi and Athal villages. 2. In all other areas irrespective of the road width, FSI shall be 1.2 only with a height not exceeding 15mts.
2.	Residential Cum Commercial	NA	2.0  1.2		1. High Rise Buildings beyond 15mts shall be applicable only in SMC, Samrvarni, Rakholi and Dadra Patelads and Narloi and Athal villages. 2. In all other areas irrespective of the road width, FSI shall be 1.2 only with a height not exceeding 15mts.
3.	Public & Semi Public	1.2	2.0  1.2		1. High Rise Buildings beyond 15mts shall be applicable only in SMC, Samrvarni, Rakholi and Dadra Patelads and Narloi and Athal villages. 2. In all other areas irrespective of the road width, FSI shall be 1.2 only with a height not exceeding 15mts
4.	Commercial Zone			2.0	1. High Rise Buildings beyond 15mts shall be applicable only in SMC,

Sr .	Land-use Zone Activity	Maximum Permissible FSI			
		Road 12mts & below	Road more than 12mts to less than 18mts	Road 18mts & more	Remarks
	a. Assembly b. Business & Mercantile c. IT/BT/NT  d. Service Industry Class 'A' & Class 'B'	NA	NA	1.2	Samrvarni, Rakholi and Dadra Patelads and Narloi and Athal villages. 2. In all other areas irrespective of the road width, FSI shall be 1.2 only with a height not exceeding 15mts
5.	General Industrial Zone a. Industrial			1.0	High Rise Buildings beyond 15mts shall be applicable only in SMC, Samrvarni, Rakholi and Dadra Patelads and Narloi and Athal villages.
	b. Service Industry Class 'A' & 'B'			0.5	
	c. Storage			1.0	
	d. IT/BT/NT			2.0	
	e. Business & Mercantile			2.0	
6.	Special Industrial Zone a. All users except otherwise	NA	NA	1	

Sr .	Land-use Zone Activity	Maximum Permissible FSI			
		Road 12mts & below	Road more than 12mts to less than 18mts	Road 18mts & more	Remarks
	specified elsewhere in these regulations b. Storage				
7.	Recreational & Tourism a. All Permissible Users	NA	0.5		
8.	Green Zone – G1 & G2 a. All Permissible Users		0.5		

**Note:**

- i For the purpose of computation of FSI the net plot area shall be considered for all land-uses (The area under road widening shall be deducted from the total plot area and the FSI shall be considered only for the net area as indicated above. The applicant can claim for additional FSI/ Compensation/ DR as per his choice at the time of actual acquisition).
- ii The Development Right can be availed by any person if any of his land is required for public purpose, the applicant shall surrender the land to the Government and in lieu of which the Authority may grant additional FSI. This additional FSI shall be to the total Net Area and the owner of the land can utilize the same in his own adjacent land.
- iii Further if the owner does not have sufficient land adjoining, then he is at liberty to utilize the FSI in any of his own land within the same village only.

## 25.2. Exemption from computations of FSI/FAR

25.2.1. The following shall not be counted towards computation of FSI

- a) All covered areas used as stilt parking without servicing and repairing activity.
- b) Facilities required for fire and life safety, as under
  - i. Fire escape staircase
  - ii. Fire lifts excluding lobbies
  - iii. Lift lobbies in case of fire tower (fire tower as per NBC 2005)
  - iv. Refuge areas
  - v. Fire escape passages/ Fire balconies
  - vi. Fire control rooms

25.2.2. In additions to above the following shall be exempted from the computation of FSI,.

- i. A two level basement or cellar used as a parking space or AC Plant room
- ii. An area under a building constructed on a stilt which is used as parking space or recreational space with a maximum height not exceeding 2.7 metres from finished floor level to bottom of the beam provided where there are no side walls on three or more sides of such a space.
- iii. An area of upto 5% of the floor area of the said building shall be allowed for drivers rest room in the stilt portion in high rise residential buildings;
- iv. Any floor area of a building which is used as parking space at one or more levels.
- v. Electric cabin or sub-stations, Watchmen's Booth, Pump House.
- vi. Staircase room and/or lift rooms above the top-most storey or in the basement, architectural feature like dome etc.
- vii. Chimneys and elevated tanks of dimensions as permissible under these Regulations.
- viii. Service Passages/corridors along the external face of the industrial and service industrial building to the extent of 10% of built up area of the respective floor.
- ix. Cut off floor
- x. Lifts and lobbies in front of lifts to the extent of 1.5 times the depth of lift well and width equal to the width of lift well

- xi. Association/Society office-cum-letter box room in Residential, Shopping-cum Residential, Business, Mercantile & Flatted factories shall be as per the following norms :
- xii. Areas covered by service duct, pump rooms, electric substations, niches upto 1m depth below window sill, staircase, passage, balcony 1.20mt width.

**Table 6 : Built-up Area for Association/ Society-cum-letter box room/Watchman Cabin**

Sr. No.	Details	Area
i	Up to 16 units	20 Sq.m
ii	17 to 150 units	25 Sq.m
iii	More than 150 units	30 Sq.m

**Note:** The built-up areas mentioned above are inclusive of Toilet facility.

- xiii. Watchman cabin / Booth and watch towers
- xiv. Any covered antenna/dish antenna/communication tower used for telecom or IT purposes.
- xv. Any semi-permanent structure up to 20 Sq.m of built up area for installation of telephone connectors/concentrators in case of applicants who would provide suitable proof of being authorized by the Department of Telecommunications, Govt. of India, for setting up of cellular mobile telecommunication system.
- xvi. Refuge Area as stipulated under Fire Protection Regulations in Part III, Regulation .No. 40.8
- xvii. Refuse Chute.
- xviii. One service floor (except in residential buildings), with height below the soffit of a beam not exceeding 1.5m Special permission of PDA is required for more than one service floor.
- xix. Area used for installations of Air Handling Unit (AHU).
- xx. Fitness Centre : as per following norms:  
In every residential building constructed or proposed to be constructed for quarters for industrial workers or for the use of a Co-operative Housing Society or an Apartment Owners Association; a fitness centre will be permitted subject to following conditions:



- a. The area of such centre shall be equivalent to 2 (two) percent of the total area of the building, However it shall not be less than 20 Sq.m and more than 200 Sq.m
  - b. The centre shall not be used for any purpose other than for fitness centre facilities.
  - c. The fitness centre activities shall be confined only to the members of the concerned housing society specified above.
  - d. The ownership of the structure for fitness centre shall vest with the concerned society or association.
- xxi. Other ancillary structures/activities permitted in marginal open spaces, as specified in Clause No. 28.3 of these Regulations.

## **26. DEVELOPMENT RIGHTS (DR)**

**26.1.** The Authority may permit development potential of land, reserved for road widening or for construction of new road in the ODP of DNH area, to be separated from the land itself and to be made available to the owner of land as Development Rights (DR) in the form of Floor Space Index (FSI), provided the owner is prepared to surrender such area for road widening / new road/ any other infrastructure need for the Government without claiming any compensation for the land. The owner may use the said DR / FSI himself for use on any other land within the same village / town, subject to maximum 40% additional FSI over and above the base FSI as prescribed in this regulations.

- Development Rights (DR) shall apply to cases, where a private land is required for any road widening/ new road formation as proposed in the ODP/ Regional Plan,
- Any traffic and transport infrastructure development such as bus stops/stands etc.
- Any urban infrastructure development such as water supply, sewerage, drainage, electricity, education, health, notified by the Administration of DNH or Government Agency or any local body.
- These rights may be made available and be subject to the regulations given in Annexure 1.

## **27. OPEN SPACES AROUND BUILDINGS, GROUND COVERAGE & HEIGHT RESTRICTIONS**

**27.1.** The minimum front side and rear open spaces along with ground coverage, building height shall be as per Table 7 to Table 12 below

**Table 7: Marginal Open Spaces along with Ground Coverage, FSI and Building Height for Residential**

Sr. No.	Land Use Zone	Minimum Plot Area in Sq.m	Minimum Set Backs (in Meters)			Maximum Height (in meters)	Maximum Permissible Ground Coverage (%)	Maximum Number of Stories	Minimum width of Plot (in Mt.)
			Front	Rear	Side				
1.	Residential Zone – R	Up to 50	1.00	1.50	NIL	10.00	70	G+2	3.00
2.		51 to 100	1.25	2.25	Nil	10.00	65	G+2	5.00
3.		100 to 200	2.50	3.00	Nil	10.00	60	G+2	7.00
4.		200 to 400	3.00	3.00	1.50	10.00	50	G+2	10.00
5.		400 to 600	4.00	3.00	2.25	13.50	40	G+2	12.00
6.		600 to 1000	6.00	3.00	4.00	15.00	33	G+3	15.00
		Above 1000	6.00	6.00	6.00	15.00	33	G+3	20.00
7	Group Housing/ Society	Above 2000	9.00	6.00	6.00	15.00	33	G+3	20.00
8	High Rise Building	All Plots/S.Nos abutting 18mt and above Public Road	9.00	8.00	8.00	27mt without stilt but with mandatory basement or 30mt with stilt	33	G+9	20.00

Note: 1. High Rise Building shall be allowed only in those plots which are abutting a Right of way of 18mtrs or more with a maximum height upto 27mts without stilts but with mandatory basement, or 30mts with stilts and upto a maximum nine floors.

2. High Rise Buildings beyond 15mts shall be applicable only in SMC, Samrvarni, Rakholi and Dadra Patelads and Naroli and Athal villages.

**Table 8: Marginal Open Spaces along with Ground Coverage, FSI and Building Height for Residential cum Commercial**

Sr. No.	Land Use Zone	Tenement Density	Minimum Plot Area in Sq.m	Minimum Set Backs (in Meters)			Maximum Height (in meters)	Maximum Permissible Ground Coverage (%)	Maximum Number of Stories	Minimum width of Plot (in Mt.)
				Front	Rear	Side				
1.	Residential + Commercial	(a) Residential Business and Mercantile	500 to 1000	6.00	4.00	4.00	15.00	33	G+3	15.00
2.			Above 1000 to 2000	6.00	5.00	5.00	15.00	33	G+3	20.00
3.			Above 2000 to 4000	9.00	6.00	6.00	15.00	33	G+3	25.00
4.			Above 4000	9.00	6.00	6.00	15.00	33	G+3	30.00
5.		High Rise Building	All Plots/S.Nos abutting 18mt and above Public Road	9.00	8.00	8.00	27mt without stilt but with mandatory basement or 30mt with stilt	33	G+9	30

Note: High Rise Building shall be allowed only in those plots which are abutting a Right of way of 18mts or more with a maximum height upto 27mts without stilts but with mandatory basement, or 30mts with stilts and upto a maximum nine floors.

2.High Rise Buildings beyond 15mts shall be applicable only in SMC, Samrvarni, Rakholi and Dadra Patelads and Naroli and Athal villages.

**Table 9: Marginal Open Spaces along with Ground Coverage, FSI and Building Height for PSP**

Sr. No.	Land Use Zone	Minimum Plot Area in Sq.m	Minimum Set Backs (in Meters)			Maximum Height (in meters)	Maximum Permissible Ground Coverage (%)	Maximum Number of Stories	Minimum width of Plot (in Mt.)
			Front	Rear	Side				
1.	Public and Semi public	Upto 2000	6	5.00	5.00	15.00	33	G+3	20.00
2.		Above 2000 to 4000	9	6.00	6.00	15.00	33	G+3	25.00
3.		above 4000	9	7.00	7.00	15.00	33	G+3	30.00
4.		High Rise Building- All Plots/S.Nos abutting 18mt and above Public Road	9.00	8.00	8.00	27mt without stilt but with mandatory basement or 30mt with stilt	33	G+9	30

Note: High Rise Building shall be allowed only in those plots which are abutting a Right of way of 18mtrs or more with a maximum height upto 27mts without stilts but with mandatory basement, or 30mts with stilts and upto a maximum nine floors.

2.High Rise Buildings beyond 15mts shall be applicable only in SMC, Samrvarni, Rakholi and Dadra Patelads and Naroli and Athal villages.

**Table 10: Marginal Open Spaces along with Ground Coverage, FSI and Building Height for Commercial**

Sr. No.	Land Use Zone	Landuse Zone Activity	Minimum Plot Area in Sq.m	Minimum Set Backs (in Meters)			Maximum Height (in meters)	Maximum Permissible Ground Coverage (%)	Maximum Number of Stories	Minimum width of Plot (in Mt.)
				Front	Rear	Side				
1.	Commercial Zone. All Commercial lands shall be allowed abutting 18mt and above road	(a) Assembly	1000 to 2000	9	5.00	5.00	15.00	33	G+3	20.00
2.			Above 2000 to 4000	9	6.00	6.00	15.00	33	G+3	25.00
3.			above 4000	9	7.00	7.00	15.00	33	G+3	30.00
4.			High Rise Building	9	8.00	8.00	27mt without stilt but with mandatory basement or 30mt with stilt	33	G+9	30
5		(b) Business Mercantile	1000 to 2000	9	5.00	5.00	15.00	33	G+3	20.00
6			Above 2000 to 4000	9	6.00	6.00	15.00	33	G+3	25.00

7			above 4000	9	7.00	7.00	15.00	33	G+3	30.00
8			High Rise Building	9	8.00	8.00	27mt without stilt but with mandatory basement or 30mt with stilt	33	G+9	30

Note: 1.High Rise Building shall be allowed only in those plots which are abutting a Right of way of 18mtrs or more with a maximum height upto 27mts without stilts but with mandatory basement, or 30mts with stilts and upto a maximum nine floors.

2.High Rise Buildings beyond 15mts shall be applicable only in SMC, Samrvarni, Rakholi and Dadra Patelads and Naroli and Athal villages.

**Table 11: Marginal Open Spaces along with Ground Coverage, FSI and Building Height for General Industrial Zone (I1)**

Sr. No.	Land Use Zone	Landuse Zone Activity	Minimum Plot Area in Sq.m	Minimum Set Backs (in Meters)			Maximum Height (in meters)	Maximum Permissible Ground Coverage (%)	Maximum Number of Stories	Minimum width of Plot (in Mt.)
				Front	Rear	Side				
1	General Industrial Zone. All Plots/S.Nos abutting 18mt and above Public Road	(a) Individual Shops for industrial goods and services	200-400	3.00	3.00	3.00	10.00	33	G+2	9.00
2			Above 400- 600	3.00	3.00	3.00	10.00	33	G+2	12.00
3			Above 600- 800	4.00	3.00	3.00	13.50	40	G+3	15.00
1.		(b) Industrial	800 to 2000	3.00	3.00	3.00	15.00	50	G+2	25.00
2.			2001 to 5000	5.00	5.00	5.00	15.00	50	G+2	35.00
3.			5001 to 10000	9.00	9.00	9.00	15.00	50	G+2	50.00
4.			Above 10000	12.00	12.00	12.00	15.00	40	G+2	50.00
5		(c) IT/BT/NT	1000 to 2000	9	5.00	5.00	15.00	33	G+3	20.00
6			2001 to 4000	9	6.00	6.00	15.00	33	G+3	25.00
7			above 4001	9	7.00	7.00	15.00	33	G+3	30.00
8			High Rise Building	9	9.00	9.00	27mt without stilt but with	33	G+9	30.00

						mandator y basement or 30mt with stilt			
9		200 to 400	3	3.00	3.00	10.00	25	G+1	9.0
10	(d) Service Industry Class 'A' & Class 'B'	401 to 600	3	3.00	3.00	10.00	25	G+1	12.00
11		601 to 800	4	3.00	3.00	10.00	25	G+1	15.00
12		801 to 2000	4	3.00	3.00	10.00	25	G+1	25.00
13		Above 2001	5	5.00	5.00	10.00	25	G+1	35.00
14	(e) Storage	1000 to 5000	6	6.00	6.00	10.00	50.00	G	30.00
15		Above 5000	9	9.00	9.00	15.00	50.00	G	50.00

Note: 1.High Rise Building shall be allowed only in those plots which are abutting a Right of way of 18mtrs or more with a maximum height upto 27mts without stilts but with mandatory basement, or 30mts with stilts and upto a maximum nine floors.

2. High Rise Buildings beyond 15mts shall be applicable only in SMC, Samrvarni, Rakholi and Dadra Patelads and Naroli and Athal villages.



**Table 12: Marginal Open Spaces along with Ground Coverage, FSI and Building Height for Special Industrial Zone (I2)**

Sr. No.	Land Use Zone	Landuse Zone Activity	Minimum Plot Area in Sq.m	Minimum Set Backs (in Meters)			Maximum Height (in meters)	Maximum Permissible Ground Coverage (%)	Maximum Number of Stories	Minimum width of Plot (in Mt.)
				Front	Rear	Side				
1.	Special Industrial Zone	(a) All users except otherwise specified elsewhere in these regulations	800 to 2000	4	3.00	3.00	15.00	50	G+2	25.00
2.			2001 to 5000	5	5.00	5.00	15.00	50	G+2	35.00
3.			5001 to 10000	9	9.00	9.00	15.00	50	G+2	50.00
4.			Above 10000	12	12.00	12.00	15.00	40	G+2	50.00
5.		(b) Storage	1000 to 5000	6	6.00	6.00	10.00	50.00	G	30.00
			Above 5000	9	9.00	9.00	15.00	50.00	G	50.00

**Note:** High Rise Buildings beyond 15mts shall be applicable only in SMC, Samrvarni, Rakholi and Dadra Patelads and Naroли and Athal villages.

## **27.2. Projections in marginal open spaces**

- 27.2.1. In the case of plots up to 500 sqm in area, balconies, chajjas, weather sheds, canopies and such other features shall be permitted to project in the minimum marginal open space from building line as stipulated in Table 10 to the extent of 0.6m provided the clear height below such projections from ground level is minimum 2.1 m
- 27.2.2. For plots above 500 sqm in area Balconies, Chajjas, Weather Sheds, Canopies and such other features shall be permitted to project in the open space from building line to the extent of 1.5 m but the clear width of the open space shall in no case be less than 3 m for buildings up to 15 m in height, and 4.5 m for buildings above 15 m height.

## **27.3. Structures Permissible in Marginal Open Spaces**

The following structures may be permitted in marginal open space provided that the clear width of open spaces shall in no case be less than as indicated below. Further the open spaces should not under any circumstances obstruct the free flow of vehicles around the building on all four sides.

- a) For industrial sheds / buildings up to 6 m height: 4.5m
- b) For all other occupancies: 4.5 m up to 15m height & 6.0m for heights more than 15m
  - i. Porch : 1 Number
  - ii. Open steps for plinth
  - iii. Suction tank & pump room of maximum 2 sqm area : 1 Number
  - iv. Generator Set : 1 Number
  - v. Garbage chamber: 1 Number
  - vi. Vehicular ramp: 2 Numbers
  - vii. Open gantry for loading/ unloading in case of Engineering industry : 1 Number
  - viii. Effluent Treatment Plant (ETP)
  - ix. Open Ramps up to Plinth
  - x. Meter Room / Electric Sub-station as per requirement of power supply company with not more than 5 sq m carpet area
  - xi. Open Transformers
  - xii. Landscaping features

- xiii. Water bodies as landscape features
- xiv. Swimming Pool and Filtration Plant in only residential use
- xv. Telephone distribution equipments
- xvi. Fire Hydrants
- xvii. Platform around tree up to max 2.0 m dia.
- xviii. Fire Escape Staircase as per NBC 2005 as amended from time to time
- xix. Cooling Tower
- xx. Loading/unloading Platform
- xxi. Fork lift

**Notes:**

1. In case of industrial sheds up to 6m height where the depth of plot is not more than 30 m. the structures/activities permissible in marginal open spaces would be allowed only on one side which does not derive entry to the plot or building and in rear margins provided that a clear width of 1 m is maintained between such structures and the plot boundary.
2. A cantilevered, unsupported canopy not exceeding 5.5 m in length may be permitted in minimum marginal open space provided that the clear height below such canopy from ground level is minimum 5.5 m
3. All the structures which are permissible in marginal open spaces shall be subject to clear movement of emergency vehicles on all sides of the plot without any hindrances or obstructions.
4. Storage of hazardous materials shall not be permissible in the marginal open spaces. Storage of hazardous material in the open area of plot (excluding marginal open spaces) shall be subject to approval of Pollution Control Board of DNH.

## **28. LAYOUT OR SUB-DIVISION OF LAND**

Development of land in the form of sub-division or layout of more than one building (excluding ancillary building) shall be governed by the following regulations:

### **28.1. Requirement of Layout**

- 28.1.1. **Residential, Residential cum Commercial & Commercial Zone:** Where the land is proposed to be used for land use or activities stated in the Rule 24.1 to 24.3, a sub division plan or layout of buildings shall be submitted
  - a) If the area of the plot is 0.2 ha or more

(For such use, sub-division plan or layout of buildings has to be compulsorily submitted whenever the area of the plot is 0.2Ha or more)

28.1.2. **Industrial Zone:** Where the land is proposed to be used for land use or activities stated in Rule 24.5 a subdivision plan shall be submitted

a) If the area of the plot is 0.4 ha or more

(For such use, sub-division plan or layout of buildings has to be compulsorily submitted whenever the area of the plot is 0.4Ha or more)

28.1.3. Such sub division plan or layout shall be in accordance with the relevant provisions specified in rule 28.2 to 28.6. The sub division plan or layout of land shall also incorporate the proposals of the Comprehensive Development Plan, town Planning Schemes etc. in respect of main roads, social facilities, amenities, public utilities, services, as specified by the Government from time to time

28.1.4. **Proximity to Quarries and Crushers:**

- a. No subdivision or layout shall be laid out or building for Residential, Commercial, Industrial or Health & Educational Institutional or any structure for occupation shall be constructed within 500m from an existing live quarry in case where explosive is used for blasting and 200meters in other cases where blasting is not required . (If a quarry is claimed as abandoned, then a certificate from the local body or the licensing authority concerned to that effect shall be produced when necessary).
- b. No subdivision or layout shall be laid out or residential or commercial or institutional building shall be constructed within the radius of 500m from an existing crusher.
- c. No crusher is permissible within a distance of 500m. from an existing residential area.

**28.2. Minimum Plot Sizes:** The minimum Plot sizes various users/activities in a layout should be laid with the following criteria

28.2.1. **Residential Uses**

**Table 13: Minimum Plot sizes for Residential Users in a layout**

S. No.	Types of Development	Minimum Plot area in Sq.m	Minimum Width of plot in m
(i)	Low income group and EWS	25	4

	Housing.		
(ii)	Row Housing	50 to 100	8
(iii)	Semi-detached housing	150 to 200	10
(iv)	Detached type housing	200	10
(v)	Group Housing Societies	1500	15
(vi)	Residential + Commercial	500	15

**Table 14: Width of Access pathways& Roads for subdivision or layout for Residential purpose**

Type of Access	Length in meters	Width of access in meters for Low Rise Buildings.	Width of access in meters for High Rise Buildings
Pathway	Upto 50	3.0	-
Road	Upto 75	6.0	9.0
Road	76 to 150	10.0	12.0
Road	151 to 300	12.0	15.0
Road	Above 300	15.0 or more as required by projected traffic	20.0 or more as required by projected traffic

The above table shall also be applicable for the individual layout of residential building.

#### 28.2.2. Commercial Users

**Table 15: Minimum Plot sizes for Commercial Users in a layout**

S. No.	Types of Development	Minimum Plot area in Sq.m.	Minimum Width of plot in m
(i)	Mercantile	1000	15
(ii)	Multiplexes/Shopping Mall	4000	20
(iii)	Petrol Filling station without Service Bay	600	20
(iv)	Petrol filling station with Service Bay	1200	20
(v)	Service station	1200	20
(v)	Weigh Bridge	1200	25
(vi)	Sports stadium/Sports Complex	15000	30
(vii)	Cinema, Theatres & Auditoriums	3 sq m per seat or 1200 sq m whichever is higher	20

**Table 16: Width of Access pathways and roads for subdivision or layout for Residential cum Commercial/Commercial/Industrial(other than residential purpose)**

Sr. No	Length of Roads (m)	Width (m)
1	Upto 100	12.0
2	100 to 300	15.0

Sr. No	Length of Roads (m)	Width (m)
3	Above 300	20.0 & above as per projected traffic

*The above table shall also be applicable for the individual layout of commercial/industrial/other than residential building.*

### 28.2.3. Industrial Users

**Table 17: Minimum Plot sizes for Industrial Users in a layout**

S. No.	Types of Development	Minimum Plot area in Sq. m.	Minimum Width of plot in m
(i)	Individual shops for Industrial goods or service	200	15
(ii)	Manufacturing Industry	800	20
(iii)	Heavy Industries	1000	20

**28.3. Means of Access:** The provision of Road/access in any layout shall be as under

### 28.3.1. Residential Purpose

**Table 18 : Width of Access pathways& Roads for subdivision or layout for Residential purpose**

Type of Access	Length in meters	Width of access in meters Low Rise Buildings.	Width of access in meters High Rise Buildings
Pathway	Upto 50	3.0	-
Road	Upto 75	6.0	9.0
Road	76 to 150	10.0	12.0
Road	151 to 300	12.0	15.0
Road	Above 300	15.0 or more as required by projected traffic	20.0 or more as required by projected traffic subject to road connecting from a 18mt or above road.

*The above table shall also be applicable for the individual layout of residential building.*

### 28.3.2. Commercial/Industrial/other Purposes

**Table 19 : Width of Access pathways and roads for subdivision or layout for Commercial/Industrial/other than residential purpose**

Sr. No	Length of Roads (m)	Width (m)
1	Upto 100	12.0
2	100 to 300	15.0
3	Above 300	20.0 & above as per projected traffic

*The above table shall also be applicable for the individual layout of commercial/industrial/other than residential building.*

#### 28.4. Recreational Open Space

- 28.4.1. In the sub-division or layout of land for residential, retail shopping banks, hotels and offices, personnel services or repair establishments, an area not less than percentage stated in Table 20 shall be provided as recreational open space.

**Table 20 : Minimum Recreational Open Space to be provided in the sub-division or in the Layouts**

S. No.	Sub-Division or Layout area in sq.mtrs.	Minimum %age of Recreation Open Space
1	Less than 5,000	5
2	5001 to 10,000	10
3	10001 to 25,000	15
4	25,001 to 50,000	20
5	above 50001	25

- 28.4.2. In the sub-division or layout of land for industrial purpose an area of 10% shall be provided as recreational open space. In addition, where such land adjoins any existing or proposed residential development / any conflicting development such as school, Institutional & Hospital permitted by the Government, a belt of open land not less than 10 m. in width shall be provided within the plot along its boundary to segregate the industrial development to any conflicting development. Trees at the rate of 50 trees per 1000 sqm of land area shall be planted in this belt.

- 28.4.3. For multi-storied group of residential blocks in a single plot, the minimum distance between each block should not be less than 4.5mts width. However, for high rise buildings as defined under Rule 3.66, the distance between two buildings shall be  $1/3^{\text{rd}}$  of the height of the tallest building and any building under this category provision for lift shall be compulsory. In the case of Industrial building, the distance between each block should not be less than 6.00 mts width or  $1/3^{\text{rd}}$  of the height of tallest building whichever is more. In

the case of sub-division or layout area exceeding 10.00 Hectares or more the government shall be entitled to take over 50% of the open space free of cost for catering to public purpose.

## 28.5. Space for Public Amenities

28.5.1. In the sub-division or layout of land admeasuring 2.5 ha or more, certain proportion of the gross plot area shall be provided for public facilities as specified in table below. The actual use, location and plot sizes of public facility areas shall be as specified by Government in the Planning Brief. The land so reserved shall be handed over to Government or any agency specified by it free of cost.

**Table 21 : Minimum Area for Public Amenities to be provided in the sub-division or Layouts**

Sr. No.	Area of Sub-division / Layout in sq.m	Minimum %age of area For Public Facility
1	25,000 and more but less than 50,000	5.00
2	50,000 and more but less than 100,000	7.50
3	100,000 and more	10.00

28.5.2. Where the area of land under the sub-division or layout for Residential Purpose exceeds 10 ha, 10% of the land shall be reserved for plots admeasuring upto 40 sq.m. in area.

## 28.6. FSI, Marginal Open Spaces, Ground Coverage and Height

28.6.1. The maximum floor space index (FSI) applicable shall be as per Rule 25.1.

28.6.2. The minimum marginal open spaces with ground coverage and height restrictions applicable to each building shall be as per Rule 28.

28.6.3. If any interior or exterior open space is intended to be used for the purpose of light and ventilation by more than one building in a layout, then the width of such open space shall be the one required for the tallest building as specified in Table 10 & 18 above in Rule 28. However, this distance shall be the clear distance without any projections like balcony etc.



- 28.7.** The **Completion Certificate** for approved layout plans shall be granted only after completion of the basic minimum works as mentioned below.
- Leveling of all the Plots with proper demarcation;
  - Asphalt road with Storm Water drainage on both sides
  - Appropriate Street lighting;
  - Development of all designated Open Spaces and Parking areas.

## **29.SITE REQUIREMENTS FOR SPECIAL BUILDINGS**

- 29.1.** For educational Buildings, Institutional Buildings, Hospital, Maternity Homes, Health Centres, the plots shall not be located within a distance of 60 m. from the plot of cinema theater or assembly hall.
- 29.2.** The IRC guidelines as notified vide No.IRC 12 shall be applicable for location of sites for Petrol filling stations with or without service bays. Further they shall not be sited on the convex side of a road curve and shall not be permitted within a distance of 91.5 m from the nearest boundary of a school, hospital, theatre cinema hall, place of assembly or stadium.
- 29.3.** In the case of kiosks and such other structures, for sales office, snacks, bars etc. within the plot for petrol filling station, the set backs from the boundaries shall be 6 m. Further, the other clearances for installations shall be as per the Petroleum Rules, 1937.

## **30. PROVISION FOR LIG/EWS HOUSING**

- 30.1.** In the sub-division scheme (Plotted development) on layout of land for group housing admeasuring 4000 sq m or more, 10% of the land or permissible built up area, as the case may be, shall be developed for EWS/LIG housing
- 30.2.** In the subdivision scheme or layout of group housing admeasuring 1.0 ha or more, 15% of the land or permissible built up area, as the case may be, shall be developed for EWS/LIG housing.
- 30.3.** The developed plots/dwelling units for EWS/LIG categories shall be sold at the rates prescribed by the DNH – PDA
- 30.4.** For the development of EWS/LIG housing under rule 30.1 and 30.2 above, an incentive FSI of 10% and 15% respectively shall be granted over and above the permissible base FSI

- 30.5.** The minimum and maximum carpet area for EWS/LIG units shall be 25 sq m and 50 sq m respectively
- 30.6.** In the case of plotted development, the minimum and maximum plot size shall be 50 sq m and 100 sq m

### 31.PARKING

- 31.1.** Parking area for different vehicular modes and number of car spaces to be provided for various land-uses shall be governed by the following tables.

**Table 22: Size of Parking for different Vehicular Modes**

Sr. No	Type of Mode	Size of parking bay
1	Car/Jeep	2.50 m x 5.00m
2	Scooter/Motorcycle	2.50 m x 1.20m
3	Bicycle	2.00 m x 0.70m
4	Truck	3.75 m x 10.00m
5	Trailer Truck	5.00 m x 20.00m

**Table 23: Parking requirement for various Land-uses/Buildings**

S. No.	Land-Use	Car Spaces
1.	Residential	a. 2 car spaces for every one tenement above 100sq.mt. of built up area b. One space for every one tenement of built-up area more than 75 Sq.m and up to 100 sq.mt c. One space for every two tenements of built-up area more than 50 Sq.m up to 75 Sq.m d. One space for every four tenements of built-up area up to 50 Sq.m.
2.	a. Star Hotels b. Hotels c. Lodging d. Restaurants.	a. One space for every 60 Sq.m of total floor area or part thereof. b. One space for every 75 Sq.m. of floor area or part thereof c. One space for every 100 Sq.m. of floor area or part thereof. d. One space for every 50 Sq.m. of floor area or part thereof.
3.	Educational	One space for 100 Sq.m. of floor area or part

S. No.	Land-Use	Car Spaces
		thereof.
4.	Institutional	One space for every 250 Sq.m. of floor area or part thereof.
5.	Office (Govt. & Pvt.)	One space for every 60 Sq.m. of floor area up to 1500 Sq.m. and one space for every 150 Sq.m. or part thereof for areas exceeding 1500 Sq.m
6.	Information Technology, Biotechnology & Nanotechnology	One space for every 50 Sq.m. of floor area or part thereof.
7.	Assembly	One space for every 60 Sq.m. of floor area or part thereof.
8.	Business	One space for every 100 Sq.m. of floor area or part thereof or two cars per shops whichever is more.
9.	Mercantile	One space for every 80 Sq.m of floor area up to 800 sq.mt. and one space for every 160 Sq.m. thereafter.
10.	Industrial	One space for every 200 Sq.m.of floor area or part thereof subject to minimum of two spaces. In case of plots of 1.0 Ha. and above, minimum parking space shall be 10% of the plot area.
11.	Storage	One space for every 200 Sq.m. of floor area or part thereof subject to minimum of two spaces.
12.	Hospitals	One space for every 150 Sq.m. of total floor area.
13.	Cinemas, Theatres and Multiplexes	One space for every 4 seats or part thereof.
14.	Shopping / Malls	One space for 50 Sq.m. of total floor area or part thereof.
15.	Stadiums	One space for every 100 seats plus additional as per the rules for restaurants etc.

**31.2.** The parking can be provided with a provision for Level 1 and Level 2 parking below ground level for High Rise Building which shall be free of FSI.

**31.3.** The above parking may be provided in the open area of a plot or in the basement or in the stilted area of a building or on the podium of a building. In case of multi –

level parking, ramps shall be provided and mechanized methods (car lifts) may also be permitted for maneuvering purpose.

- 31.4.** Car parking spaces shall be clearly shown on the site plan along with the maneuvering space to the satisfaction of PDA.
- 31.5.** In case of residential land-use 25% of the open space around the building may be used for parking. In case of other land-uses 50% of the open space around the building may be used for parking and loading, unloading provided that a minimum distance of 3.0 m around the building shall be kept free from any parking and loading, unloading spaces.
- 31.6.** Notwithstanding the above, entire marginal open space around the building incase of residential plot up to 500 Sq.m may be utilized for parking with adequate maneuvering spaces.
- 31.7.** In addition to the above table, loading and unloading spaces with suitable ramp access shall be provided for mercantile, industrial and storage land-uses as one space for every 100 Sq.m. of floor area or part thereof up to 500 Sq.m and one for every 500 sq.m or part thereof thereafter. The loading space shall be 3.75 m x 10.0 m
- 31.8.** For parking of vehicles of handicapped people the following provisions shall be made:
- Surface parking for two Equivalent Car Spaces (ECS) shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30 m from building entrance.
  - The width of parking bay shall be minimum 3.6 m
  - The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.
  - Guiding floor materials shall be provided or a device which guides visually impaired persons with audible signal or other devices which serves the same purpose shall be provided.

## 32. DISTANCES FROM ELECTRIC LINES

- 32.1.** No verandah, balcony or the like shall be allowed to be erected or any additions of alterations made to a building on site within the distance quoted below in accordance with the current Indian Electricity Rules and its amendments from time to time.
- 32.2.** The minimum clearance specified in the Indian Electrical Rules shall be measured from maximum sag for vertical clearance and from maximum deflection due to wind pressure for horizontal clearance.

**Table 24 : Minimum clear distance required from Electric lines**

Particular of Electric Line		Vertical distance	Horizontal distance
(a)	Low and medium voltage line and service lines.	2.5 m	1.2 m
(b)	High voltage lines upto & including 33,000 V.	3.7 m	2.0 m
(c)	Extra high voltage lines beyond 33,000 V	3.0 (plus 0.3 m for every additional 33,000 V or part thereof).	2.0 m (plus 0.3 m for every additional 33,000 V or part thereof).

## 33. HEIGHT RESTRICTIONS IN THE VICINITY OF AERODROMES

- 33.1.** This rules shall be applicable only after the finalization of the site for development of Airport.
- 33.2.** For structures, and installations of buildings in the vicinity of aerodromes, the height shall be as shown in Table 25 below or such greater height as may be permitted by the Civil Aviation Authorities.

**Table 25: Building Height Restrictions in the Vicinity of Aerodromes**

Sr. No.	Distance of buildings, structures or installations, measured horizontally, (as crow flies) from aerodrome reference point.		Permissible height of structures or installation/ buildings above mean sea level/ Aerodrome Reference Point
	International civil airports and their alternate.	Other Civil airports and Civil Aerodromes	
(1)	(2)	(3)	(4)
1)	Between 8535 m and 22000 m	Between 7925 m and 22000 m	152 m
2)	Between 7315 m and 8535 m	Between 6706 m and 7925 m	122m

Sr. No.	Distance of buildings, structures or installations, measured horizontally, (as crow flies) from aerodrome reference point.		Permissible height of structures or installation/ buildings above mean sea level/ Aerodrome Reference Point
	International civil airports and their alternate.	Other Civil airports and Civil Aerodromes	
3)	Between 6096 m and 7315m	Between 5486 m and 6706 m	91 m
4)	Between 4877 m and 6096 m	Between 4267 m and 5486 m	61 m
5)	Between 4267 m and 4877 m	Between 3658 m and 4267 m	45m*
6)	Between 5658 m and 4267 m	Between 3048 m and 3658 m	36 m*
7)	Between 3048 m and 3658 m	Between 2438 m and 3948 m	24 m/
8)	Between 2438 m and 3048 m	Between 1829 m and 2438 m	12 m*
9)	Less than 2438 m	Less than 1829 m	Nil except with the concurrence of the Civil Aviation Authorities.
Note: Height limits shall also be applicable for tree heights			

### 33.3. Explanations:

33.3.1. Irrespective of their distance from the aerodrome, even beyond the 22 km limit from the aerodrome reference point, no radio masts or similar installation exceeding 152 m in height shall be erected without the permission of the Civil Aviation Authorities.

33.3.2. The location of a slaughter house/ abattoir/ butcher house or other areas for activities like depositing of garbage which may encourage the collection of high flying birds, like eagle and hawks, shall not be permitted within 10 km from the aerodrome reference point.

33.3.3. **Within a 5 km radius of the aerodrome** reference point, every structure/ installation/ building shall be so designed as to meet the pigeon/bird-proofing requirements of the Civil Aviation Authorities. Such requirements 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 pigeons or other birds.

**33.3.4. Other restrictions in height:** For the purpose of operational requirements of buildings structures or installations or for the purpose of telecommunications or other forms of communications of the departments of the Government of India or the State Government or Public Sector Undertakings, MIDC may for reasons to be recorded in writing restrict the height of any building in the vicinity of such buildings, structures or installation, and may also permit the prescribed heights to be exceeded for such buildings, structures or installations themselves or for any other statutory communication requirement.

**33.3.5. Structures not relevant to height:** The following appurtenant structures shall not be included in reckoning the height of a building except while considering the requirement of Civil Aviation Authorities and other statutory communications requirements :- Roof tanks and their supports, ventilation/air-conditioning shafts, lift-rooms and similar service equipment, stair covers, chimneys and parapet walls, architectural features not exceeding 1.5 m in height, television antenna, booster antenna and wireless transmitting and receiving towers.

## **34. STRUCTURES VIOLATING THE RULES**

**34.1.** If any structure found to be violating the rules prescribed herein by means of marginal encroachment etc. it can be regularized by the Authority as specifically mentioned in Annexure 18

**34.2.** For any temporary Construction, the Authority may grant permission for a period not exceeding 6 months at a time in aggregate, for the type of construction as indicated below:

- a. Structures for protection from this rain or covering of the terraces during the monsoon only i.e., between 15<sup>th</sup> May to 15<sup>th</sup> September.
- b. Pandals for ceremonies, religious functions etc., subject to the condition that for such temporary construction fees should be recovered at the rate of Rs.50/- per sq.m of such covered area of temporary construction. Equal amounts of fees shall be payable as deposit, which will be refundable provided by end of the stipulated period of 15<sup>th</sup> September, such temporary structures are removed without fail by the owner /applicant.
- C. Failure to remove such temporary sheds will be liable for forfeiture of the deposit and any such failure continuing beyond 15<sup>th</sup> September shall be liable for imposition of penalty which will be three times the rate of RS.50/- pr sq.m

## **35. RULES REGARDING GREEN BUILDINGS**

**35.1.** All public buildings shall be environment friendly and shall install all such mechanisms/ instruments which shall help in preserving water, recharging of underground water aquifer, optimum utilization of power etc, as specifically prescribed below,

**35.2. Solar Assisted Water Heating Systems (SAWHS):** “Buildings of the following categories shall provide the system or the installation having an auxiliary Solar Assisted Water Heating System (SAWHS).

- a. Hospitals and Nursing Homes.
- b. Hotels, Lodges and Guesthouses.
- c. Hostels of Schools, Colleges, Training Centres.
- d. Barracks of armed forces, paramilitary forces and police.
- e. Individual residential buildings having more than 150 sq.m plinth area.
- f. Functional Building of Railway Stations and Airports like waiting rooms, retiring rooms, rest rooms, inspection bungalows and catering units.
- g. Community Centres, Banquet Halls, Barat Ghars, Kalyan Mandaps (Marriage Halls) and Buildings for similar use”

**35.3. Installation of Solar Assisted Water Heating Systems (SAWHS):** The following provisions shall be applicable for all the new buildings of categories mentioned in Regulation No. 36.2 for installation of Solar Energy Assisted Systems.

35.3.1. Adequate provisions shall be made for installation of SAWHS in the building design itself for an insulated pipeline from the rooftop to various distribution points, within the aforesaid occupancies. The building must have a provision for continuous water supply to the solar water heating system.

35.3.2. In case of hot water requirement, the building should also have open space on the rooftop, which receives direct sunlight. Wherever hot water requirement is continuous, auxiliary heating arrangement either with electric elements or oil of adequate capacity can be provided.

35.3.3. The load bearing capacity of the roof should at least be 50 kg. Per Sqm All new buildings of above said categories must complete installation of solar water heating systems before obtaining necessary permissions to commence their activities.

35.3.4. The capacity of solar water heating system to be installed on the building different categories shall be decided in consultation with the Planning / Local



Authority concerned. The recommended minimum capacity shall not be less than 25 litres 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.

- 35.3.5. Installation of SAWHS shall conform to BIS (Bureau of Indian Standards) specifications IS 12933. The solar connectors used in the system shall have the BIS certification mark.
- 35.3.6. Building permissions for all the new constructions / buildings of the aforesaid categories shall be granted only if they have been complied with these provisions.
- 35.3.7. In case of existing building, the above provisions shall be mandatory at the time of change of use / expansion of use to any of the categories specified in 36.2 above, provided there is already a system or installation for supplying hot water.

**35.4. Solar Assisted Electric Equipment (Photo Voltaic Equipment):** In addition to the above provisions, buildings of all categories, especially public buildings, large holdings of commercial and residential complexes may provide an auxiliary system of solar electricity for staircase lighting, garden area lighting or any other places wherever feasible within the premises. The installations shall conform to the specifications, to be certified by the registered practitioner in this field or the norms stipulated by the PDA or any other authority designated for this purpose such as BIS, etc., from time to time.

### **35.5. Rain Water Harvesting**

**35.5.1. The following Provisions shall be applicable for Installation of Rain Water Harvesting Structures (RWHS).**

- a) All the layout open spaces / amenity spaces of housing societies and new constructions /reconstructions / additions on plots having area not less than 300 Sq.m in non Gaothan areas of all towns shall have 5% of the total plot area to be kept uncovered & unpaved to enable the percolation of rain water for plots up to less than 4 ha & 10% for plot area of 4 ha and above and shall have one or more rain water Harvesting structures having a minimum total capacity as given here below.
- b) Provided that the PDA may approve the Rain Water Harvesting Structures of specifications different from those specified here below, subject to the minimum capacity of rain water harvesting being ensured in each case.

- c) The owner / society of every building mentioned in (a) above shall ensure that the Rain Water Harvesting structure is maintained in good condition for storage of water for non potable purposes or recharge of groundwater, at all times.
- d) The Authority may impose a levy of not exceeding Rs. 1,000/- per annum for every 100 Sq.m of built up area for the failure of the owner of any building mentioned in the 36.5.1 above to provide or to maintain Rain Water Harvesting structures as required under these byelaws.
- e) Rain water harvesting in a building site includes storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site.

**35.5.2. The following systems may be adopted for harvesting the rain water drawn from terrace and the paved surface.**

- a) Open well of a minimum of 1 m dia. and 6 m depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.
- b) Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one metre width may be excavated upto a depth of at lease 3 m and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the borewell.
- c) An impervious surface / underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.
- d) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.20 m width x 1.20 m length x 2.00 m to 2.50 m depth. The trenches can be or 0.60 m width x 2.00 to 6.00 m length x 1.50 to 2.00 m depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials:
  - a. 40 mm stone aggregate as bottom layer upto 50% of the depth;

- b. 20 mm stone aggregate as lower middle layer upto 20% of the depth;
  - c. Coarse sand as upper middle layer upto 20% of the depth ;
  - d. A thin layer of fine sand as top layer
- 35.5.3. Top 10% of the pits / trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.
- 35.5.4. Brick masonry wall is to be constructed on the exposed surface of pits / trenches and the cement mortar plastered.
- 35.5.5. The depth of wall below ground shall be such that the wall prevents loose soil entering into pits / trenches. The projection of the wall above ground shall at least be 15 cms.
- 35.5.6. Perforated concrete slabs shall be provided on the pits / trenches.
- 35.5.7. If the open space surrounding the building is not paved, the top layer upto a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rain water into ground.
- 35.5.8. In case of the plots where the water table is high i.e. 10 feet or less, it is not mandatory to follow the above provisions.
- 35.5.9. The terrace shall be connected to the open well / bore well / storage tank / recharge pit / by means of HDPE / PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insects) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100mm dia. for a roof area of 100 sq.m
- 35.6.** Rain water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.
- 35.7.** The water so collected / recharged shall as far as possible be used for non-drinking and non-cooking purpose.
  - 35.7.1. Provided that when the rain water in exceptional circumstances will be utilised for drinking and / or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by passing the first rain-water has been provided.

- 35.7.2. Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.

### **36. REGULATIONS FOR BARRIER FREE ENVIRONMENT**

The provisions for Barrier Free Environment shall be governed by the special Regulations as given below:

They shall apply to development on any land in the Planning area of Dadra & Nagar Haveli. In particular, they shall apply to all buildings and facilities used by the public and to all layout plans or subdivision schemes requiring traffic and transportation planning. This regulation is applicable to all building, recreation areas and facilities used by public. It does not apply to private domestic residences.

**36.1. Site Planning:** Level of roads, access paths and parking areas shall be described in the plan along with specification of materials. Every building should have at least one access to main entrance/exit for the disabled which shall be indicated by the proper signage. This entrance shall be approached through a ramp together with stepped entry. The ramp should have a landing after every 9 meter run and in front of the doorway. Minimum size of landing shall be 1000mm X 2000mm.

**36.2. Access path/Walk way:** Access path from plot entry and surface parking to building entrance shall be of minimum of 1800 mm while having even surface without any step. 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 floor materials whose color texture is conspicuously different from that of the surrounding floor materials or the material that emit different sound to guide visually impaired persons. Finishes shall have a non slip surface with texture traversable by a wheel chair. Curbs wherever provided should blend to a common level).

**36.3. Building Requirements:** The specified facilities for the buildings for disabled persons shall be as follows:

- 1) Approach to the plinth level
  - 2) Corridor connecting the entrance/exit for the handicapped
  - 3) Stairways
  - 4) Lift
  - 5) Toilet
  - 6) Drinking water facility
- Braille signages shall be provided at the above specified facilities

- 36.3.1. **Approach to Plinth Level:** Every building should have at least one entrance accessible to the handicapped and shall be indicated by proper signage. This entrance shall be approached through a ramp together with the stepped entry.
- a. Ramped Approach: Ramp shall be provided with non slip material to enter the building. Minimum width of ramp shall be 1800 mm with maximum gradient 1:12 between top and bottom of the ramp. Length of ramp shall not exceed 9.0 m having 800 mm high handrail on both sides extending 300 mm beyond the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50 mm.
  - b. Stepped Approach: For stepped approach size of tread shall not be less than 300 mm and maximum riser shall be 150 mm. Provision of 800-mm high handrails on both sides of the stepped approach similar to the ramped approach shall be made.
  - c. Exit/Entrance Door: Minimum clear opening of the entrance door shall be 1000 mm. Threshold shall not be raised more than 12 mm.
- 36.3.2. **Corridor Connecting the Entrance/Exit for the Handicapped:** The corridor connecting the entrance\exit for handicapped 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 devices that emit sound to guide visually impaired persons.
  - b. The minimum width shall be 1500 mm.
  - c. In case there is a difference of level, slope ways shall be provided with a slope of 1:12.
  - d. Hand rails shall be provided for ramps / slope ways.
- 36.3.3. **Stair Ways:** Stairways with open riser and provision of nosing are not permitted in such building
- 36.3.4. **Lifts:** Whenever lift is required as per bye-laws, provision of at least one lift shall be made for the wheel chair user with the following car dimensions of lift recommended for passenger lift of 13 persons capacity by Bureau of Indian Standards.
- Clear internal depth: 1100 mm;  
Clear internal width: 2000 mm.  
Entrance door width: 900 mm

- a. A hand rail not less than 600 mm long at 900 mm. above floor level shall be fixed adjacent to the control panel.
  - b. The lift lobby shall be of an inside measurement of 1800 x 2000 mm or more
  - c. Information in Braille signage will be posted outside the lifts.
  - d. Operational details/specifications of lifts shall confirm to the National Building Code of India, 2005, and its adherence will be the responsibility of the designer as well as the manufacturer
- 36.3.5. **Toilets:** One special W.C. in a set of toilet shall be provided for the use of handicapped with essential provision of wash basin near the entrance for the handicapped.
- a. The minimum size shall be 1500 mm x 1750 mm.
  - b. Minimum clear opening of the door shall be 900 mm and the door shall be of swing out/sliding type.
  - c. Suitable arrangement of vertical/horizontal handrails with 50 mm. clearance from wall shall be made in the toilet.
  - d. The W.C. seat top shall be 500 mm from the floor.
- 36.3.6. **Drinking water:** Suitable provision of drinking water shall be made for the handicapped near the special toilet provided for them.
- 36.3.7. **Refuge:** An alternative arrangement to immediate evacuation of a building via staircase and/or lift is the movement of disabled persons to areas of safety within a building. If possible they could remain there until the fire is controlled and extinguished or until rescued by firefighters.
- It is useful to have the provision for refuge area, usually at a fire protected stair landing on each floor that can safely hold one or two wheel chairs.
- a. Have a doorway with a clear opening width of 900mm and complying with section 4.6
  - b. Have an alarm installed between 900 mm and 1200 mm from the floor level

## 37. PROVISIONS PERTAINING TO INSTALLATION OF MOBILE TOWERS

Permission to install any mobile towers by any mobile phone service providers shall be obtained. The rules pertaining to location of mobile towers shall be governed as follows,

37.1.1. No mobile phone service providers shall be allowed to install the base station antenna within the premises of schools and hospitals, since the children and patients are more susceptible to Electro Magnetic Field.

37.1.2. The installation of a mobile tower on roof of a building shall be allowed subject to the structural safety duly certified by a structural engineer and a certificate of No Objection obtained from the occupants/ residential association etc.

- a. Installation of Base Station Antennas shall not be allowed on a road which is less than 12mts wide.
- b. The Base Station Antennas should be at least 3 m away from the nearby building and antennas should not directly face the building. Further, the lower end of the antenna should be at least 3 meter above the ground or roof.
- c. In case of multiple transmitter sites at a specific locality sharing of a common tower infrastructure, should be explored, as far as possible.
- d. Access to Base Station Antenna sites should be prohibited for general public by suitable means such as wire fencing, locking of the door to the roof etc. Access to tower site, even for the maintenance personnel, should be for a minimum period as far as possible.
- e. Sign boards/Warning Signs are to be provided at Base Station Antenna sites which should be clearly visible and identifiable. A warning sign should be placed at the entrance of such zone.
- f. The “Warning Sign” should discourage longer stay in the zone, even for the maintenance personnel. The sign board may contain the following text :
  - i. Danger ! RF radiations, Do not enter !
  - ii. Restricted Area.

The operators and maintenance personnel, who are dealing with radio frequency devices, specially with Base Station Antennas installed on towers and at any other outdoor sites, should be protected from electromagnetic radiations. It is required that operators and maintenance personnel should be educated for possible hazards from these devices.

## **38. GUIDELINES FOR ABANDONMENT OF BORE WELLS AND DRILLED WELLS AND SAFETY NORMS**

### **38.1.1. Bored Well Abandonment**

- Remove all plumbing or piping along with any obstruction in the wells
- Remove as much of well casing as possible
- Fill the entire well upto land surface with cement grout, concrete grout, bentonite grout and dry clay

**38.1.2. Drilled Well Abandonment**

- Any casing whether grouted or not grouted must be removed
- Entire depth of well is to be sounded to ensure freedom from obstructions that may interfere with scaling operations
- The well should be disinfected using solution made from calcium hypochlorite concentrations that must interface with scaling operations.
- Well constructed in consolidated hard rocks must be filled with cement grout, bentonite grout, sand, gravel or drilling cuttings upto 3m below top of consolidated rock or 2m below the bottom of casing. The remaining space be filled with cement or bentonite grout to the top of well.

**38.1.3. Safety Norms**

- Construction of Cement/ Concrete platform measuring 0.50 X 0.50 X 0.6m (0.3m above ground level and 0.3 below ground level) around the well casing.
- Capping of well assembly by welding steel plate
- Erecting a chain link fence of 3 X 3 m around the well
- Filling up of mud pits and channels after completion of drilling operations
- Filling up of abandoned bore wells by boulders / pebbles
- Erection of a sign-board near the well with detailed address at the time of construction of well.



## PART III: GENERAL BUILDING REQUIREMENTS

### 39. SPACE REQUIREMENTS OF VARIOUS PARTS OF BUILDING

**39.1.** The standard space and service requirements of various parts of a building like light and ventilation, fire safety etc. firstly depends on the number of persons who would normally occupy the building. The occupant load therefore for any building should be worked out from Table 26.

**Table 26 : Occupant Load**

Sr.No.	Type of Occupancy	Occupant load persons per 100 sq.m. of plinth or covered area
1.	Residential	6
2.	Educational	2.5
3.	Institutional	6.6
4.	Assembly	
	(a) With fixed or loose seats and dance floor.	166.6
	(b) Without seating facilities including dining rooms.	66.6
5.	Mercantile:	
	(a) Street floor and sales basement	33.3
	(b) Upper sale floors.	16.6
6.	Business and industrial	10.0
7.	Storage	3.3
8.	Hazardous	10.0

**39.2.** The occupant load in dormitory portions of homes for the aged, orphanages or mental hospitals etc. where sleeping accommodation is provided shall be calculated at not less than 13.3 persons per 100 sq.m.

#### **39.3. Plinth**

The plinth or any part of a building or outhouse shall be so located with respect to the surrounding ground level that adequate drainage of the site is assured.

- (i.) **Main Building:** The height of the plinth shall not be less than 30 cm above the surrounding ground level and in areas subject to flooding; the height of the plinth shall be at least 60 cm above the high flood level.

- (ii.) Interior court-yards, covered parking spaces and garages shall be raised at least 1.5 cm above the surrounding ground level and shall be satisfactorily drained.

### 39.4. Habitable Rooms

- (i.) Size & Width: The minimum size and width shall be as given in the Table 27
- (ii.) Height: The minimum and maximum height of a habitable room shall be as specified in Table 28.
- (iii.) In sites and services projects, a room of 5.6 sq.m with a toilet arrangement may be allowed in the first phase, and in the second phase another room of 9.3 sq.m may be added, provided further that an additional bedroom for occupancy of a single person with a size of 5.5 sq.m with a minimum width of 1.8 m may be permitted.

**Table 27 : Minimum Size and Width of Habitable Rooms**

Sr. No.	Occupancy	Minimum size in Sq.M.	Minimum length of one side in Metres
1.	Any habitable rooms	9.5	2.4
2.	In a two-room tenement:		
	(a) One of the room	9.6	2.4
	(b) Other room	7.5	2.4
3.	In a two-room tenement of site & services project		
	(a) One of the room	9.3	2.4
	(b) Other room	5.6	2.3
4.	Single-bedded room in a Hostel of a recognized Educational Institution	7.5	2.4
5.	Shop	6.0	2.4
6.	Class Room	38.0	5.5 Or area @0.8 sq.m. per student
7.	Hospital /Clinic building		
	(a) Special room	9.5	2.5
	(b) General ward	40.0	5.0

- (iv.) Provided that in pitched roof the minimum clear head-way under any beam shall be 2.4 m.
- (v.) In all occupancies, except those included in Sr.No.1 (C) in Table No.28, any height in excess of 4.3 m up to 6.00 shall be deemed to have consumed an additional FSI of 25 per cent of the relevant floor area. The height in excess of

6.00 Metres shall deem to have consumed additional FSI of 50 per cent of relevant floor area. This condition is exempted for those industries where the machinery height requirement is more than 4.3 m Only in those areas where it is installed, provided that they submit the machinery detail plan showing the height etc. along with the relevant machinery brochures during the time of obtaining construction permission.

- (vi.) The total permissible industrial height is exempted for those industries portion where the machinery is more than 15.00mtr only in those areas where it is installed, provided that they submit the machinery detail plan showing the height etc along with the relevant machinery brochures during the time of obtaining construction permission

**Table 28 : Minimum and Maximum Height of Habitable rooms**

Sr. No.	Occupancy	Minimum height (in m.)	Maximum height (in m.)
1.	Flat roof – (a) Any habitable room (b) Air-conditioned habitable room (c) Assembly halls, residential hotel of 3 Star category and above; rooms in institutional, educational, Industrial, Hazardous or storage, department stores entrance halls and lobbies to departmental stores and assembly hall.	2.7	4.3 4.3 4.3 Subject to the written permission of the Authority, greater height can be permitted after recording reasons as thereof.
2.	Pitched roof- (a) Any habitable room	2.7 (Average with 2.1 m at the lowest point)	4.3 (average with 3.2 m. at the lowest point)

**39.5. Kitchen;**

39.5.1. The area of the Kitchen shall not be less than 5.5 sq.m with a minimum width of 1.8 m but in a two room tenement the minimum area of the room to be used as a Kitchen shall be 7.5 sq.m with minimum width of 2.1m. The height of a kitchen shall be the same as that of a habitable room as stipulated in Table 28.

39.5.2. **Other Requirements :** Every room to be used as a Kitchen shall have:-

- (a) Unless separately provided in a pantry, means for the washing of Kitchen utensils which shall lead directly or through a sink to a grated and trap connection to the waste pipe.
- (b) on an upper floor, an impermeable floor;
- (c) At least a window not less than 1 sq.m. in area, opening directly on to an interior or exterior open space, but not into a shaft.

**39.6. Bathroom and Water closets**

39.6.1. The area and floor dimension of a bathroom or water closet shall not be less than the values given in Table 29.

**Table 29 : Area and Floor Dimension of Bathroom and Water Closet**

Type	Area (in sq.m.)	Minimum length of one side (in m.)
Bathroom	1.5	1.1
Water closet (WC)	1.1	0.9
Combined bathroom & water closet	2.2	1.1

39.6.1. A sanitary block consisting of a bathroom and water closet for each wing of each floor at each staircase level of the building for the use of domestic servants engaged on the premises may be permitted by the Authority.

39.6.2. The minimum dimensions of an independent bathroom shall be 1.3 m. x 1.1 m. and for combined bathroom and water closet (WC) the size shall be (2 sq.m.) with minimum width of 1.1 m.

39.6.3. The height of a bathroom or a water closet measured from the surface of the floor to the lowest point of the ceiling (bottom of slab) shall be not less than 2.2 m.

- 39.6.4. Every bathroom or water closet shall be so situated that at least one of its walls shall abut to an exterior open space or an interior /exterior chowk with opening area not less than 0.3 sq.m in area or 0.3 m in width.
- 39.6.5. No bathroom or water closet shall be situated directly over any room other than another water closet, washing place, bathroom or terrace unless the said floor is made impervious with adequate water-proofing treatment. However, in no case shall a water closet or bathroom be provided over a kitchen.
- 39.6.6. Every bathroom or water closet shall have the platform or seat or flooring made of watertight non-absorbent material.
- 39.6.7. It shall be enclosed by walls or partitions and the surface of every such wall or partition shall be finished with a smooth impervious material to a height of not less than 1 m. above the floor of such a room.
- 39.6.8. It shall be provided with an impervious floor covering, sloping towards the drain with a suitable grade and not towards a verandah or any other room.
- 39.6.9. No room containing water closets shall be used for any purpose except as a lavatory.
- 39.6.10. Every water closet and/or a set of urinals shall have a flushing cistern of adequate capacity attached to it. In High Density Housing, however no such flushing cistern need be provided.
- 39.6.11. In High Density Housing, pour flush water seal latrines (NEERI type) may be permitted when the sewerage system is not available and the water table in the area is not high.
- 39.6.12. All the sewerage outlets shall be connected to the common sewerage system, where no such system exists, a septic tank with soak pit shall be provided within the plot.

### **39.7. Loft**

- 39.7.1. Lofts may be provided over kitchens, habitable rooms, bathrooms, water closets, and corridors within a tenement in residential buildings, over shops, and in industrial buildings, subject to the restrictions imposed in Table 30.
- 39.7.2. Lofts in commercial or industrial buildings shall be located at least 3 m. away from the entrance, and the area shall not be counted towards FSI subject to the condition that the clear head-room under a loft shall not be less than 2.2 m and that above it shall not be more than 1.5 m and if exceeded, it shall be counted towards FSI.

**Table 30 : Permissible area of Loft**

<b>Sr. No.</b>		<b>Coverage (%age to area of room below)</b>
1.	Kitchen /Habitable room	25
2.	Bathroom, water closet, corridor	100
3.	Shops with width upto 3 m	33.3
4.	Shops with width exceeding 3 m	50
5.	Shops with width exceeding 3 m. industrial	33.3

**39.8. Mezzanine Floor**

- 39.8.1. The aggregate area of a mezzanine floor in any room shall not exceed 50 per cent of the built up area of that room. The size of a mezzanine floor shall not be less than 9.5 sq.mtrs if it is used as a living room. The area of the mezzanine floor shall be counted towards FSI.
- 39.8.2. The minimum height/head-room above a mezzanine floor shall be 2.2 m and the Head-room under a mezzanine floor shall not be less than 2.2 m.
- 39.8.3. A mezzanine floor may be permitted over a room or a compartment, if
- It conforms to the standards of living rooms in regard to lighting and ventilation in case its size is 9.5 m. or more;
  - It is so constructed as not to interfere under any circumstances with the ventilation of the space over and under it;
  - No part of it is put to use as a kitchen;
  - It is not closed, so that it could be converted into an un-ventilated compartment;
  - It is at least 1.8 m away from the front wall of such room;
  - Access to the mezzanine floor is from within the respective room below only.

**39.9. Store Room**

- 39.9.1. The area of a store room where provided in residential buildings shall not be more than 3 sq.m.
- 39.9.2. The store room shall not be less than 2.2 m. high

### **39.10. Garage**

- 39.10.1. The internal size of a private garage shall not be less than 2.5m x 5.5m or 2.3m x 4.5m.
- 39.10.2. The garage may be located if not within the building either at its side or rear, but atleast 7.5 m away from any access road. Any lock-up garages within the building shall be of such construction as will give fire resistance of minimum two hours.

### **39.11. Basement**

- 39.11.1. The total area of any basement shall not exceed twice the plinth area of the plot. It may be in one level or two and its length /width shall not extend underneath the marginal open space/ setback limits.
- 39.11.2. The height of the basement from the floor to the underside of the roof-slab or ceiling or under side of a beam when the basement has a beam shall not be less than 2.4m.
- 39.11.3. The extent of ventilation shall be the same as required by the particular occupancy for which the basement is used. Any deficiency must be made good by resorting to a mechanical system viz. blowers, exhaust fans, air-conditioning system, according to the standards in Part VIII, Building Services- Section-I Lighting and Ventilation, National Building Code.
- 39.11.4. A basement may be put to the following uses only
  - a. Storage of household or other non-hazardous goods;
  - b. Store rooms, bank lockers or safe-deposit vaults;
  - c. air-conditioning equipment and other machine used for services and utilities of the building;
  - d. parking spaces;
  - e. Electric sub-station (which will conform to required safety requirements);
  - f. Provided that use strictly ancillary to the principal uses may also be permitted in a basement.
- 39.11.5. Every basement shall meet the following specifications:-
  - (a) The ceiling of an upper basement shall be at least 0.9 m & not more than 1.2 m. above the average surrounding ground level.
  - (b) Adequate arrangements shall be made to ensure that surface drainage does not enter the basement.

- (c) The walls and floors of the basement shall be water-tight and the effect of the surrounding soil and moisture, if any, should be taken into account in design and adequate damp proofing treatment shall be given.
- (d) Any access to the basement through a staircase or pedestrian ramp shall meet the normal requirements for such access. Open ramps may be permitted in the open spaces except in the front open space subject to (b) above and the fire protection requirements.
- (e) Any access to the basement through vehicular ramps shall meet the normal requirements of such access.

#### **39.12. Cabin**

Where cabins are provided, a clear passage not less than 0.9 m. wide will be maintained. The size of a cabin shall not be less than 3 sq.m and the distance from the farthest space of a cabin to the nearest exit shall not be more than 18.5 m. If the cabin does not derive direct light and ventilation from any open spaces /mechanical means, its maximum height shall be 2.2 m.

#### **39.13. Office room:**

In every residential building, constructed or proposed to be constructed for the use of a co-operative housing society or an apartment owner's association, an office room will be permitted on the ground floor or first floor. In an already developed property, it may be on an upper floor. The area of the room shall be limited to 12 sq.m if the number of tenements in the building does not exceed 20, and to 20 sq.m. otherwise.

#### **39.14. Letter Box**

A letter box of appropriate dimensions shall be provided on the ground floor of residence and commercial buildings to the satisfaction of the Authority.

#### **39.15. Meter Room:**

An independent and ventilated meter (service) room directly accessible from the outside shall be provided on ground floor and/or on upper floors, according to the requirements of the electric department. The door to the room shall have fire resistance of not less than two hours.

#### **39.16. Refuse Chute:**

In all multi-storied residential and/or commercial buildings of more than Ground plus two floors, a refuse chute shall be provided with openings on each floor.

#### **39.17. Corridor**

The minimum width of a common corridor shall be as shown in Table 28, provided that any corridor identified as an exit shall also conform to the requirements therein.



**39.18. Doors:**

Doors shall conform to the following provisions, in addition to satisfy the fire-fighting requirements, any doorway identified as an exit shall conform to the requirements therein.

**39.19. Width**

The minimum width of a staircase other than a fire escape shall be as given in Table 31

**Table 31 : Minimum width of Common Stairways /Corridors for various Occupancies**

Sr. No.	Type of occupancy	Minimum width of staircase/stairway /corridor (in meters)
1.	Residential Buildings	
	(a) General	1.2
	(b) Row Housing (2 storeys)	0.9
	(c) Hotels	1.5
2.	Educational Buildings	
	(a) Upto 24 m high	1.5
	(b) Over 24 m high	2.0
3.	Institutional buildings (i.e. hospitals)	
	(a) Upto 10 beds	1.5
	(b) Over 10 beds	2.0
4.	Assembly buildings	2.0
5.	Other Public Semi Public buildings, Mercantile, Business, Industrial, Storage and Hazardous buildings.	1.5

**39.20.** No flight shall contain more than 12 risers, but in residential buildings in narrow plots and in High density Housing a single flight staircase may be permitted.

**39.21. Risers:**

The maximum height of a riser shall be 19 cm. in a residential building, and 16 cm in any other occupancy. However, on an internal stairway within a dwelling unit, a riser may be 25 cm. high.

**39.22. Treads:**

The minimum width of the tread without nosing shall be 25 cm for staircase of a residential building, other than fire escapes. In other occupancies, the minimum

width of the tread shall be 30 cm. It shall have a non-slippery finish and shall be maintained in that fashion.

### 39.23. Floor Indicator:

The number of each floor shall be conspicuously painted in figures at least 15 cm. large on the wall facing the flights of a stairway or at such suitable place as is distinctly visible from the flights.

### 39.24. Hand Rail

Handrails with a minimum height of 0.9 m from the centre of the treads shall be provided.

### 39.25. Ramps:

- (i) Ramps for pedestrians –
  - (a) General: The provision applicable to stairways shall generally apply to ramps. A ramp in a hospital shall not be less than 2.25 m. wide and in addition to satisfying the fire fighting requirements, a ramp shall conform to the stipulations related to fire safety rules and GOI guidelines/Notification
  - (b) Slope: A ramp shall have a slope of not more than 1 in 10. It shall be of non-slippery material.
  - (c) Handrail: A handrail shall be provided on both the sides of the ramp.
- (ii) Ramps for basement of storied parking: - For parking spaces in a basement and upper floors, at least two ramps of adequate width and slope shall be provided preferably at the opposite ends. Such ramps may be permitted in the side and rear marginal open spaces after leaving sufficient space for movement of fire-fighting vehicles.

### 39.26. Lifts:

At least one lift shall be provided in every building more than 4 storey or 16 m. in height (whichever is lesser). Wherever, it is not possible to provide ramps in public buildings, a lift is compulsory, irrespective of the height of the building.

- 39.26.1. The number, type and capacity of lifts shall satisfy the requirement of Sec.5- “Installation of Lifts and Escalators” National Building Code of India.
- 39.26.2. At ground floor level, a grounding switch shall be provided to enable grounding lift cars in an emergency.
- 39.26.3. The lift machine room shall be separated and no other machinery shall be installed therein.

- 39.26.4. The number of each floor shall be conspicuously painted in figures at least 15 cm. large on the wall opposite the lift/lifts opening or on other suitable surface so as to be distinctly visible from the lift cage.

**39.27. Porch:** A porch, if any, shall be at least 1.5 m. clear of the plot boundary; the area of a porch upto 5.5 m in length (parallel to the main building) shall not be counted towards FSI. A parapet wall 0.23 m. in height is permissible over a porch. The Authority may permit larger porches for mercantile, hotel and public buildings.

**39.28. Balcony:**

No balcony shall reduce the minimum marginal open space to less than what is prescribed in the relevant rules except otherwise mentioned in Rule 39.2. The width of the balcony will be measured perpendicular to the building line and reckoned from that line to the balcony's outermost edge. Balconies may also be allowed to be enclosed with written permission of the Authority. When balconies are enclosed, one-third of the area of their faces shall have lower glass shutters or grills on the top and the rest of the area except the parapet shall have glazed shutters.

**39.29. Revas Projection:**

- 39.29.1. A revas projection 1.20 m. in width may be permitted in the front open space when it faces a street 12m. or more in width. To facilitate the construction of staircase, such revas projection may be permitted in the side or rear open space provided that such open space is at least 4.5m. and the revas projection is limited to a width of 0.75 m. No revas projection shall be at a height less than 2.1 m. above the ground level.
- 39.29.2. A revas projection shall not be permissible in the side of rear open spaces of a tower-like structure.
- 39.29.3. The areas of all revas projections shall be taken into account for the computation of FSI.

**39.30. Roofs:**

The roof of a building shall be so constructed or framed as to permit effectual drainage of the rain water there from by means of rain water pipes of the scale of at least one pipe of 10 cm. diameter for every 40 Sq.m. of room area. Such pipes shall be so arranged, jointed and fixed as to ensure that the rain water is carried away from the building without causing dampness in any part of the walls or foundations of the building or those of an adjacent building. Rain water pipes shall be affixed to the outside of the walls of the building or in recesses or chutes or formed in such walls or in such other manner as may be approved by the Authority.

**39.31. Terrace:**

Terraces shall not be sub-divided and shall be accessible by common staircases.

**39.32. Parapet:**

Parapet walls and hand-rails provided on the edges of the roof terrace, balcony, etc. shall not be less than 1.15 m. from the finished floor level and not more than 1.30 m. in height above the unfinished floor level.

**39.33. Boundary wall and Main Entrance:**

- 39.33.1. Boundary wall: Except with the permission of the Authority, the maximum height of a boundary wall shall be 2.0 m. above the level of the centre line of the front street. A boundary wall upto 2.4 m. height may be permitted if the top 0.9 m. is of open type construction, to facilitate through vision.
- 39.33.2. At a corner plot, the height of the boundary wall shall be restricted to 0.75 m. for a length of 10 m. on the front and side of the inter-section and the balance height of 0.75 m. if required in accordance with 39.33.1 above may be made up of open type construction (through railings).
- 39.33.3. In electric sub-stations, transformer stations, institutional buildings like sanitariums, hospitals, educational buildings like schools, colleges, including hostels, industrial buildings and other uses of public utility undertakings, a height upto 2.4 m. can be permitted.
- 39.33.4. The main entrance to a plot accommodating a multi-storey, high rise or a special building shall be at least 4.5 M. wide and height shall be not less than 5.0 M from road or floor level and shall be so designed as not to obstruct easy movement of a fire-engine or truck. The entrance gate to it shall open inside and fold back against the compound wall.

**39.34. Wells:**

- 39.34.1. No wells shall be located less than 12 m. from any soak pit, refuse pit, subsoil dispersion (soak pit) earth closet or privy; or under a tree, unless it has a canopy over it so that leaves and twigs do not fall into it and rot.
- 39.34.2. Other Requirements: The wells should have a minimum internal diameter of 1 m and should be constructed to height not less than 1m. above the surrounding ground level, to form a parapet or curb and to prevent surface water from flowing into it and shall be surrounded with paving constructed of impervious material which shall extend for a distance of not less than 1.8 m. in every direction from the parapet or the curb forming the well head and the upper surface of such a paving shall be sloped away from the well; the wells should

be of sound and permanent construction (pucca) throughout. A temporary or exposed (kutchha) well shall be permitted only in fields or gardens for purposes of irrigation; the wells should have the interior surface of its lining or walls rendered impervious for a depth of not less than 1.8 m. measured from the level of the ground immediately adjoining the well-head. The well should be clearly visible, with a routes reaching them clearly marked and signs posted to guide any person to the floor concerned.

### **39.35. Overhead Tank:**

Every overhead water storage tank shall be maintained in a perfectly mosquito proof condition by providing a properly fitted hinged cover and every tank more than 1.5 m in height shall be provided with a permanently fixed iron ladder to enable inspection by anti –malaria staff.

### **39.36. Septic Tanks:**

- 39.36.1. Location and Sub –Soil dispersion system shall not be closer than 12 m. to any source of drinking water, such as well to mitigate the possibility of bacterial pollution of water supply. It shall also be as far removed from the nearest habitable building as economically feasible but not closer than 2 m to avoid damage to the structure.
- 39.36.2. The dimensions shall have a minimum inner width of 75 cms, a minimum depth of 1m below the water level and a per capita minimum liquid capacity of 85 litres. The length of the tanks shall be atleast twice the width.
- 39.36.3. The septic tanks may be constructed of brick work, stone masonry, concrete or other suitable material as defined in the National Building Code.
- 39.36.4. Under no circumstances, should the effluent from the septic tank be allowed in to an open channel drain or a body of water without adequate treatment.
- 39.36.5. The minimum diameter of the pipe shall be 100 mm. Further, at junctions of pipes in man holes, the direction of flow from a branch, connection should not make an angle exceeding 45 degrees with the direction of flow in the main pipe.
- 39.36.6. The gradient of land drains, under drainage as well as the bottom of dispersion trenches and soak ways should be between 1:300 and 1:400.
- 39.36.7. Every septic tank shall be provided with a ventilating pipe of at least 50 mm diameter. The top of the pipe shall be provided with a suitable cage of mosquito proof wire mesh. The ventilating pipe shall be extended to a height which would cause no small or nuisance to any building in the area.

Generally, the ventilating pipe should extend to a height of 2m, when the septic tank is at least 15m away from the nearest building and to a height of 2m above the top of the building when it is located closer than 15 m.

- 39.36.8. When the disposal of a septic tank effluent is to a seepage /soak pit, the seepage pit may be of sectional dimension of 90 cm and not less than 100 cm, in depth below the inner level of the inlet pipe. The pit may be lined with stone, brick and concrete blocks with dry open joint which should be backed with at least 7.5 cm of clean coarse aggregate. The lining above the inlet level should be finished with mortar. In the case of pits of large dimensions, the top portion can be narrowed to reduce the size of the RCC cover slabs. When no lining is used, specially near trees, the entire pit should be filled with loose stones. A masonry ring should be constructed at the top of the pit to prevent damage by flooring of the pit by surface run off. The inlet pipe should be taken down to a depth of 90 cm from the top as an anti-mosquito measure.
- 39.36.9. When the disposal of the septic tank effluent is to a dispersion trench, the dispersion trench shall be 50 to 100 cm wide excavated to a slight gradient and shall be provided with a layer of washed gravel or crushed stones 15 to 25 cm deep. Open jointed pipes placed inside the trench shall be made of unglazed earthen ware clay or concrete and shall have a minimum internal diameter of 75 to 100 mm. Each dispersion trench should not be longer than 30 m and trenches should not be placed closer than 1.8 m of each other.
- 39.36.10. Common Antenna for Television Transmission /Reception: A common conventional antenna for receipt of television transmission shall be provided for every residential building with more than 10 tenements.

### **39.37. Requirement of Educational Buildings**

- 39.37.1. In addition to the classrooms and other areas, every educational building shall be provided with a tiffin room of minimum area of 18.0 sqm for every 800 students or part thereof.
- 39.37.2. A separate tiffin room for teachers where strength of students exceeds 1000 has to be provided.
- 39.37.3. A room with drinking water facilities for every 300 students or less on each of the floors has to be provided.

**39.38. Special Amenities for Physically Handicapped persons:** All provisions mentioned in the Persons with Disabilities (Equal Opportunities, Protection of Rights and Full Participation) Act 1995; has to be reached strictly. Over and above it, the following provisions are compulsory in any public buildings;

**39.39.** A 90 cm hand-rail and an additional one at a height of 75 cms above the finished level of the steps for staircases and for steps to the ground floor plinth even if they have enclosed on their sides by walls. A ramp with a slope not exceeding 1:12 from the ground level of open spaces or road level to the entrance door or the lift or the staircases. One of the wash basins in the toilet block on each floor fixed at a height of 80 cm with a tap at 10 cm above the finished floor level.

39.39.1. All parts of the room would be adequately lighted and ventilated. Every room shall have one or more apertures, excluding doors with area not less than  $1/6^{\text{th}}$  of the floor area of the room, with no part of any habitable room being more than 7.5 m away from the source of light and ventilation. However a staircase shall be deemed to be adequately lighted and ventilated, if it has one or more openings, their area taken together measuring not less than 1 sqm per landing on the external wall.

39.39.2. All rooms will have an opening with a minimum area of 1 sqm in any habitable room including a kitchen, and 0.3 sqm with one dimension of 0.3 meter for any bathroom, water closet or store.

39.39.3. All the walls containing the openings for light and ventilations fully exposed to an exterior open space either directly or through a verandah not exceeding 2.4 m in width provided that a room meant for non-residential use shall be considered as adequately lighted and ventilated if its depth from the side abutting the required open space does not exceed 12 m.

39.39.4. If a bathroom, water closet, staircase or store may abut on the ventilation shaft, the size of which then shall not be less than the values mentioned in Table 32

**Table 32 : Size of Ventilation Shafts**

Height of Building (metres)	Cross Section of Ventilation Shaft (Sqm)	Side of Shaft (meters)
Upto 12 m	2.8	1.2
Upto 18 m	4.0	1.5
Upto 24 m	5.4	1.8
Upto 30 m	8.0	2.4
Above 30 m	9.0	3.0

In such ventilation shafts, mechanical ventilation system shall be installed. Further such ventilation shaft shall be adequately accessible for maintenance.

- 39.39.5. Where lighting and ventilation requirements are not met through day lighting and natural ventilation, they shall be ensured through artificial lighting and ventilation in accordance with the provisions of Part III, Building Service Section I, Lighting and Ventilation, National Building Code.

## 40. FIRE PROTECTION REQUIREMENTS

The planning, design and construction of any building shall be such as to ensure safety from the fire. For this purpose, unless otherwise specified in these rules, the provisions of Part IV, Fire Protection Chapter, National Building Code of India - 2005 shall apply.

**40.1.** Any building for human occupancy shall be provided with exits sufficient to permit safe escape for its occupants in case of fire or other emergencies the exits shall conform to the following:

- a. Exits should be horizontal or vertical. The horizontal exit may be a door way, a corridor, a passage way to an internal or external stairway or to an adjoining building, ramp, a verandah or terrace which has access to the street or to the roof of a building. A vertical exit may be a staircase or a ramp, but not a lift.
- b. Exit from all the parts form the building except those not accessible for general public use shall provide continuous egress to the exterior of the building or to an exterior open space leading to the street. The exits will be so arranged that, except for a residential building, they can be reached without having to cross another occupied unit. The exits should be free from any obstruction and should be adequately illuminated. The exits should be clearly visible with the routes reaching them clearly marked and signs posted to guide any person to the floor concerned.
- c. They should be fitted, if necessary, with fire fighting equipment suitably locked but not as to obstruct the passage, clearly marked and with its location clearly indicated on both sides of the exit way.
- d. They should be fitted with a fire alarm device, if it is either a multi-storey, high rise or a special building so as to ensure its prompt evacuations.
- e. They shall remain unaffected by any alteration of any part of the building so far as their number, width, capacity and protection thereof is concerned.
- f. They should be so located that the travel distance on the floor does not exceed the following limits:-
  - (i) Residential, educational, other institutional /PSP and hazardous occupancies : 22.5 m
  - (ii) Assembly, business, mercantile, industrial and storage godowns : 30 m

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



- g. When more than one exit is required on a floor, the exits shall be as remote from each other as possible.
- h. The width of an exit, stairway /corridor and exit door to be provided at each floor in occupancies of various types shall be as shown in Table 33. Their number shall be calculated by applying to every 100 sq.m. of the plinth or covered area of the occupancy, the relevant multiplier in Columns 4 and 6 of the Table 26, fractions being rounded off upward to the nearest whole number.

**Apart from fire fighting Equipments, the following devices shall be installed,**

- a. Indoor, Out Door Cameras (CCTV) with proper lighting, Monitors and data recording facility covering all important points especially Entry/Exit, Parking, litterbins and other critical areas
- b. Door Frame Metal Detector (DFMD)
- c. Hand Held Metal Detector (HHMD)
- d. Search tool Kit (Torch, Extension Mirror, Prodger, Screw driver set, Nylon Cord etc.)
- e. Under vehicle search mirrors
- f. Search Lights
- g. X-ray Baggage Scanner
- h. Automatic/Manual Barrier/Slide Gate
- i. Emergency Public Address System
- j. Intercom/Wireless facility at all important points

**Apart from these equipments, the following features shall also be provided.**

- (a) Stand-off distance  
Minimum stand-off of the mall buildings from the public roads should be maintained to help in vehicle management during rush hours/any contingency.
- (b) Security Control Room.
- (c) Safe Room/Cloak Room near the entrance for the deposit of bags.
- (d) Voice recording capability to monitor threat calls.
- (e) Minimum litterbins to be kept and must be clearly covered and monitored by CCTV systems.
- (f) All the staffs should be provided with Bio-metric identity card to avoid unauthorized access to critical areas.
- (g) They should prepare Crisis Management Plan (CMP) and conduct periodic mock drills.

#### **40.2. Corridors**

- a. Exit corridors shall be of a width not less than the total required width of exit doorways leading from them in the direction of travel to the exterior /stairway.
- b. Where stairways discharge through corridors, the height of the corridors shall not be less than 2.4 m.

- c. Where there is more than one staircase serving a building, there shall be at least one smoke-stop door in the space between the staircases.

**Table 33 : Width and Number of Exits for Various Occupancies**

Sr. No.	Type of Occupancy	Stair /Corridor		Door Min. Width in mtrs.	Exit Multiplier
		Minimum Width (mtrs.)	Multiplier		
1.	Residential Dwellings:	1.2	0.145	-	0.053
	Row houses upto two storeyed	0.75	0.213	-	
	Hotels	1.5	0.107	-	
2.	Educational – upto 24 m high	1.5	0.333	-	0.667
3.	Institutional i.e. –over 24. m high	2.0		-	
	Hospitals				
	Upto 10 beds	1.5	0.083	-	0.044
	Over 10 beds	2.0	0.67	-	
4.	Assembly :				
	Fixed or loose seats and dance floor.	2.0	0.694	1.0	0.926
	No sitting facilities and dining room	2.0	0.278		0.370
5.	Mercantile:			-	
	Street Floor and Basement	1.5	0.222	-	0.222
	Upper Sales floor	1.5	0.111	-	0.111
6.	Business & Industrial	1.5	0.067	-	0.067
7.	Storage	1.5	0.022	-	0.022
8.	Hazardous	1.5	0.133		0.125

**Note:** for the dormitory portions of homes for the aged, orphanages, mental hospitals etc. these multipliers will be doubled.

#### 40.3. Doorway

- a. Every exit doorway shall open into an enclosed stairway, a horizontal exit or a corridor or passageway providing continuous and protected means of egress:

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

#### **40.4. Revolving doors**

- a. Revolving doors shall not be used as required exits except in residential, business and mercantile occupancies; and they shall not constitute more than half the total required door width.
- b. When revolving doors are considered as required exit ways, then the multiplier in Table 33 shall be increased by 33.33 percent, and the revolving doors shall not be located at the foot of stairway. Any stairway served by a revolving door shall discharge through a lobby or foyer.

#### **40.5. Internal Stairways**

- a. Stairways shall be constructed of non-combustible materials throughout.
- b. Any interior staircase shall be constructed as a self-contained unit with at least one side adjacent to an external wall and shall be completely closed.
- c. A stair cases shall not be arranged around a lift shaft unless the later is entirely enclosed by a material of fire resistance rating as that for type of construction itself. For multi-storeyed high rise and special buildings, the staircase location shall be to the satisfaction of the Chief Fire Officer.
- d. In multi-storeyed, high rise and special buildings, access to main staircases shall be gained through at least half –an-hour fire resisting automatic closing doors, placed in the enclosing walls of the staircases. They shall be swing type doors opening in the direction of the escape.
- e. No living space, store or other space, involving fire risk shall open directly into a staircase.
- f. The external door of a staircase enclosure at ground level shall open directly to the open space or should be accessible without passing through any door other than a door provided to form a draught lobby.
- g. In multi-storeyed high rise and special buildings, exit signs with arrows indicating the escape route shall be provided at a height of 1.5 m. from the floor level on the wall and shall be painted with fluorescent paint. All exit way

signs should be flush with the wall and so designed that no mechanical damage to them can result from the moving of furniture or other heavy equipment.

- h. Where a building has a single staircase, it shall terminate at the ground floor level, and the access to the basement shall be by a separate staircase. Where the building is served by more than one staircase, one of the staircases may lead to the basement level, by either a ventilated lobby or a cut-off screen wall without opening, having a fire resistance of not less than 2 hours with discharge point at two different ends or through enclosures. It shall also be out-off from the basement area at various basement levels by a protected and ventilated lobby /lobbies.

**40.6. Fire escape of external stairs:** Multi-storeyed, high rise and special buildings shall be provided with fire escape stair, which will be free of FSI, and they should conform to the following:

- a. They shall not be taken into account in calculating the evacuation time of a building.
- b. All of them shall be separate and remote from the internal staircase.
- c. Entrance to them shall be separate and remote from the internal staircase.
- d. Routes to the fire escape shall be free of obstruction at all times, except for a doorway leading to the fire escape, which shall have the required fire resistance.
- e. They shall be constructed of non-combustible materials.
- f. They shall have a straight flight not less than 75 cm. wide with 15 cm. treads and risers not more than 19 cm. The number of risers shall be limited to 16 per flight.
- g. They shall be provided with handrails at a height not less than 90 cm. above the tread.

#### **40.7. Ramp**

- a. All the requirements of this Regulation shall apply to any ramps which apply to a staircase.
- b. Ramps shall lead directly to outside open spaces at ground level or courtyards of other safe place.
- c. In a multi-storey high rise and special buildings, access to ramps from any floor shall be through a smoke-stop door.

#### **40.8. Refuge Area**

- a. In multi-storey and high rise buildings, at least one refuge area shall be provided on the floor immediately above 24 m.
- b. It shall be on the external walls as a cantilevered projection or in any other manner.

- c. It shall have a minimum area of 15sq.m and a minimum width of 3.0 m.
- d. It shall not be counted in FAR.

**40.9. Providing Basic security features pertaining to access controls and surveillances:**

In all commercial buildings such as Multiplex, Cinema Halls, shopping Malls etc with a minimum carpet area of not less than 10,000 sq ft shall have all security systems installed and in specific CCTV and camera surveillance at appropriate places so that there is adequate monitoring of people visiting such places.

**40.10. Security Features, Access Control and Surveillance to Buildings vulnerable to manmade disaster like terrorist attack.**

This shall be applicable to all such buildings as listed below:

- (a) All buildings that have been specifically identified by the Appropriate Authority of the UT Administration.
- (b) All Assembly Buildings.
- (c) Institutional Buildings of Govt., Semi Govt. Organizations, Prisons, Courts (having built up area exceeding 10,000 sq.mt. or occupancy over 1,000).
- (d) Institutional Buildings of Registered Trusts which are used for Medical or other treatments, Hospitals. (having built up area exceeding 10,000 sq.mt or occupancy over 1,000).
- (e) Educational Buildings of Schools/Colleges (having built up areas exceeding 10,000 sq.mt. or occupancy over 1,000).
- (f) Buildings which attract or are likely to attract large number of people/public, such as Shopping Malls, Markets, Religious Buildings, Large Intercontinental Hotels, Monuments, Places of Tourist importance, Exclusive Business Buildings (like World Trade Center, Stock Exchange) etc.
- (g) Hazardous Buildings as defined in National Building Code.
- (h) Any other Building specifically categorized by UT Administration

**40.10.1. The following provisions shall be made in such buildings:**

- i. Electronic Surveillance Systems shall be installed at various locations in and out of the building as may be required and with previous approval of the Police Department having regard to the degree of perceived risk. A suitable control room shall be provided within the premises for monitoring, as mentioned earlier in 47.12 above.
- ii. CCTV coverage of all important locations and vital installations shall be done including main gate, reception, utility areas, and common open areas on floors, lifts, lobbies, and the compound. Perimeter lighting outside the building shall be adequate with focus at critical areas and movable search lights at corners.
- iii. All electronic systems, electrical systems, security systems and minimum services to the Control Room shall be provided with three tier system arrangement consisting of (1) main supply, (2) standby generating system, (3) inverter or UPS system, so as to

- have continuous and uninterrupted supply and shall comply with the provisions of IS codes, Indian Electricity Rules, 1956 and National Building Code.
- iv. All provisions of National Building Code in respect of electrification shall be applicable.
  - v. In addition to the provision in the National Building Code and the Existing Development Control Rules, the following additional requirements has to be provided.
    - (a) Provisions of automatic dampers to the main fresh air duct at individual floors.
    - (b) Protection of entire area with sprinkler system.
    - (c) Provision of micro processor based wireless addressable detector system with connectivity to the nearest Police Station and Fire Station including basements and mezzanine floors.
    - (d) Florescent signage showing directions of escape routes/staircases.
    - (e) Wet risers and sprinkler systems shall always be kept on automation mode.
    - (f) Provisions of 10/15 Kg. capacity water based mist system 300 bar operating pressure portable extinguisher near the staircase or lift lobby on every alternate floor.
    - (g) Cooking below or within the building shall be disallowed and provision only made for heating with oven, hotplate, tea/coffee machine, etc in the pantry. However, this restriction shall not apply to star hotels, hospitals and other buildings with core functions requiring food service, in which case the kitchen shall be provided with adequate precautions as directed by the Fire officer and designed for 4 hour fire resistance. It is preferable to carry out cooking in a detached building.
    - (h) Fire retardant coat shall be applied to all combustible partitions.
    - (i) Provisions of minimum two openable windows shall be made on each face of the building.
    - (j) All windows and glazing on outer walls shall be provided with shatter proof protection film.
    - (k) In addition any more stringent provisions in existing Development Control Regulations and the guidelines issued in National Building Code Part 4 Fire and Life Safety shall be followed.
  - vi. For quick Evacuation during emergencies Adequate provision within the building for quick and safe evacuation shall be made in accordance with the standards of National Building Code including number and width of exit doors, passages to be used as escape routes, staircases, longitudinal and cross-aisle and passages in the offices with built up furniture.
  - vii. All external cladding shall be provided with shatter proof membranes to the glass walls and openable shutters at intervals for access to rescue teams and to release air pressure due to any blast.
  - viii. Maps of exit routes shall be displayed at various spots within the building.
  - ix. A separate entry and separate exit are to be provided for each wing of a building having different activities i.e. Malls, Multiplexes, Offices, etc.

## PART IV - STRUCTURAL SAFETY AND SERVICES

### 41. STRUCTURAL DESIGN

**41.1.** The structural design of foundations, elements made of masonry, timber, plain concrete, pre-stressed concrete and structural steel shall be carried out in accordance with Part IV, structural Design, Section 1- Loads, Section 2- Foundation, Concrete, Section -3 Wood, Section 4 – Masonry, Section 5 – Concrete, Section 6 – Steel, of National Building Code of India, 2005 taking into consideration the Indian Standards and Guidelines for hazard safety a given below:

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

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

In pursuance of the above a certificate as indicated below shall be submitted along with building plans/drawings and building information schedule annexed thereto.

**41.2. Structural Stability and Fire Safety of Existing Buildings**

- a. The Competent Authority on its own or otherwise may have the assessment of structural and/or fire safety of an existing building/structure damaged/undamaged carried out through expert(s) chosen from a panel of experts identified by the Competent Authority in this behalf, at the cost of the owner/developer/occupants of the building.
- b. The Competent Authority on advice of such expert(s) shall direct the owner /developer /occupants of the building to carry out such repair/restoration and strengthening /retrofitting of the building found necessary so as to comply with the safety standards laid down in the National Building Code and the Indian Standards specified under Regulation.
- c. The Competent Authority shall specify the period within which such compliance is to be carried out.
- d. The Competent Authority may also direct the owner/developer /occupants whether the building could be occupied or not during the period of compliance.

**41.3. Quality Control Requirement**

The following quality control system shall be adopted for all buildings except those up to 3 storied residential buildings having less than 1000 sqm in built up area.

The testing of the material as per Indian Standards shall be carried out by laboratory(s) approved by the competent authority in this behalf. The laboratory(s) shall work out in consultation with the construction agency a testing programme of materials such as cement, steel and quality of concrete including its mixing, laying and strength at site as well as in the laboratory. This should cover various stages of construction from foundation to completion as per Regulations. The laboratory(s) shall maintain a duly authenticated report in a bound register, copy of which will be submitted to the construction agency, which will in turn forwards the testing report to the competent authority.

**41.4. Quality of Materials & Workmanship**

- 41.4.1. All materials and workmanship shall be of good quality conforming generally to accepted standards of Public Works Department of Administration and Indian Standard Specifications and Codes as included in Part-V - Building Materials and Part VII – Constructional Practices and Safety of National Building Code of India, 2005.
- 41.4.2. All borrow pits dug in the course of construction and repair of buildings, roads, embankments, etc. shall be deep and connected with each other in the formation of a drain directed towards the lowest level and properly stopped for



discharge into a river stream, channel or drain and no person shall create any isolated borrow pit which is likely to cause accumulation of water which may breed mosquitoes.

**41.5. Alternative Materials, Methods of Design and Construction & Tests.** The provision of the rules are not intended to prevent the use of any material or method of design or intended to prevent the use of any material or method of design or construction not specifically prescribed by the rules provided any such alternative has been approved.

**41.6.** The provisions of the rules are not intended to prevent the adopting of architectural planning and layout conceived as an integrated development scheme.

**41.7.** The Authority may approve any such alternative, provided it is found that the proposed alternative is satisfactory and conforms to the provisions of relevant parts regarding material, design and construction and that material, method or work offered is for the purpose intended, atleast equivalent to that prescribed in the rules in quality, strength, compatibility, effectiveness, fire and resistance, durability and safety.

**41.8. Tests**

41.8.1. Whenever there is sufficient evidence of compliance with the provisions of the rules of evidence that material or method of design or construction does not conform to the requirements of the rules or in order to substantiate claims of alternative materials, design or methods of construction, the Authority may require tests sufficiently in advance as proof of compliance. These tests shall be made by an approved agency at the expenses of the owner/applicant.

41.8.2. Test methods shall be as specified by the rules for the materials or design or construction in question. If there are no appropriate test methods specified in the rules, the Authority shall determine the test procedure. For methods of tests for building materials, reference may be made to relevant Indian Standards as given in the National Building Code of India, published by the Indian Standard Institution. The Latest version of the National Building Code of India shall be taken into account at the time of enforcement of these rules.

**41.9. Building Services**

41.9.1. The planning, design and installation of electrical installations, air-conditioning and heating work shall be carried out in accordance with Part VIII Building Services, Section 2-Electrical installations, Section 3- Air Conditioning and Heating of National Building Code of India, 2005.

- 41.9.2. The planning, design including the number of lifts, type of lifts, capacity of lifts depending on occupancy of building, population on each floor based on occupant load, height of buildings shall be in accordance with Section -5- Installation of Lifts and Escalators of National Building Code of India, 2005 in existing buildings, in case of proposal for one additional floor, existing lift may not be raised to the additional floor.

#### **41.10. Requirement of Water Supply, Drainage and Sanitation:**

The requirements for water supply, drainage and sanitation would as per the norms provided in Part IX Plumbing Services, Section 1 – Water Supply; and Section 2 – Drainage and Sanitation of the National Building Code of India, 2005, Bureau of Indian Standards.

- 41.10.1. **Septic Tanks:** Where septic tank is used for sewage disposal, the location, design and construction of the septic tank shall conform to requirements as below.
- a. Location of Septic Tanks and sub-surface absorption systems: A subsoil dispersion system shall not be closer than 18 m. from any source of drinking water, such as well, to mitigate the possibility of bacterial pollution of water supply. It shall also be as far removed from the nearest habitable building as economically feasible but not closer than 6 m. to avoid damage to the structures. The dimensions of Septic Tanks shall have minimum width of 75 cm. minimum depth of one metre below water level and a minimum liquid capacity of one cubic metre.
  - b. Septic tanks may be constructed of brickwork, stone masonry concrete or other suitable materials as approved by the Authority.
  - c. Under no circumstances should effluent from a septic tank be allowed into an open channel, drain or body of water without adequate anaerobic treatment through soak pit.
  - d. Minimum nominal diameter of pipe shall be 100 mm. Further, at junctions of pipes in manholes, direction of flow from a branch connection should not take an angle exceeding 45 degrees with the direction of flow in the main pipe.
  - e. The gradients of land drains, under-drainage as well as the bottom of dispersion trenches and soak ways should be between 1:300 and 1:400.
  - f. Every septic tank shall be provided with ventilating pipe of at least 50 mm diameter. The top of the pipe shall be provided with a suitable cage of mosquito-proof wire mesh.
  - g. When the disposal of septic tanks effluent is to seepage pit, the seepage pit may be of any suitable shape with the least cross-sectional dimension of 90 cm. And not less than 100 cm in depth below the invert level of the inlet pipe. The pit may be lined with stone, brick or concrete blocks with dry open joints which should be backed with at least 7.5 cm. of clean coarse aggregate. The

lining above the inlet level should be finished with mortar. In the case of pits of large dimensions, the top portion may be narrowed to reduce the size of the RCC cover slabs. Where no lining is used specially near trees, the entire pit should be filled with loose stones. A masonry ring may be constructed at the top of the pit to prevent damage by flooding of the pit by surface run off. The inlet pipe may be taken down a depth of 90 cm. from top as an anti-mosquito measure.

- h. When the disposal of septic tank effluent is to a dispersion trench, the dispersion trench shall be 50 to 100 cm. wide excavated to a slight gradient and shall be provided with 15 to 25 cm. of washed gravel or crushed stoners. Open jointed pipes placed inside the trench shall be made of unglazed earthenware clay or concrete and shall have minimum internal diameter of 75 to 100 mm. Each dispersion trench should not be longer than 30 m. and trenches should not be placed closer than 1.8 m.

#### 41.11. Signs and Outdoor display structure

The display of advertising signs on building and land shall be in accordance with Part (c), Signs and Outdoor Display Structures of National Buildings Code of India, 2005 and the provisions detailed below.

- 41.11.1. **Prohibition of erection, fixation, retention of display of advertisements:** No person shall erect, exhibit, fix or retain upon or over any land, building, wall, hoarding, frame, post, kiosk /Bill Board (to be displayed on electric pole) or structure or upon or in any vehicle, any advertisement or display any advertisement to public view in any manner whatsoever in any place within the jurisdiction of the Administration without the prior written permission of the Authority and/or any other authorized person(s) for the purpose.
- 41.11.2. **Prohibition of erection, exhibition, fixation, retention or display of advertisements in historic public buildings etc.:** No person shall erect, exhibit, fix, retain or display or case to be erected, exhibited, fixed, retained or displayed any advertisement so as to injuriously affect the amenities or obstruct the view of any historic public building or buildings of national importance or monument of any public park or pleasure promenade or public garden.
- 41.11.3. **Prohibition of advertisements by balloons or banners:** No balloons or banners shall be allowed for advertisement except after the prior approval of the Authority.
- 41.11.4. **Advertisement on un-authorized building:** The permission granted for display of an advertisement on an unauthorized building, structure, wall, etc. shall not amount to regularization of the said unauthorized building, structure,

wall, etc. and such permission shall not be a ground for regularization of the same.

- 41.11.5. **Manner of display of advertisement on vehicles:** No vehicle used for the purpose of advertisement shall display any advertisement in a manner, from or method different from that approved by the Authority.
- 41.11.6. **Defacement of any sign or make or letter on advertisement prohibited:** No person shall deface or cause to be defaced any sign or mark or letter or words that shall have been put by the Authority on the advertisements erected, exhibited, fixed, retained or displayed in token of their having been permitted or approved by him/her and of the tax having been collected thereon.
- 41.11.7. **Advertisement hoarding:**
- Shall not be more than 9.144 meters (30') high from the ground level. No hoarding shall be permitted on roof-tops or terraces;
  - Shall not project, or be on or over the public way beyond the general line of buildings in the street for which a regular line of street has been prescribed;
  - Shall not exceed the size approved by the Authority;
  - Shall not be put up or erected in the right of way of any road;

Provided that advertisement hoarding may be put up or erected adjacent to, or near the foot-paths of the roads if such hoardings run parallel to the road and/or otherwise permitted by the Authority. The base or the bottom of the hoarding shall be at a height of 2.133 meters (7") above the ground level and shall be in proper alignment, height to conform with other hoardings and at a distance of minimum of 0.61 meters (2") from any other hoardings.

- 41.11.8. **Procedure for grant of permission for erection, exhibition, fixation, retention or display of advertisements:**
- Every person desiring to erect, exhibit, fix, retain or display an advertisement shall send or cause to be sent to the Authority an application for permission in the prescribed format as per Annexure 20 against payment of fees as prescribed by the Authority. The said application form duly completed in all respects shall be submitted or cause to be submitted by the applicant against a proper receipt. The Authority may after making such inspection as may be necessary and within thirty days after the receipt of the application, grant, refuse, renew or cancel the permission, as the case may be, in accordance with the provisions of the Act and the by-laws made hereunder.

- b. The Authority may disapprove an advertisement on, among others, the ground that its contents or the manner of its display is indecent or otherwise offensive to good taste or public sentiments.
  - c. No application shall be valid until and unless it is submitted in the manner determined by the Authority from time to time on the prescribed format along with all the documents as are required by the Authority from time to time and fee of Rupees One Hundred against proper receipt obtained from the Administration. Any application submitted in any other manner shall be deemed to be rejected without any notice and no person shall exhibit, erect, fix or retain upon or over any land, building, wall etc. any advertisement and display any advertisement to public view on the basis of the same.
  - d. If any tax on advertisements and penalty is not paid within stipulated time after the demand notice, the same shall be recoverable as arrears of tax and the permission shall be deemed to be terminated. The Authority shall be at liberty to remove the hoardings, etc.
  - e. If any advertisement erected, exhibited, fixed or retained on any land and building unauthorisedly and in contravention of provisions of the Act and the bye-laws framed hereunder, such advertisements or hoardings shall be removed by the Authority without any notice whatsoever and expenses regarding removal of such unauthorized advertisement or hoardings shall be recovered from the concerned advertiser or exhibitor or client at the rate of Rupees Five Thousand per advertisement or hoarding for sizes upto 18.580 Sq.Meters (200 Sq.Feet) and Rupees Ten Thousand for sizes larger than 18.580 Sq.Meters (200 Sq.Feet).
- 41.11.9. **Tax to be paid in advance:** The tax on each advertisement shall be payable in advance for the concerned financial year. All dues shall be payable in cash or by pay order or by demand draft.
- 41.11.10. **Licensed or registered advertisers:** No person except licensed or registered advertisers or agencies shall be allowed to undertake the display of advertisements on behalf of others. Persons or agencies who undertake the display of advertisement, shall enroll themselves as licensed or registered advertisers with the Administration and furnish in this regard the required information, documents, surety, as may be determined by the Authority. They shall pay license or registration fee and security deposit as may be determined by the Authority from time to time in respect of registration as advertiser.

- a. Persons intending to entrust the work of displaying advertisement on their behalf to other party shall not entrust it to any party other than a licensed or registered advertiser.
- b. A licensed or registered advertiser shall before displaying or causing the display of advertisement, satisfy himself that the tax due thereon has been paid and the Authority's approval obtained there for.
- c. A licensed or registered advertiser shall maintain proper record of advertisements displayed by him and produce the same whenever required for inspection by the Authority.

41.11.11. **Penalty:** Whoever contravenes any provision of the Act, the Bye-laws and the terms and conditions on the subject or fails to comply with the order or directions lawfully given, shall be punishable with a fine which may extend to Rupees Ten Thousand and in case of a continuing contravention with a further fine which may extend to Rupees Five Hundred for every day during which such contravention is continued after conviction for the first such contravention.

If the contravention still continues, the Authority shall require the owner or occupier of the land, wall, hoarding, frame, post or vehicle upon or over or in which the same is erected, exhibited, fixed or retained to take down or remove such advertisements or enter any land, building, property or vehicle and have the advertisement dismantled, taken down or removed or spoiled, defaced or screened.

The authority may, also take any other action including blacklisting of the defaulting agency of advertise as the Authority may decide.

41.11.12. **The following additional provisions shall be complied with for permitting advertising signs.**

- a. In Residential Zone the following non-flashing and non-neon signs with illumination not exceeding 10 Ft. candles
  - (i) One name plate with an area not exceeding 0.1 sq.m for each dwelling unit.
  - (ii) For other users permissible in the zone one identification sign or bulleting board with an area not exceeding 1.6 Sq.m.
  - (iii) 'For Sale' or 'For Rent' signs for real estate not exceeding 2 sq.m. in area provided they are located on the premises offered for sale or rent.
- b. In Commercial Zones, flashing or non-flashing business signs place flat against the wall, not exceeding 5 sq.m. in area and covering not more than 15 percent of the area of such wall including doors and windows and overhanging signs which project not more than 0.9 m. from the wall, provided that such overhanging signs shall be in conformity with the following and provided that such signs do not face resident buildings.

- c. Not more than one overhanging sign may be permitted for each 4.5 m. of plot frontage and the area of such overhanging signs shall not be more than 1 sq.m except that for each 9.0 m. of plot frontage above the first 4.5 m. an increase in area of 0.2 sq.m shall be permitted.

## PART V – ANNEXURES

### Annexure 1

#### **Procedure for availing the benefit of Additional FSI / DR for the area acquired by the government for any public purpose**

The Authority shall permit on the same plot, additional FAR exceeding max permissible FAR, as the case may be in respect of such part of land that is required from the land area, for the purposes of road widening, laying of service lines and such other public utility services, owner/applicant releases such land required by the Authority for such public utilities, without claiming any compensation thereof.

1. The owner or lessee of a land who has right to transfer the land (a part or whole), which is, required for-
  - I. any road widening/new road formation as proposed in the Regional Plan or ODP,
  - II. any traffic and transport infrastructure development such as bus stops/stands etc., and
  - III. any urban infrastructure development such as water supply, sewerage, drainage, electricity, education, health, notified by the Administration or Government Agency or any local body, is eligible for the award of Development Rights [DR] in the form of FSI [in lieu of monetary compensation] to the extent and on the conditions set out below.
2. The award will entitle the owner of the land to FSI in the form of Development Rights, which he may use himself in any of his own land within the same village.
3. The land required for the project/scheme shall be surrendered before getting the DR, through a registered gift deed in favour of Member Secretary, PDA, after removal of structures if any in the land gifted, and, shall be free from any encumbrance.
4. In case of road widening, after leaving the road widening space surrendered, the compound wall and gates shall be reconstructed at the cost of the owner or lessee before getting the DR.
5. If the holder of DR intends to transfer it to any other person, it shall be done with the clearance of the Member Secretary, PDA, by obtaining due endorsement on the DRC after submitting a formal application in the prescribed format. If this procedure is not followed then the transfer will not be valid, and the certificate will be available for use only by the original/earlier holder.
6. The holder of DR who desires to utilize the FSI while making development in a site shall attach in his PPA a copy of the valid DR.
7. Any DR obtained by misrepresentation of facts shall be liable for cancellation and PDA shall take further action as per Law against the act.
8. DR may be used in one or more sites within the same village only whether vacant or developed or by making additional constructions, in consistence with the Development Regulations. Further the FSI of plots shall not exceed 0.5 over and above the normally permissible FSI for that use in those receiving sites.



9. Before granting Planning Permission for development in the receiving plot, the endorsement on the valid original DR shall be made by Member Secretary, PDA regarding the extent of utilization of FSI credit, the balance credit of unutilized credit of FSI, if any.
10. DR shall be issued on Rs.100/- stamp paper in an appropriate form prescribed and duly signed by Member Secretary, PDA. Such a certificate will be a transferable negotiable instrument only after due endorsement by Member Secretary, PDA as provided in regulation (8) above.
11. The Member Secretary, PDA shall maintain a register in an appropriate form with regard to all transactions regarding grant and utilization of Development Rights.
12. The lands so surrendered for obtaining DR shall become the public property for the purpose and PDA may transfer these lands to the Departments/Government agency concerned on 'as- is- where- is' condition for taking further action on the execution of the project/scheme and maintenance.
13. The loss of DR by the holder will not entitle for availing the FSI credit. It shall be the responsibility of the DR holder to keep it safe and secure. No duplicate DR will be issued.
14. In all cases of sites wherein road widening, or link road/new road alignment is proposed in the Master Plan or Detailed Development Plan, Planning Permission for developments within the site shall be considered only if the land affected by the road widening/link road/is transferred to Member Secretary, PDA through a registered Gift Deed. If the FSI eligible for above said land transferred is availed/received in the remaining part of the available site itself, then the issue of DR separately does not arise.
15. Further these provisions of grant of DR will not arise in cases of sub divisions/ Layout developments where as part of the road network within the site, road widening or link road or new roads have to be provided.

## Annexure 2

### Form for application for development work, to erect, re-erect or to make alteration in any place in a building and for Layouts/Subdivision of Land (On Rs.1.00 stamp Paper)

To  
The Authority,  
UT Administration of  
Dadra and Nagar Haveli  
Silvassa.

Sir/Madam,

I hereby give notice that I intend to carry out development/to erect, re-erect or to make alteration in the building No. \_\_\_\_\_ or to \_\_\_\_\_ on/in Plot No. \_\_\_\_\_ Revenue No. /CTS No. \_\_\_\_\_ situated in Road /Street \_\_\_\_\_ Town \_\_\_\_\_ and in accordance with the Rules of Dadra & Nagar Haveli Development Control Regulation 2009/Outline Development Plan 2031, I forward herewith all the documents as per the checklist required along with the following plans and specifications in triplet duly signed by me. I also certify that Shri. \_\_\_\_\_, Architect and Shri. \_\_\_\_\_, Structural Engineer who have been appointed by me will supervise its erection.

1. Ownership title
2. Location plan
3. Site plan
4. Sub-division /layout plan
5. Building plan
6. Specifications - general and detailed

I also certify that I will intimate the authority in writing if I terminate any of the Architect /Structural Engineer before the construction is complete.

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

Date: \_\_\_\_\_

Signature of the Owner \_\_\_\_\_

Name of the Owner \_\_\_\_\_

Address of the Owner \_\_\_\_\_

### Annexure 3

#### Form of Supervision

To  
The Authority  
UT Administration of  
Dadra and Nagar Haveli  
Silvassa.

Sir/Madam,

I hereby certify that the development work/erection re-erection /demolition or material alteration in/of building for \_\_\_\_\_ use in Plot No. \_\_\_\_\_ situated at Street/Road \_\_\_\_\_ section \_\_\_\_\_ Zone of \_\_\_\_\_ Area at \_\_\_\_\_ City/Town shall be carried out under my supervision and I certify that all the material (type & grade) and the workmanship of the work shall be generally in accordance with the general specifications submitted along with and that work shall be carried out according to the sanctioned plans. I shall be responsible for execution of work in all respect.

Name & Signature of Licensed Architect \_\_\_\_\_  
License No. of Architect & Validity \_\_\_\_\_  
Address of Licensed Architect \_\_\_\_\_

Name & Signature of Licensed Structural Engineer \_\_\_\_\_  
License No. of Structural Engineer & Validity \_\_\_\_\_  
Address of Licensed Structural Engineer \_\_\_\_\_

Date: \_\_\_\_\_

## Annexure 4

### Certificate of Undertaking of Registered Architect

To  
The Authority  
UT Administration Office  
Dadra and Nagar Haveli  
Silvassa

Ref: Proposed work of \_\_\_\_\_ at Plot No. Survey No./  
\_\_\_\_\_ in Village \_\_\_\_\_ for (Name of Owner /Organizer /  
Developers /Builder) \_\_\_\_\_ resident /office at  
\_\_\_\_\_

I hereby certify that I am a Member of Council of Architecture and my License number is \_\_\_\_\_ and is valid up to \_\_\_\_\_

I hereby certify that I am appointed as the Registered Architect to prepare the plans, section and details as required under the provisions of the applicable Act/Development Control Regulation /Bye-laws for the above mentioned project and that I have prepared and signed the same and that the execution of the project shall be carried out under my direction and supervision as per the approved drawings. I am fully conversant with the provisions of the applicable Regulations/Bye-laws which are in force and about my duties and responsibilities under the same and I undertake to fulfill them in all respect. I also undertake to plan, design & provide adequate measures for installation of plumbing, drainage, sanitation and water supply. The appointment of site supervisor, clerk of works, building contractor, plumbing contractor and electrical contractor as required under these regulations shall be made at appropriate stage and shall be communicated to the Authority before the relevant work commences.

I also undertake to intimate the authority in writing if my services are terminated before the work is completed or during the process of construction.

Signature of Owner _____	Signature of the Architect _____
Date _____	Date _____
Name in Block Letters _____	Name in Block Letters _____
Address _____	Address _____
_____	Registration No & Validity _____
_____	

## Annexure 5

### Certificate of Undertaking of Registered Structural Engineer

To  
The Authority  
UT Administration Office  
Dadra and Nagar Haveli  
Silvassa

Ref: Proposed work of \_\_\_\_\_ at Plot No. /Survey  
No./ \_\_\_\_\_ in Village \_\_\_\_\_ for (Name of Owner /Organiser  
/Developers /Developers /Builder) \_\_\_\_\_ residence / office at  
\_\_\_\_\_

I hereby certify that I possess a valid Registration to act as a Structural Engineer. I also certify that I am appointed as the registered structural Engineer to prepare the structural report, structural details and structural drawings for the above mentioned project. I am fully conversant of my duties and responsibilities under the applicable Regulation /Bye-laws and assure that I shall fulfill them in all respect.

I also certify that the building plans submitted for approval satisfies the safety requirements as stipulated under Regulation No. \_\_\_\_\_ and the information given therein is factually correct to the best of my knowledge and understanding.

It is also certified that the structural design including safety from hazards based on soil conditions shall be duly incorporated in the design of the building and these provisions shall be adhered to during the construction

I also undertake to intimate the authority in writing if my services are terminated before the work is completed or during the process of construction.

I undertake to supply the owner and supervisor the detailed drawings.

**Signature of Owner with date** \_\_\_\_\_  
**Name in Block Letters** \_\_\_\_\_  
**Address** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Signature of the** \_\_\_\_\_  
**Structural Engineer with date** \_\_\_\_\_  
**Name in Block Letters** \_\_\_\_\_  
**Address** \_\_\_\_\_  
**Registration No. & Validity** \_\_\_\_\_

## Annexure 6

### Form of Compliance to Development Control Regulations for erect, re-erect or to make alteration in any place in a building and for organized development (On Rs.20.00 stamp Paper)

To  
The Authority,  
UT Administration of  
Dadra and Nagar Haveli  
Silvassa.

Sir/Madam,

I/We hereby give notice that I intend to carry out development/to erect, re-erect or to make alteration in the building No. \_\_\_\_\_ or to \_\_\_\_\_ on/in Plot No. \_\_\_\_\_ Revenue No./CTS/No. \_\_\_\_\_ situated in Road /Street \_\_\_\_\_ Town /Village. \_\_\_\_\_ in accordance with the Rules of Dadra & Nagar Haveli Outline Development Plan 2031/Development Control Regulations 2009. In support of the application I/we wish to make the following statement.

#### A.) Land/Location Details

- (i) Plot No/CTS No/Revenue Number: \_\_\_\_\_
- (ii) Road Street Name: \_\_\_\_\_
- (iii) ROW of abutting Road/Street: \_\_\_\_\_
- (iv) Plot Area(in Sqm): \_\_\_\_\_
- (v) Ground Coverage (in Sqm): \_\_\_\_\_
- (vi) Percentage covered Area: \_\_\_\_\_
- (vii) Land use Zone: \_\_\_\_\_
- (viii) Land Use Mix of proposed Development/building (In Sqm)

Residential	Business	Mercantile	Retail	Educational	Institutional	Assembly

#### B.) Building Details

- (i) Total Built Up Area (For FAR): \_\_\_\_\_
- (ii) FAR Permissible: \_\_\_\_\_
- (iii) FAR Consumed: \_\_\_\_\_
- (iv) Total Number of Parking: \_\_\_\_\_
- (v) No. of Covered Parking: \_\_\_\_\_
- (vi) No of Open Parking: \_\_\_\_\_

- (vii) Means of Access (In Metres): \_\_\_\_\_
- (viii) Height of Building: \_\_\_\_\_
- (ix) Number of Storeys: \_\_\_\_\_
- (x) Front Open space (In Metres): \_\_\_\_\_
- (xi) Rear Open space (In Metres): \_\_\_\_\_
- (xii) Side Open Space 1 (In Metres): \_\_\_\_\_
- (xiii) Side Open space 2 ( In Metres): \_\_\_\_\_
- (xiv) Inter space of Buildings: \_\_\_\_\_
- (xv) Ventilation shaft (In Metres): \_\_\_\_\_

I/We hereby certify that all the information provided in this statement is true to the best of my knowledge.

Date: \_\_\_\_\_

Signature of the Owner \_\_\_\_\_

Name of the Owner \_\_\_\_\_

Address of the Owner \_\_\_\_\_

## Annexure 7

### **Check list of Documents to be submitted while making application for grant of Construction permission and Occupancy Certificate**

#### Check List for New Construction Permission

- 1) Application in the form Annexure -2 along with the form of Annexure 3 to 6
- 2) Copy of N.A. Order
- 3) 7/12 extract (Original plus one copy) along with Sales /Lease deed.
- 4) If land is part of a Private Industrial Estate, true copy of approved lay out Plan or a signed statement on company's letterhead that it is not applicable.
- 5) If part of a Private Industrial Estate, a certificate of completion of Development work as per approved layout plan or signed statement on company's letter head that it is not applicable.
- 6) Copy of the Amalgamation Order in original, if relevant or signed statement on company's letter heads that it is not applicable and that NA is for the entire survey no.
- 7) Original Certified Map of Survey /Plot No. issued by Survey and Settlement Officer, Silvassa.
- 8) Key Plan (Location Plan) as required under Clause 6.8 (Three copies).
- 9) Site Plan with details as per Rule 6.9. (Three copies).
- 10) Building Plan giving details as per Rule 6.10 and 6.11 of D.C. Rules (Three copies)
- 11) Service Plan giving details as per Rule 6.12 of D.C.Rules. (Three copies)
- 12) Copy of challan of payment for scrutiny charges as per Rule 7.1a and b of D.C.Rules.
- 13) If revised Plan, Copy of the original Construction Permission and Completion Certificate.
- 14) Certificate or Order of the Land Acquisition Officer if claiming benefit of additional FSI in lieu of compensation.

#### Check List for Occupancy /Part Occupancy Certificate

- 1) Application form of Completion Certificate for issue of Occupancy /Part Occupancy Certificate as per Annexure 13.
- 2) True copy of Construction Permission order.
- 3) True copy of Approved building plan (Two copies)
- 4) Existing Building Plan (three copies) as per the actual construction carried out if there is minor deviation from the Approved Plan.
- 5) Structural Stability Certificate from Licensed Architect and/or Structural Engineer as per the format in Annexure 14.



## Annexure 8

### Form of sanction of development permission and commencement certificate

To

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Sir/Madam,

With reference to your application No. \_\_\_\_\_ dated \_\_\_\_\_ for development permission and grant of commencement certificate to carry out development /to erect, re-erect or to make alteration in the building No. \_\_\_\_\_ or to \_\_\_\_\_ on/in Plot No. \_\_\_\_\_ Revenue NO./CTS.No. \_\_\_\_\_ situated in Road /Street \_\_\_\_\_ Town \_\_\_\_\_ the commencement certificate is granted under the following conditions:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

Yours faithfully,

The Authority,  
Department of Town and Country Planning  
UT Administration of Dadra and Nagar Haveli.

## Annexure 9

### Form of Refusal of sanction

To

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Sir/Madam,

With reference to your application No. \_\_\_\_\_ dated \_\_\_\_\_  
for the grant of sanction for the development work/the erection of a building /execution of work in  
Building \_\_\_\_\_  
\_\_\_\_\_ Plot No. \_\_\_\_\_ in \_\_\_\_\_ Zone situated at  
\_\_\_\_\_ Road \_\_\_\_\_  
of \_\_\_\_\_ Indl./Commercial /Residential Area of village  
\_\_\_\_\_.

I have to inform you that the sanction has been refused on the following grounds:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_
6. \_\_\_\_\_

Office No. \_\_\_\_\_

Office Stamp \_\_\_\_\_

Date : \_\_\_\_\_

Yours faithfully,

The Authority,  
UT Administration of  
Dadra and Nagar Haveli,  
Silvassa.

## Annexure 10

### Form for Notice for Commencement of Work

To  
The Authority  
UT Administration of  
Dadra and Nagar Haveli  
Silvassa.

Sir/Madam,

I hereby certify that the development work/erection/re-erection /demolition or material alteration in/of building \_\_\_\_\_ on/in plot No \_\_\_\_\_ revenue/CTS No \_\_\_\_\_ in \_\_\_\_\_ zone \_\_\_\_\_ Area /Road \_\_\_\_\_ of \_\_\_\_\_ Village will be commenced on \_\_\_\_\_ as per your permission vide office communication No. \_\_\_\_\_ dated \_\_\_\_\_ under the supervision of \_\_\_\_\_ Licensed Architect /Engineer /Structural Engineer / Supervisor, License No. \_\_\_\_\_ and in accordance with the plans sanctioned.

Signature of Owner /Licensee /Lessee \_\_\_\_\_

Name of owner \_\_\_\_\_  
(In block letters)

Address of owner \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_

## Annexure 11

### Intimation regarding Foundation and Footing

To  
The Authority  
UT Administration of  
Dadra and Nagar Haveli  
Silvassa.

Sir/Madam,

We hereby inform that the work upto footing is complete and the foundation work upto plinth is to be started. I certify that I have personally supervised the work and the depth of foundation is \_\_\_\_\_ meters which will allow the building construction upto \_\_\_\_\_ floors. The structure of the building accordingly will be safe as per the standards of the National Building Code and the ISI codes for various hazards.

Name & Signature of Licensed Architect \_\_\_\_\_  
License No. of Architect & Validity \_\_\_\_\_  
Address of Licensed Architect \_\_\_\_\_

Name & Signature of Licensed Structural Engineer \_\_\_\_\_  
License No. of Structural Engineer & Validity \_\_\_\_\_  
Address of Licensed Structural Engineer \_\_\_\_\_

Date : \_\_\_\_\_

## Annexure 12

### Form for informing completion of work upto Plinth Level

To  
The Authority  
UT Administration of  
Dadra and Nagar Haveli  
Silvassa.

Sir/Madam,

I hereby inform that the construction up to plinth/column has been completed for the Building \_\_\_\_\_ on/in Plot No. \_\_\_\_\_ in \_\_\_\_\_ Zone situated at \_\_\_\_\_ Road \_\_\_\_\_/Street \_\_\_\_\_ of \_\_\_\_\_ Village as your permission vide office Communication No. \_\_\_\_\_ dated \_\_\_\_\_ under my supervision and in accordance with the sanctioned plan.

The completed work may be checked and permission be given to proceed with further work.

Name & Signature of Licensed Architect \_\_\_\_\_

License No. of Architect & Validity \_\_\_\_\_

Address of Licensed Architect \_\_\_\_\_

Name & Signature of Licensed Structural Engineer \_\_\_\_\_

License No. of Structural Engineer & Validity \_\_\_\_\_

Address of Licensed Structural Engineer \_\_\_\_\_

Date : \_\_\_\_\_

## Annexure 13

### Form for Approval of Work up to Plinth Level

To

Sir/Madam,

With reference to your intimation No. \_\_\_\_\_ dated \_\_\_\_\_ regarding the completion of construction work upto plinth/columns for Building for Industrial /Residential /Commercial purpose on/Plot No. \_\_\_\_\_ of \_\_\_\_\_ zone situated at Road /Street \_\_\_\_\_ in \_\_\_\_\_, I have to inform that further work may be proceeded with as per sanctioned plans/shall not be proceeded with as the construction up to plinth level is not as per sanctioned plans.

Office No. \_\_\_\_\_

Office Stamp \_\_\_\_\_

Date: \_\_\_\_\_

Yours faithfully,

The Authority,  
UT Administration of  
Dadra and Nagar Haveli,  
Silvassa.

## Annexure 14

### Form of Completion Certificate

To  
The Authority  
UT Administration of  
Dadra and Nagar Haveli  
Silvassa.

Sir/Madam,

I hereby certify that the erection/re-erection of development work of building/part building in plot No. \_\_\_\_\_ of \_\_\_\_\_ zone situated at \_\_\_\_\_ has been supervised by me and has been completed on \_\_\_\_\_ according to the Plan sanctioned vide office Order No. \_\_\_\_\_ dated \_\_\_\_\_.

The work has been completed to my full satisfaction. The workmanship and all materials (type and grade) have been used strictly in accordance with general and detailed specifications as specified in the Development Control Regulations 2009. No provisions of the Act or the Building Bye-laws, no requisitions made, conditions prescribed or orders issued there under have been transgressed in the course of the work. I am enclosing three copies of the completion plans, one of which is cloth mounted. The building is now fit for occupancy, for which it has been erected/re-erected or altered, constructed and enlarged.

I have to request you to arrange for the inspection and give permission for occupation of the said building.

Name & Signature of Licensed Architect \_\_\_\_\_  
License No. of Architect & Validity \_\_\_\_\_  
Address of Licensed Architect \_\_\_\_\_

Name & Signature of Licensed Structural Engineer \_\_\_\_\_  
License No. of Structural Engineer & Validity \_\_\_\_\_  
Address of Licensed Structural Engineer \_\_\_\_\_

Dated: \_\_\_\_\_

## Annexure 15

### Form of Structural Stability Certificate (In letter head)

This is to certify that, I had been appointed as the Structural Engineer for the building located at \_\_\_\_\_ village, Survey /Plot No. \_\_\_\_\_ admeasuring a plot area of \_\_\_\_\_ sqm. The said building had the plan approved from the competent authority vide order No. \_\_\_\_\_ dated \_\_\_\_\_ and I have examined the various parts including the building foundation and I am of the opinion that the building has been constructed in accordance with the plan approved by the authority and I further certify that the building can withstand any natural hazard since the ISI guidelines and the NBC guidelines have been strictly followed while the construction of the building. Its stability will not be endangered by its use for which the permission has been granted.

Name & Signature of Licensed Structural Engineer \_\_\_\_\_

License No. of Structural Engineer & Validity \_\_\_\_\_

Address of Licensed Structural Engineer \_\_\_\_\_

Dated: \_\_\_\_\_



## Annexure 16

### Occupancy Certificate

To

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Sir/Madam

This is to certify that the construction work of Residential/ Residential Cum-Commercial/ Commercial /Factory Building Ground Floor \_\_\_\_\_ sq.m; First floor \_\_\_\_\_ Sq.m.; Second Floor \_\_\_\_\_ Sq.m. of M/S. \_\_\_\_\_ on Survey No. \_\_\_\_\_ village \_\_\_\_\_, of village \_\_\_\_\_ the construction permission of which was granted vide order \_\_\_\_\_ Dtd...../...../..... has been inspected by me and found to be completed with a built area on the Ground Floor of \_\_\_\_\_ Sqm ; First floor of \_\_\_\_\_ sqm ; Second Floor of \_\_\_\_\_ sqm ; Third Floor of \_\_\_\_\_ sq.m; as per the approved plan with/without modifications. This was completed under the supervision of \_\_\_\_\_ Licensed Architect /Structural Engineer having License No. \_\_\_\_\_ presently valid upto \_\_\_\_\_ and certified that the said Residential, Residential –Cum –Commercial /Commercial /Factory Building admeasuring a built area on the Ground Floor with \_\_\_\_\_ sqm; Third Floor with constructed as per the approved plan is now fit for occupation. This occupancy certificate is issued after No Objection Certificate from Station Fire Officer Silvassa, vide his letter \_\_\_\_\_ dated \_\_\_\_\_, subject to condition that the firm is required to obtain the certificate in regard to the satisfactory maintenance of all the First Aid Fire fighting arrangements being made in the premises Annually.

Date:

Verified & Inspected,

Junior Engineer,  
Silvassa

Authority  
TCPD, Dadra and Nagar Haveli,  
Silvassa.

## Annexure 17

### Form of Indemnity for Part –Occupancy Certificate (In Stamp Paper of Value of Rs.20/- only)

To  
The Authority,  
UT Administration of  
Dadra and Nagar Haveli  
Silvassa.

Sir/Madam,

While thanking you to allow me to occupy a portion of the above building before acceptance of the Completion Certificate of the whole building for the plans approved under Office Order No. \_\_\_\_\_ Dated: \_\_\_\_\_ I hereby indemnify the Administration of Dadra and Nagar Haveli, against any risk, damage and danger such may occur to occupants and users of the said portion of the building and also undertake to take necessary security measures for their safety. We say that this undertaking will be binding on me/us, our heirs, and administrator and to our assignees.

Yours faithfully,

OWNER

Witness: \_\_\_\_\_

## Annexure 18

**Penalty rates for regularizing various deviations during construction from the approved building plans**

S. No.	Type	Penalty (in Rs) per Sq.ft.		Remarks
		For Residential Building where Deemed Bldg., Permission has been obtained	For all other Buildings	
1.	Construction started /completed before applying for permission. For Industrial  For Others including Mixed uses	--  --	30/-  60/-	Applicable to the total built area within the plot
2.	Construction started /completed before granting permission but had applied for permission. For Industrial  For Others including Mixed uses	--  --	20/-  40/-	Applicable to the total built area within the plot.
3.	Minor Deviation from the approved construction plan, but within the D.C.Rules.	Approvable without penalty while issuing occupancy certificate.	Approvable without penalty while issuing occupancy certificate.	Deviation in this respect would be only for minor alteration/minor Deviation means, change in location of Kitchen, Toilet, Staircase, Height of the floor and dimensions of the Rooms provided the overall built-up area is not exceeding the approved building plan & internal changes only.
4.	<b>Deviation in Ground Coverage/ F.S.I.</b> Up to 15% of the			Applicable to the portion

	permissible Ground Coverage on all floors. For Industrial	--	100/-	which is Observed as deviation from the Approved Plan.
	For Other uses	--	300/-	
	Building for Deemed Provision	500/-	--	
5.	<b>Deviation in Setbacks</b>			
	a. Front Setback	Not allowed	Not allowed	Total Demolition
	b. Setback in all other sides			
	For Industrial	--	120/-	Up to 5% of the permissible set back
	For Other uses	--	300/-	Up to 5% of the permissible set back
	Building for Deemed Provision	500/-	--	Up to 5% of the permissible set back

## Annexure 19

**Service /Light Industries which can be allowed as per the uses in Rule 24.1.6 & 24.1.8 and conditions governing such uses.**

Sr. No.	Category of Industry	Service Industry permitted subject to			Special conditions, If any.
		Maximum Permissible Power (in KW.)	Maximum Permissible employment	Maximum Permissible Floor Area Sq.mt.	
1	2	3	4	5	6
I	Food Product:- Groundnut Decorticates.	7.5	9	50	<ul style="list-style-type: none"> <li>- Fuel used shall be electricity, gas or smokeless fuel.</li> <li>- No floor above the furnace portion.</li> <li>- Where only electric over is used, an additional heating load of 24 KVA permitted per establishment.</li> </ul>
	Grain mill for production of flour	7.5	9	50	
	Manufacture of supari and masala grinding	7.5	9	50	
	Manufacture of bakery products	10	25	250	
	Coffee curing, roasting and grinding.	7.5	9	50	
	Manufacture of ice	75.0	9	250	
	Manufacture of milk and dairy products.	7.5	9	50	
	Manufacture of ice-cream and ice-candy	7.5	9	50	
II	Tobacco:- Manufacture of bidis	No power to be used	No limit	250	
III	Textile and Textile Products:- Embroidery and making of crepe laces and fringes.	3.75	9	50	
	Manufacture of				

Sr. No.	Category of Industry	Service Industry permitted subject to			Special conditions, If any.
		Maximum Permissible Power (in KW.)	Maximum Permissible employment	Maximum Permissible Floor Area Sq.mt.	
1	2	3	4	5	6
	textile goods, such as wearing apparel,, curtains, mosquito-net, mattresses, bedding material, pillow cases, textile bags.  Mattress making and cotton cleaning	2.35  2.25	9  9	50  50	
IV	Wood Product and Furnitures				
	Manufacture of wooden furniture and fixtures.	2.75	9	50	
	Manufacture of wooden furniture and fixtures	2.25	9	50	Not permitted under or adjoining a dwelling unit.
V	Printing and Publishing Periodicals, books, journals at lasses, maps, envelopes, picture post-cards and embossing.	7.5	9	120	Not permitted under of adjoining a dwelling unit.
	Engraving etching, block-making etc.	7.5	9	120	Manufacture with paper pulp not permitted. No restrictions on power, number of employees, area or hours of operation shall apply, if located in a building on a separate plot not less than 500 Sq.mtr in area and if special permission of the Authority is

Sr. No.	Category of Industry	Service Industry permitted subject to			Special conditions, If any.
		Maximum Permissible Power (in KW.)	Maximum Permissible employment	Maximum Permissible Floor Area Sq.mt.	
1	2	3	4	5	6
					obtained.
	Block binding	7.5	9	120	Manufacture of leather of leather processing not permitted.
VI	Leather Products excluding Tanning Manufacture of leather footwear	3.75	9	50	
	Manufacture of wearing apparel like coat, gloves.	3.75	9	50	
	Manufacture of leather consumer goods, such as upholstery, suitcases, pocket books, cigarette and key cases, purses.	3.75	9	50	
	Repair of footwear and other leather products	3.75	9	50	
	Manufacture of rubber balloons, hand-gloves and allied products	1.5	9	50	
VIII	Metal Products :- Tool Sharpening and razor sharpening works.	0.75	9	25	
	Umbrella Assembly works	0.75	9	50	
IX	Electrical Goods:- Repairs of household electrical appliances, such as radio and TV sets, tape-recorders, video, heaters, irons, shavers, vacuum	2.25	9	50	

Sr. No.	Category of Industry	Service Industry permitted subject to			Special conditions, If any.
		Maximum Permissible Power (in KW.)	Maximum Permissible employment	Maximum Permissible Floor Area Sq.mt.	
1	2	3	4	5	6
	cleaner, Fridge, air-conditioners, washing machines, electric cooking ranges, motor rewinding works.				
	Electronic industry of assembly type	3.75	9	50	No spray painting permitted.
X	Transport Equipment – Servicing of motor vehicles & cycles.	3.75	9	100	Only permitted on ground floor.
	Repair of motor vehicles & cycles	3.75	9	100	No spray painting permitted. No floor above.
	Battery charging and repairs	5.0	6	25	No spray painting permitted. No floor above.
XI	Manufacture of jewelry and related articles	2.25	9	50	
	Repairs of watches, clocks and jewelry	2.25	9	50	
	Manufacture of musical instruments and their repairs	2.25	9	50	
	Repairs of locks, stoves, umbrellas, sewing machines, gas-burners, & other Sunday equipment.	2.25	9	50	
	Optical glass grinding and repairs	2.25	9	50	
	Audio taping, recording & manufacture of equipment for the	4.0	9	50	



Sr. No.	Category of Industry	Service Industry permitted subject to			Special conditions, If any.
		Maximum Permissible Power (in KW.)	Maximum Permissible employment	Maximum Permissible Floor Area Sq.mt.	
1	2	3	4	5	6
	same and recording studio				
	Photo-processing labs Xeroxing, photocopying, videotaping and their laboratories.	3.75	9	50	
	Re-packing and mixing of liquids, powder, pastes, etc. not involving any chemical reaction, which is non-hazardous in nature.	2.25	9	50	
	Diamond cutting and polishing	15.0	30	120	

*Note: The hours of operation for the concerned industry shall be from 10:00 to 20:00 hours only. The Authority may from time to time add to alter or amend the above Table with the approval of Administrator.*

## Annexure 20

### **Application Form for Permit to erect, re-erect or alter in Advertising Sign (in Rs. two stamp paper)**

To  
The Authority  
UT Administration of  
Dadra and Nagar Haveli  
Silvassa.

Sub: Notice for permission to display advertisement as required under Advertisement Bye-laws.

Sir/Madam,

I/WE intend to display advertisement on behalf of \_\_\_\_\_ in  
Dadra & Nagar Haveli, Union Territory as per description /matter enclosed. My/our particulars are as  
under:-

1. Name of the Applicant  
(IN BLOCK LETTERS)
2. Name of the Company /Firm
3. Status/Designation of Applicant  
(In the Firm /Company)
4. Permanent Address
5. Present Address
6. Telephone No. (If any):  
Office:  
  
Residence:  
(In case of Company /Firm authority letter in favour of the applicant may also be enclosed)
7. Description of site at which the Advertisement is intended to be displayed along with a site plan.
8. Size of the Advertisement to be displayed.

9. Date from which the advertisement is intended to be displayed.
10. Documents enclosed as per checklist detailed below.
- (i) Copy of allotment letter (from allotting authority)
  - (ii) Copy of matter / advertisement to be displayed
  - (iii) Details of Materials used for different parts.
  - (iv) Electrical & lighting details if any
  - (v) Structural details showing also supporting frame and anchorage
  - (vi) Mode of operation if applicable
  - (vii) Copy of license or registration to undertake display of advertisements with the Corporation or any other competent authority.
11. I/We Certify that:
- (i) I/We are registered as licensed advertiser with the Administration and our license is valid up to \_\_\_\_\_
  - (ii) The display of advertisement does not contravene any of the provision of the law and the bye-laws made thereunder. The relevant provision of the Bye-laws have been read and understood and I/We will abide by the same.
  - (iii) I/We undertake to pay all the taxes, charges, rates etc. as per the provision of the Act.
12. I/We undertake the responsibility for any injury or damage caused to or suffered by any person or property arising out of or relating to the display of advertisement and the consequential claim or claims shall be borne by me/us and I/We will also indemnify and safeguard the Administration and keep Administration indemnified for the losses, damages, claims etc. in respect of aforesaid claim(s).

Name and address of the applicant

\_\_\_\_\_  
\_\_\_\_\_

Name and address of the owner  
of the building /premises

\_\_\_\_\_  
\_\_\_\_\_

Place: \_\_\_\_\_

Date: \_\_\_\_\_

## Annexure 21

### Application for Registering Issue of Deemed Building Permit

To  
The Authority  
UT Administration of  
Dadra and Nagar Haveli  
Silvassa.

Proposed building: (Time of the work)  
Plot No.:  
Area of the Plot:  
Address and location of proposed building:

Sir/Madam,

I am currently listed as Architect on Record with the Town & Country Planning Department and I am fully conversant with the Building Byelaws of Dadra & Nagar Haveli U.T. I have been appointed as the Architect on Record of the proposed building. I hereby certify that I have verified the design and specifications of the proposed building and certify that they comply with the Building Byelaws of Dadra & Nagar Haveli U.T.

I have issued a Deemed Building Permit for construction of the proposed building and hereby apply for registration of the same on the records of the Town & Country Planning Department. I fully understand that in case my certificate is found to be false, or if it is found that the Deemed Building Permit issued by me is inconsistent with the Building Byelaws of Dadra & Nagar Haveli UT, the Town & Country Planning Department shall be at liberty to penalize me as deemed fit.

Name of the AOR: \_\_\_\_\_  
TCPD Listing No.: \_\_\_\_\_  
Address: \_\_\_\_\_  
Tel.No. \_\_\_\_\_

Signature :

Date:

## Annexure 22

### Application for Listing as Person on Record

To  
The Authority  
UT Administration of  
Dadra and Nagar Haveli  
Silvassa.

1. Name
2. Local Address:
3. Permanent Address:
4. Telephone / Fax No.:
5. Membership of Professional: Associations \_\_\_\_\_  
(Indicate appropriate professional affiliations)
6. Experience (No. of years):
7. Previous year's Listing No.:

Sir/Madam,

Kindly list me as \_\_\_\_\_ Architect /Civil Engineer on Record of the Town Planning Department. I meet with the minimum qualifications and competence requirements and the relevant documents as attested by a Gazetted officer are attached herewith.

I hereby undertake to abide by all rules, regulations, standing orders, requisitions and instructions given by the Town & Country Planning Department and shall carry out my responsibilities as prescribed in the Building Byelaws of Dadra & Nagar Haveli. I also understand that if I fail to perform my responsibilities as above, the Town & Country Planning Department reserves the right to de-list me, and take other appropriate action as deemed fit.

Signature:

Date:

## **Annexure 23**

### **Minimum Qualification and Experience Requirements for Being Considered for Listing with the Town & Country Planning Department & Planning Development Authority as Persons on Record**

The following procedure for listing persons with Town & Country Planning Department & Planning & Development Authority has to be followed. The listing shall be valid for one calendar year after which it shall be renewed annually. The following are the minimum qualifications and experience requirements for all persons to be considered for listing with Town & Country Planning Department & Planning & Development Authority as Persons on Record, in order to determine their competence to fulfill their responsibilities.

#### **1. Architect on Record (AOR)**

Minimum qualifications and experience requirements for architects for being considered for listing with the Town & Country Planning Department & Planning & Development Authority as Architects on Record shall be as follows:

- (i) The Architect must hold a valid registration with the Council of Architecture, India, issued as per the provisions of the Architects Act, 1972, and
- (ii) The Architect must have a minimum of two years of experience in practice of architecture, after having held a valid registration with the Council of Architecture, India.

#### **2. Civil Engineer on Record (CEOR)**

Minimum qualifications and experience requirements for civil engineers, for being considered for listing with the Town & Country Planning Department and Planning & Development Authority as Civil Engineer on Record shall be as follows:

- (i) A Bachelors Degree in Civil Engineering or a Masters Degree in Civil Engineering or a qualification recognized to be their equivalent by the All India Council for Technical Education, and
- (ii) 2 years of experience of preparing building designs and detailed drawings and also having a valid registration with the Institute of Engineers.

## **Annexure 24**

### **GUIDELINES FOR DEVELOPMENT OF HOLIDAY RESORTS/ HOMES**

**(Refer Rule 24.1.11.b(i) and 24.1.12)**

1. The minimum area of the land for Holiday resorts or holiday homes shall not be less than 1.00Ha and for Education or Medical Department shall not be less than 3.00Ha.
2. The entire shall vest in single ownership. It shall not be sub-divided at any time, the individual structures or building shall not be sold to different persons.
3. The facilities provided shall be used by the purpose it has been allotted. The structures shall not be used for regular and permanent residence.
4. The adequate infrastructure facilities such as access road, water supply, liquid and solid waste collection and disposal facilities shall be provided by the owner at his own cost. So as to keep the entire area clean and hygienic.
5. The structures shall not be more than Ground + 2 upper floor. However, ground storied structures with sloping roofs constructed as far as possible out of local material, compatible with the surrounding environment would be preferred.
6. Existing trees shall be preserved and if any trees are cut, five times the number shall be planted and grown to their full height. In addition 15 trees per 1000sq.mt of open land shall be planted as a part of the landscaping of the area.
7. the owner of the land shall be submit to Government a suitable layout of the site, landscape plan, building plans and a project report along with the recommendation from the Tourism Development Department, Dadra and Nagar Haveli if it is from the use specified in Section 24.6.1b(i) and from the Education or Medical Department if it is the use specified in Section 24.7.1
8. The entire construction/ development programme shall be completed within a period of 3years from the date of grant of development permission failing which the development permission shall automatically lapse.
9. Necessary setbacks shall be provided from the classified roads.
10. The total built up area of all types of structures shall not exceed 50% of the total area i.e, (FSI 0.5) of the land under development. The coverage area shall be 15% of the Gross area of the plot.