



புதுச்சேரி மாநில அரசிதழ்

La Gazette de L'État de Poudouchéry The Gazette of Puducherry

PART - I

சிறப்பு வெளியீடு

EXTRAORDINAIRE

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GOVERNMENT OF PUDUCHERRY CHIEF SECRETARIAT (HOUSING)

(G.O. Ms. No. 5/2012-Hg., dated 5th March 2012)

NOTIFICATION

In exercise of the powers conferred by section 47 of the Puducherry Town and Country Planning Act, 1969 (No.13 of 1970), the Lieutenant-Governor, Puducherry in consultation with the Town and Country Planning Department, hereby makes the following Building Bye-laws and Zoning Regulations, namely:—

THE PUDUCHERRY BUILDING BYE-LAWS AND ZONING REGULATIONS, 2012

PART-I BUILDING BYE-LAWS

CHAPTER- I

PRELIMINARY :

1. *Short title, application and commencement.*— (1) These Bye-laws and Regulations may be called “The Puducherry Building Bye-laws and Zoning Regulations, 2012”.

(2) The provisions of these Bye-laws and Regulations shall apply to the planning area declared *vide*:—

- G.O. Ms. No.79/84/F6, dated 17th August 1984, notified in Gazette No.35, dated 28th August 1984 ,
- G.O. Ms. No.93/85/F6, dated 8th July 1985, notified in Gazette No.31, dated 30th July 1985, and

(iii) G.O. Ms. No.68/89/F6, dated 26th July 1989, notified in Gazette No.83, dated 31st July 1989, of Housing Secretariat, Puducherry and such other areas in the Union territory of Puducherry notified from time to time.

(3) They shall come into force on and from the date of their publication in the Official Gazette.

2. *Definitions.*— In these Bye-laws and Regulations, unless the context otherwise requires:—

(1) '**access**' means a clear approach to a plot or a building;

(2) '**accessory building**' means a building separated from the main building on a plot and put to one or more accessory uses;

(3) '**accessory use**' means any use of the premises subordinate to the principal use and customarily incidental to the principal use ;

(4) '**Act**' means the Puducherry Town and Country Planning Act, 1969 (No.13 of 1970);

(5) '**addition to a building**' means addition to the cubic contents or to the floor area of a building (it means addition to the existing building);

(6) '**advertising sign**' means any surface or structure with characters, letters or illustrations applied thereto and displayed in any manner whatsoever outdoors for the purpose of advertising or giving information 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 included in the jurisdiction of the Authority.

(7) '**alteration**' means a change from one occupancy to another, or a structural change, such as an addition to the area or height, or the removal of part of a building, or any change to the structure, such as the construction of, cutting into or removal of any wall, partition, column, beam, joist, floor or other support or a change to or closing of any required means of ingress or egress or a change to the fixtures or equipment;

(8) '**apartment**' means a part of any property intended for any type of independent use including one or more rooms or enclosed space located on one or more floors or parts thereof in a building, intended to be used for residential purpose and with a direct exit to a public street, road or highway or to common area leading to such street, road or highway;

(9) '**approved**' means approved by the Authority having jurisdiction;

(10) '**area**' in relation to a building means the superficies of a horizontal section thereof made at the plinth level inclusive of the external walls and of such portions of the party walls as belong to the building (it means the floor area);

(11) '**authority**' means the local body / Authority notified by the Government having jurisdiction over the matter referred to, hereinafter called the Authority;

(12) '**balcony**' means a horizontal projection, with a hand rail, or balustrade, or a parapet, to serve as passage or sitting out place;

(13) '**basement or cellar**' means the lower storey of a building, below or partly below the ground level;

(14) '**building**' means a structure constructed with any materials whatsoever for any purpose, whether used for human habitation or not, and includes:—

- (i) foundation, plinth, walls, floors, roofs, chimneys, plumbing and building services, fixed platforms, etc.;
- (ii) verandahs, balconies, cornices, projections, etc.;
- (iii) parts of a building or anything affixed thereto;
- (iv) any wall enclosing or intended to enclose any land or space, sign and outdoor display structures, etc;
- (v) tanks constructed or fixed for storage of chemicals or chemicals in liquid form and for storage of water, effluent, swimming pool, ponds, etc.,

(vi) all types of buildings as defined in (a) to (s) below, except tents, shamianas and tarpaulin shelters erected temporarily for temporary purposes and ceremonial occasions, shall be considered to be "buildings".

(a) '**Assembly building**'.— A building or part thereof, where groups of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes and this includes buildings of drama and cinema theatres, drive-in-theatres, assembly halls, city halls, town halls, auditoria, exhibition halls, museums, "mangal karyalayas", skating rinks, gymnasia, restaurants, eating or boarding houses, places of worship, dance hall, clubs, gymkhanas and road, railways, air, sea or other public transportation stations and recreation piers.

(b) '**Business building**'.— Includes any building or part thereof used principally for transaction of business and/or keeping of accounts and records including offices, banks, professional establishments, court houses, etc., if their principal function is transaction of business and/or keeping of books and records.

(c) '**Detached building**'.— A building detached on all sides.

(d) '**Education building**'.— Includes a building exclusively used as school or college, recognised by the appropriate Board or University, or any other Competent Authority involving assembly for instruction, education or recreation incidental to educational use, and including a building for such other uses as research institution. It shall also include quarters for essential staff required to reside in the premises, and building used as a hotel captive to an educational institution whether situated in its campus or outside.

(e) '**Hazardous buildings**'.— Includes a building or part thereof used for:

(i) Storage, handling, manufacture or processing of radioactive substances or highly combustible or explosive materials or of products which are liable to burn with extreme rapidity and/or producing fumes or explosive emanations;

(ii) 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 etc. or which results in division of matter into fine particles capable of spontaneous ignition.

(f) '**Industrial building**'.— Includes a building or part thereof wherein products or material are fabricated, assembled or processed, such as assembly plants, laboratories, power plants, refineries, gas plants, mills, dairies and factories, etc.

(g) '**Institutional building**'.— Includes a building constructed by Government, Semi- Government Organisations or Registered Trusts and used for medical or other treatment, 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, prisons, mental hospitals, houses of correction, detention and reformatories, etc.

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

(i) '**Mixed Land-use building**'.— A building partly used for non-residential activities and partly for residential purpose.

(j) '**Multi-storeyed building or high rise building**'.— A building above 4 stories, and/or a building exceeding 15 metres or more in height above the average level of front road.

(k) **'Multi level car parking building'**.— A building partly below ground level having two or more basements or above ground level, primarily to be used for parking of cars, scooters or any other type of light motorised vehicle.

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

(m) **'Ordinary building'**.— A residential or commercial or industrial building with not more than two floors and do not fall within the definition of special buildings, group developments or multistoreyed buildings.

(n) **'Residential building'**.— Includes a building in which sleeping and living accommodation is provided for normal residential purposes, with cooking facilities and includes one or more family dwellings, apartment houses, flats, and private garages of such buildings.

(o) **'Semi-detached building'**.— A building detached on three sides with open space as specified in these regulations.

(p) **'Special Building'**. means—

(a) residential/commercial buildings with more than 2 floors; or

(b) Residential building with more than 6 dwelling units or

(c) Commercial building exceeding floor area of 300 sq.m.or

(d) Buildings like education, assembly, institutional, public and semi-public, and mixed occupancies with any of the aforesaid occupancies irrespective of number of floors.

(q) **'Storage building'**.— A building or part thereof used primarily for storage or shelter of goods, wares, merchandise and includes a building used as a warehouse, cold storage, freight depot, transit shed, storehouse, public garage, hanger, truck terminal, grain elevator, barn and stables.

(r) **'Wholesale establishment'**.— An establishment wholly or partly engaged in wholesale trade and manufacture, wholesale outlets, including related storage facilities, warehouses and establishments engaged in truck transport, including truck transport booking agencies.

(s) **'Unsafe building'**.— Includes a building which:

(i) is structurally unsafe or

(ii) is unsanitary or

(iii) is not provided with adequate means of ingress or egress or

(iv) constitutes a fire hazard or

(v) is dangerous to human life or

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

Note:— All unsafe buildings /structure will require to be restored by repairs, demolition or dealt with as directed by the Authority. The relevant provisions of the Act shall apply for procedure to be followed by the Authority in taking action against such buildings.

(15) **'Building line'** means the line up to which the plinth of a building adjoining a street or an extension of a street or on a future street may lawfully extend. It includes the lines prescribed, if any, in any scheme. The building line may change from time to time as decided by the Authority;

(16) '**Building height**' means the vertical distance measured in the case of flat roofs, from the average level of the ground around and contiguous to the building or as decided by the Authority to the terrace of last livable floor of the building adjacent to the external walls; 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 no other function except that of decoration shall be excluded for the purpose of measuring heights;

(17) '**Cabin**' means a non-residential enclosure constructed of non-load bearing partition;

(18) '**Carpet area**' means the covered area of the usable rooms at any floor level (excluding the area of the wall);

(19) '**Ceiling**' means the internal roof / lining of any room; in case there is no such lining, the roof membrane shall constitute the ceiling;

(20) '**Ceiling height**' means the vertical distance between the floor and the ceiling;

(21) '**Chajja**' or '**sunshade**' means a sloping or horizontal structural overhang usually provided over openings on external walls to provide protection from sun and rain ;

(22) '**Chimney**' means an upright shaft containing one or more flues provided for the conveyance to the outer air of any product of combustion resulting from the operation of heat producing appliance or equipment employing solid, liquid or gaseous fuel;

(23) '**Canopy**' means a cantilevered projection from the face of the wall over an entry to the building at the lintel or slab level provided that:

(i) It shall not project beyond the plot line.

(ii) It shall not be lower than 2.3 m. or 7'6" when measured from the ground;

(iii) There shall be no structure on it and the top shall remain open to sky.

(24) '**Competent authority**' means the Planning Authority or Local body or Agency or person to whom the powers to implement these Bye-laws and Regulations have been delegated by the Government.

(25) '**Conservation**' means all the processes of looking after a place so as to retain its historical and / or architectural and / or aesthetic and / or cultural significance and includes maintenance, preservation, restoration, reconstruction and adoption or a combination of more than one of these.

(26) '**Continuous building**' means buildings constructed without any side setback. Row type housing also falls into this category.

(27) '**Conversion**' means the change of use from one occupancy into another occupancy or any change in building, structure or part thereof resulting in a change of space and use requiring additional occupancy certificate;

(28) '**Corridor**' means an exit serving as a common passage way communicating with separate rooms or different parts of building;

(29) (a) '**Covered area**' means ground area covered by the building immediately above plinth level and includes parts of the building projecting out in other storey (including basement floor level), but does not include the spaces covered by:

(i) Garden, rockery, well and well structures, plant, nursery, water pool, swimming pool (if uncovered), platform round a tree, tank, fountain, bench, chabutra with open top and unenclosed on sides by walls and the like ;

(ii) Drainage, culvert, conduit, catch-pit, gully-pit, chamber, gutter and the like; and

(iii) Compound wall, gate, unstoreyed porch and portico, slide, swing, uncovered staircases, areas covered by chajja and the like;

(iv) Watchman's booth, pump house, garbage shaft, electric cabin or sub-station and such other utility structures meant for the services of the building under consideration;

(v) (b) '**Coverage**' means the ratio of covered area to the plot area multiplied by 100

$$\text{Coverage} = \frac{\text{covered area} \times 100}{\text{Plot area}}$$

(30) '**Cross Wall**' means an internal wall built into an external or party wall up to its roof level and on which it forms the limiting factor for the purposes of deciding its thickness;

(31) '**Cul-de-sac**' means plots/dwelling units when located along a pedestrianised or vehicular 'Cul-de-sac' road.

(32) '**Damp proof course**' means a course consisting of some appropriate waterproofing material provided to prevent penetration of dampness of moisture;

(33) '**Density**' means the residential density expressed in terms of the number of dwelling units per hectare.

Note:— Where such densities are expressed exclusive of community facilities and provision of open spaces and major roads (excluding incidental open space), these will be net residential densities. Where these densities are expressed taking into consideration the required open space provision and community facilities and major roads, these will be gross residential densities at neighbourhood level, sector level or town level, as the case may be. The provision of open spaces and community facilities will depend on the size of the residential community. Incidental open spaces are mainly open spaces required to be left around and in between two buildings to provide lighting and ventilation.

(34) '**Depth of plot**' means the horizontal distance between the front and rear side boundaries of the plot;

(35) '**Development of land**' means any material change on the use of land other than for agricultural purpose brought about or intended to be brought about by filling up of the land and/or water bodies or changing from the existing former use of the land, lay-out of streets and footpaths, sub-division of land for residential plots or for other uses including lay-out of internal streets, conversion of wet land, and developing parks, playgrounds and social amenities of the like, but does not include legal partitioning of family property among heirs;

(36) '**Drain**' includes a sewer, pipe, ditch, channel and any other device for carrying off sewage, offensive matter, polluted water, sullage, waste water, rain water or sub-soil water and any ejectors, compressed air mains, sealed sewage mains and special machinery or apparatus for raising, collecting, expelling or removing sewage or offensive matter to the sewage outfall;

(37) '**Drainage**' includes act, process, method or means of drainage, mode of discharge of water, or the system of drains;

(38) '**Dwelling**' means a building or a portion thereof which is designed or used wholly or principally for residential purposes for one family;

(39) '**Dwelling unit**'/'**Tenement**' means an independent housing unit with separate facilities for living, cooking and sanitary requirements;

(40) '**Encroachment**' means an act to enter into the possession or rights either of permanent or temporary nature on a land or built up property of local body or State/Central Government.

(41) '**Exit**' means a passage, channel or means of egress from any building, storeys or floor area to a street or other open space of safety ;

(42) '**External Wall**'.— means an outer wall of a building not being a party wall eventhough adjoining a wall of another building and also means wall abutting on an interior open space of any building;

(43) '**Factory**'.— means a place to which the provisions of the Indian Factories Act, 1948 (Central Act 43 of 1948) apply;

(44) '**Farm house**'.— means a building constructed as an incidental use to agriculture, horticulture farm. Any building constructed not associated with farm activities shall not be construed as a 'Farm House' for the purposes of these Regulations.

(45) '**Fire separation**' means the distance in metres measured from the external wall of the building concerned to the external wall of any other building on the site or from other site, or from the opposite side of a street or other public space for the purpose of preventing the spread of fire;

(46) '**Fire tower**' means an enclosed staircase, that can only be approached from the various floors through landings or lobbies separated from both floor area and the staircase by fire resistant doors;

(47) '**Floor**' means the lower surface in a storey on which one normally walks in a building. The general term floor unless specifically mentioned otherwise shall not refer to a 'mezzanine floor'. The floor at ground level with a direct access to a street or open space shall be called the ground floor or 1st storey; the floor above it shall be termed as floor 1 or 2nd storey, with the next higher floor being termed as floor 2 or 3rd storey, and so on upwards;

(48) '**Floor area**' means the built up area of a building at any floor level;

(49) '**Floor area ratio**' or '**F.A.R.**' means the quotient obtained by dividing the total covered area (plinth area) on all floors excepting the areas specifically exempted under these regulations (given in Annexure-XVI) and 100 by the area of the plot which includes part of the site used as exclusive passage *i.e.*,

$$\text{F.A.R.} = \frac{\text{Total covered area of all floors} \times 100}{\text{Plot area}}$$

(or)

'**Floor space index (F.S.I.)**'.— means the quotient obtained by dividing the total covered area (plinth area) on all floors excepting the areas specifically exempted under these regulations (given in Annexure-XVI) by the area of the plot which includes part of the site used as exclusive passage. *i.e.*,

$$\text{F.S.I.} = \frac{\text{Total covered area of all floors}}{\text{Plot area}}$$

(50) '**Flue**' means a confined space provided for the conveyance to the outer air of any product of combustion resulting from the operation of any heat producing appliance or equipment employing solid, liquid or gaseous fuel ;

(51) '**Form**' means a form appended to these bye-laws;

(52) '**Frontage**' means side or part of a side of a plot which abuts on a street;

(53) '**Front Yard**' means an open space extending laterally along the front side (main ground floor entrance side) of a building and forming part of the plot;

Note.— Where there is more than one entrance to a building, the entrance giving access to the major portion of a ground floor shall be considered as the main entrance;

(54) '**Gallery**' means an intermediate floor or platform projecting from a wall of an auditorium or a hall providing extra floor area, additional seating accommodation, etc. It shall also include the structures provided for seating in stadia;

(55) '**Garage, private**' means a building or house designed or used for the storage of private owned motor driven or other vehicles;

(56) '**Garage, public**' means a building or portion thereof, other than a private garage, designed or used for repairing, servicing, hiring, selling or storing or parking motor driven or other vehicles.

(57) '**Ground floor**' means that storey of a building to which there is an entrance from the outside of the adjacent ground or street;

(58) '**Group development**' means accommodation for residential or commercial or combination of such activities housed in two or more blocks of buildings in a particular site irrespective of whether these structures are interconnected or not. Any interlink between the structures in terms of connecting corridors shall be construed as making any two structures into one block.

(59) '**Habitable room**' means a room occupied or designed for occupancy by one or more persons for study, living, sleeping, eating, if it is used as a living room, but not including bath rooms, water closet compartments, laundries, serving and storage pantries, corridors, cellars, attics, and spaces that are not used frequently or during extended periods

(60) '**Head room**' means the clear vertical distance measured from the finished floor surface to the finished ceiling surface; where a finished ceiling is not provided, the underside of the joists or beams or tie-beams shall determine the upper point of measurement;

(61) '**Height of a room**' means the vertical distance between 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 ridges;

(62) '**Hut**' means any building constructed principally of wood, mud, leaves, grass, or thatch or such easily perishable material.

(63) '**Latrine flush**' means a latrine connected to a municipal sewer system or to a septic tank;

(64) '**Lay-out**' means division of land into plots exceeding eight in number.

(65) '**Ledge or tand**' means a shelf like projection, supported in any manner whatsoever, except by means of vertical supports within a room itself but not having projection wider than 1 m.

(66) '**Lift**' means an appliance designed to transport persons or materials between two or more levels in a vertical or substantially vertical direction by means of a guided car or platform. The word 'elevator' is also synonymously used for 'lift'.

(67) '**Lift well**' means the unobstructed space within an enclosure provided for the vertical movement of the lift car(s) and any counter weight(s) including the lift pit and space for top clearance;

(68) '**Load dead**' means the weight of all permanent stationary construction becoming a part of the structure;

(69) '**Load live**' means all loads except dead loads that may be imposed on a structure. Wind loads shall be considered as live loads;

(70) '**Loft**' means a structure providing intermediate storage space in between two floors with a maximum height of 1.5 m. without having a permanent access.

(71) '**Mezzanine floor**' means an intermediate floor between two main floors above Ground Level, accessible only from the lower floor;

(72) '**Mitigation**' means measures taken in advance of a disaster aimed at decreasing or eliminating its impact on society and on environment including preparedness and prevention;

(73) '**Mumti or 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 weather and not used for human habitation.

(74) '**Natural disaster**' means a serious disruption of the functioning of a society, causing widespread human, material or environmental losses caused due to earthquake, cyclone, flood or landslide which exceeds the ability of the affected society to cope using only its own resources.

(75) '**Natural hazard**' The probability of occurrence, within a specific period of time in a given area, of a potentially damaging natural phenomenon.

(76) '**Natural hazard prone areas**' means areas likely to have (i) moderate to very high damage risk zone of earthquakes, or (ii) moderate to very high damage risk of cyclones or (iii) significant flood flow or inundation, or (iv) landslide potential or proneness, or (v) one or more of these hazards.

(77) '**Open space**' means an area forming an integral part of the plot, left open to the sky;

(78) '**Opening**' means the opening through the inside or outside by a door, window, ventilator which provides all or part of the required natural light and ventilation or both to interior space;

(79) '**Operational construction/installation**' means a construction/installation whether temporary or permanent which is essential for the operation, maintenance, development or execution of any of the services essential to the life or the community as declared by the Central Government or Government from time to time.

(80) '**Owner**' means person or body having a legal interest in land and/or building thereon. This includes free holders, leaseholders or those holding a sub-lease which both bestows a legal right to occupation and gives rise to liabilities in respect of safety or building condition. In case of lease or sub-lease holders, as far as ownership with respect to the structure is concerned, the structure of a flat or structure on a plot belongs to the allottee/ lessee till the allotment / lease subsists.

(81) '**Parapet**' means a low wall or railing built along the edge of a roof or floor.

(82) '**Parking space**' means an area enclosed or unenclosed, covered or open, sufficient in size to park vehicles, together with a drive way connecting the parking space with a street or alley and permitting ingress or egress of the vehicles.

(83) '**Passage way**' means a means of access;

(84) '**Pathway**' means an approach constructed with materials such as bricks, murrum, concrete, stone, asphalt, or the like ;

(85) '**Permit**' means a valid permission or authorisation in writing by the Authority to carry out development or a work regulated by these Bye-Laws and Regulations.

(86) '**Plinth**' means the portion of a structure between the surface of the surrounding ground and surface of the floor immediately above the ground and 'plinth level' means the level of the ground floor of a building above the surrounding ground ;

(87) '**Plinth area**' means the built up covered area measured at the floor level of the basement or of any storey;

(88) '**Plot**' means a parcel (piece of land) occupied or intended for occupancy by one main building, together with its accessory buildings and used, customarily and incidental to it, including the open spaces required by these Bye-laws and having frontage upon a street or upon private way approved by the Planning Authority/Local Authority;

(89) '**Plot corner**' means a plot at the junctions of or fronting on two or more intersecting streets;

(90) '**Plot depth**' means the mean horizontal distance between front and rear plot boundaries;

(91) '**Plot Interior**' means a plot access to which is by a passage from a street whether such passage forms part of the plot or not;

(92) '**Porch**' means a covered structure supported on pillars or otherwise for the purpose of pedestrian (or) vehicular approach to a building;

(93) '**Preservation**'.—means and includes maintaining the fabric of a place in its existing state and retarding deterioration.

(94) '**Privy**' means a latrine with or without flushing arrangement;

(95) '**Quality assurance**' means all planned and systematic actions necessary to ensure that the final product *i.e.*, structure or structural elements will perform satisfactorily in service life.

(96) '**Quality audit**' means that third party quality audit is a requirement for an independent assessment of the quality and seismic or cyclone resistant features of all the high- rise buildings in earthquake zone-IV and V and coastal areas of the country. The quality audit report shall consist of conformance or non-conformance of structures with the technical specification for earthquake and cyclone resistance and to suggest remedies/ratification if any.

(97) **'Quality Control'** is related to construction quality and to control of variation in the material properties and structural adequacy. In case of concrete, it is the control of accuracy of all operations which affect the consistency and strength of concrete, batching, mixing, transporting, placing, curing and testing.

(98) **'Rear yard'** means the utility open space extending laterally along the rear side of the plot and forming part of the plot; any side other than the rear if used as utility open space shall be deemed as rear yard;

(99) **'Reconstruction'** means and includes returning a place as nearly as possible to a known earlier state and distinguished by the introduction of materials (new or old) into the fabric. This shall not include either recreation or conjectural reconstruction.

(100) **'Re-development of land'** means the revision or replacement of an existing land-use and population distribution pattern and the clearance and building of the area according to a development plan. It involves the reduction or increase of population densities, the acquisition and clearance of deteriorated buildings; the repair, modernisation and provisions of sanitary facilities water supply and electricity provision of street, parks or other public improvements and preservation of predominantly built up areas that are in good condition;

(101) **'Registered Town Planner/Architect/Engineer/Structural Engineer/Quality Auditor/Construction Engineer/Developer/Licensed Supervisor'** means a Town Planner/Architect/Engineer/Structural Engineer/Quality Auditor/Construction Engineer/Developer/Licensed Supervisor registered or deemed to have been registered by the Planning Authority/Local Authority.

(102) **'Restoration'** means and includes returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without introducing new materials.

(103) **'Road/street'** means any highway, street, lane, pathway, alley, stairway, passage way, carriage way, foot ways, square, place or bridge, whether a thoroughfare or over which the public have a right of passage or access or have passed and have access uninterruptedly for a specified period, whether existing or proposed in any scheme and includes all bunds, channels, ditches, storm water drains, culverts side walks, traffic islands, roadside trees and hedges, retaining walls fences, barriers and railing within the street lines;

(104) **'Row housing/Row type building'** means a row of buildings with only front, rear and interior open spaces where applicable;

(105) **'Section'** means a section of the Act;

(106) **'Service road/lane'** means a road / lane provided at the front, rear or side of a plot for access or service purpose as the case may be;

(107) **'Service station'** means a place where no automobile repairing is done but only washing, cleaning and oiling of automobiles take place;

(108) **'Set back'** means an open space at ground level between a building and the adjoining boundary lines of the plot unoccupied and unobstructed except by encroachments or structures specifically permitted by these bye-laws, on the same plot with a building; all yard measurements shall be the minimum distances between the front, rear and side yard plot boundaries as the case may be, and the nearest point of the building including enclosed or covered porches. Every part of every set back shall be accessible from every other part of the same set back;

(109) **'Set back front'** means a yard extending across the front of a plot between the side yard lines and being the minimum horizontal distance between the street line and the main building or any projection thereof other than steps, unenclosed balconies and unenclosed porches ;

(110) **'Set back rear'** means a yard extending across the rear of a plot measured between plot boundaries and being the minimum horizontal distance between the rear plot boundary and the rear of the building or any projections other than steps, unenclosed balconies or unenclosed porches. In a corner plot, the rear set back shall be considered as parallel to the street upon which the plot has its least dimensions; in both the corner and interior plots, the rear set back shall be at the opposite end of the plot from the front yard;

(111) **'Set back side'** means a yard between the building and the side line of the plot and extending from the front line to the rear line of the plot and being the minimum horizontal distance between a side boundary line and the sides of the building or any other projections other than steps, unenclosed balconies or unenclosed porches;

(112) '**Small developments**' Refers to (i) ordinary residential buildings (up to 6 dwelling units) or commercial buildings with floor area not exceeding 300 sq.m. (ii) an industrial building up to G. + 1 floor in height.

(113) '**Shop**' means a building or part of a building where articles of food and personal, domestic and household use and consumption are sold and goods of any kind are ordinarily sold. It does not include a workshop;

(114) '**Site**' means the entire area covered by a building without houses and also land at the front, rear and sides of such buildings and pertaining thereto and required by bye-laws to be left open;

(115) '**Stair cover**' means a structure with a roof over a staircase and its landing built to enclose only the stairs for the purpose of providing protection from weather and not used for human habitation.

(116) '**Stilt floor**' means a part or whole of floor at ground level or the height above the ground level prescribed in these regulations where the building is on stilts. If the stilt-parking floor is to the standards exemptable for F.A.R., it will not be counted as a floor for the purpose of defining special building or multistoreyed building;

(117) '**Storey**' means the portion of a building included between the surface of any floor and the surface of the floor next above it or if there be no floor above it, then the space between any floor and the ceiling next above it ;

(118) '**Street/road line**' means the line defining the side limits of a street/road;

(119) '**Structure**' means anything that is built or constructed, an edifice or building of any kind or any piece of work artificially built up or composed of parts joined together in some definite manner and includes a 'building' ;

(120) '**Sub division**' means division of land into plots not exceeding eight in number.

(121) '**Sun Shade**' means a sloping or horizontal structural overhang usually provided over openings on external walls to provide protection from sun and rain;

(122) '**Tenement**' means a part of a building intended or used or likely to be used as a dwelling unit for a family;

(123) '**To abut**' means to abut on a street boundary such that any portion of the building is on the road boundary.

(124) '**To erect**' means-

(a) to erect a new building on any site whether previously built upon or not;

(b) to re-erect any building of which portions above the plinth level have been pulled down, burnt or destroyed; and

(c) conversion from one occupancy to another;

(125) '**Tower-like structures**'.— Structures shall be deemed to be tower-like structures when the height of the tower-like portion is at least twice the height of the broader base at ground level.

(126) '**Travel distance**'.—means a distance to be travelled from any point in a building to a protected escape route, external escape route or final exit.

(127) '**Unauthorised construction**'.— means the erection or re-erection, addition or alternations which is not approved or sanctioned by the Authority.

(128) '**Verandah**' means a covered area with at least one side open to outside with the exception of 1.0 m. high parapet to be provided on the open side;

(129) '**Ware house**' means a building the whole or a substantial part of which is used or intended to be used for the storage of goods whether for keeping for sale or for any similar purpose but does not include a store room attached to and used for the proper functioning of a shop;

(130) '**Water closet**' means a privy with arrangement for flushing the open pan with water but does not include a bathroom;

(131) '**Yard**' means an open space at ground level between a building and the adjoining boundary lines of plot unoccupied and unobstructed except by encroachment of structures specially permitted by these rules on the same plot with a building. All yard measurements shall be the minimum distance between the front, rear and side yard plot boundaries, as the case may be, and the nearest point of the building including enclosed porches. Every part of yard shall be accessible from every part of the same yard;

(132) Words and expressions not defined in these bye-laws shall have the same meaning assigned to them in the Act and the Rules framed thereunder and National Building Code of India.

CHAPTER-II

APPLICATION FOR DEVELOPMENT/BUILDING PERMIT

3. *Building permit.* —No person shall erect any building without obtaining prior building permission in writing from the Competent Authority duly notified by the Government for this purpose.

4. *Application for building permit.*— (1) Every person who intends to erect building within the jurisdiction of the Authority shall apply in writing to the Planning Authority in Form -1(A).

(2) Such application shall be accompanied by documents in quadruplicate as mentioned in checklist annexed to Form -1(A).

(3) Such application shall not be considered until the applicant has paid the fees mentioned in Annexure-V.

(4) In case of objections, the fees so paid shall not be refunded to the applicant but the applicant shall be allowed to resubmit the plan without any additional fees after complying with all the objections within a period of one year from the date of receipt of communication of such objections from the Authorities.

(5) No application for building permit shall be necessary for the following additions / alterations provided they do not violate any of the provisions regarding general building requirements, structure stability and fire safety requirements specified in National Building Code -

(a) Whitewashing and painting;

(b) Plastering and patch work;

(c) Renewal of roof at the same height;

(d) Reconstruction of portions of building damaged by any natural calamity to the same extent as previously approved;

(e) Internal additions/alterations within the building envelop certified and supervised by a Licensed Technical Person registered;

(f) Digging or filling of earth;

(6) Intimation to this effect shall be submitted to the Authority in writing before commencement of construction.

(7) Regarding submission of plans by the Government Departments, the procedure shall be as given below:

(i) The operational construction/installation of the Government, whether temporary or permanent, which is essential for the operation, maintenance, development or execution of any of the following services may be exempted from the point of view of the bye-laws, namely:- Railways, National Highways, National Waterways, Major Ports, Airways and Aerodromes, Posts and Telegraphs, Telephones, Wireless, Broadcasting and other like forms of Communication, Regional Grid for Electricity, Defence and any other service which the Central Government/Government of Puducherry may, if it is of opinion that the operation, maintenance, development or execution of such service is essential to the life of the community, by notification, declare to be a service for the purpose of this clause.

In case of construction/installation where no approvals are required, the concerned agencies which are exempted from seeking approval shall submit the drawings/plans/details for information and record of the Authority before construction/installation.

(ii) The following constructions of the Government Departments do not come under the purview of operational construction for the purpose of exemption under sub-clause (i), namely:-

(a) new residential building (other than gate lodges, quarters for limited essential operational staff and the like), roads and drains in Railway colonies, hospitals, institutes and schools, in the case of Railways; and

(b) a new building, new construction or new installation or any extension thereof in the case of any other services.

5. Information accompanying application for lay-out plan or building permit

5.1 The following information shall be accompanied with the application for lay-out and building plan

(A) Lay-outs regarding sub-division of land

(1) The site plan shall show—

- (i) the boundaries of the plot and the name and number of the properties and road abutting to the plot;
- (ii) plot number of the property on which the building is intended to be erected;
- (iii) all existing buildings and physical features standing on, over or under the site;
- (iv) building envelop at each floor level in relation to the site;
- (v) the total plot area and the break-up of area under different uses, roads and open space with their percentages in terms of the total area of the plot;
- (vi) total floor area ratio, ground coverage and height of the building on each category proposed;
- (vii) setbacks of total plot as well as individual proposed plots;
- (viii) details of setback, floor area ratio, ground coverage, on each irregular shaped plots in the proposed lay out on at least 1 :500 scale;
- (ix) sewerage and drainage lines up to discharge point and water supply lines;
- (x) details of boundary wall, plinth, culvert and ramp, trees;
- (xi) scale used and the direction of north point relating to plan of proposed building;
- (xii) parking plans indicating the parking spaces for all the buildings; landscape plan;
- (xiii) location and size of temporary structures like stores, labour hutments, site office and the like; and
- (xiv) electrical load requirement.

(2) Building plan: For any proposed structure requirement of building plan shall be as per clause 5.1 (B), 5.1 (C) and 5.1 (D) as the case may be.

(3) Service plans: Details of private water supply and sewage disposal system independent of the Municipal Services, if any and rain water harvesting system and solar passive architecture as per the existing Government orders.

(4) Specification: General specification of materials to be used in different parts of the building as given in Appendix-I, enclosed with the Form- I (B).

(5) Documents as per Checklist- 1C annexed to Appendix -1.

(B) Residential buildings on plots other than group housing (flatted):

(1) *The plan shall show—*

(i) Key plan.- A key plan drawn to a scale of not less than 1:10,000 shall be submitted along with the application for a development/building permit showing the boundary locations of the site with respect to neighbourhood landmarks;

(ii) the boundaries of the plot and the name/number of the properties and road abutting the plot;

- (iii) plot number of the property on which the building is intended to be erected;
- (iv) all existing building and physical features standing on, over or under the site;
- (v) building envelope at each floor level in relation to the site;
- (vi) the total plot area and the break-up of covered areas on each floor with their percentages in terms of the total area of the plot;
- (vii) total height of the building;
- (viii) setbacks;
- (ix) details of projections and structures in setbacks;
- (x) sewerage and drainage lines up to discharge point, rain water harvesting and water supply lines;
- (xi) details of boundary wall and its plinth, culvert and ramp, trees, concealing of water tank on roof with jaali;
- (xii) car parking, if applicable;
- (xiii) scale used and the direction of north point relating to plan of proposed building;

(2) Document as per Checklist I-B enclosed with Appendix -I.

(3) Specification: General specification of material to be used in different parts of the building as given in Appendix-I, enclosed with the Form- I (A).

(C) Other buildings

(1) The site plan shall show —

- (i) the boundaries of the plot and the name / number of the properties and roads abutting to the plot;
- (ii) plot number of the property on which the building is intended to be erected;
- (iii) all existing buildings and physical features standing on, over or under the site;
- (iv) building envelope at each floor level in relation to the site;
- (v) the total area and the break-up of covered areas on each floor with their percentages in terms of the total area of the plot;
- (vi) total height of the building;
- (vii) setbacks;
- (viii) details of projections and structures in setbacks;
- (ix) sewerage and drainage lines up to discharge point and water supply lines;
- (x) details of boundary wall, plinth, culvert and ramp, trees;
- (xi) scale used and the direction of north point relating to plan of proposed building;
- (xii) parking plan indicating the parking spaces of all the buildings;
- (xiii) landscape plan;
- (xiv) location and size of temporary structures like stores, labour huts, site office; and
- (xv) electrical load requirement.

(2) Building Plan. The plan of the building, elevations and sections accompanying the application shall be drawn to a scale not less than 1:100

- (i) the plan shall include the floor plans of building floors together with the covered area;
- (ii) the plan shall specify the use of all parts of the building;
- (iii) the plan shall show water supply, sewerage, drainage lines and the like;
- (iv) the plan shall include sectional drawing showing clearly the thickness of walls, size and spacing of framing members and floor slabs. The sections shall also indicate the height of the rooms and the parapet. At least one cross-section shall be taken through the staircase;

- (v) the plan shall show all street elevations;
- (vi) the plan shall include terrace plan indicating the drainage and the slope of the roof;
- (vii) the plan shall give dimension of the permissible projections in setbacks;
- (viii) the plan shall give direction of the north point in relation to the plan and scale used.

(3) *Building plans for all types of multi-storeyed buildings/high rise buildings.*— The following additional information shall be indicated in the building plans in addition to those mentioned in clause 5.1.C (2):

- (i) access for fire appliances and vehicles and details of vehicular turning circle and clear motorable access way around the building;
- (ii) size (width) of main and alternate staircase along with balcony, corridors and ventilated lobby approach;
- (iii) location and details of lift enclosures;
- (iv) location and size of fire lift;
- (v) smoke stop lobby doors, if provided;
- (vi) refuse area, refuse chutes, refuse chamber, service ducts, etc. if any;
- (vii) air-conditioning system, if provided, with position of dampers, mechanical ventilation system, electrical services, boilers, gas pipes or the like;
- (viii) details of exits including provision of ramps for hospital and special lifts;
- (ix) location of generator, transformer and switch gear room;
- (x) smoke exhauster system, if any;
- (xi) details of fire alarm system;
- (xii) location of centralised control, connecting all fire alarm system, built in fire protection arrangements and public address system;
- (xiii) location and dimension of static water storage tank and pump rooms with fire fighting inlets for mobile pump and water storage tank;
- (xiv) location and details of first-aid fire fighting equipment and installations;
- (xv) location and details of fixed fire protection installations such as sprinklers, wet risers, hose -reels, drenchers, CO₂ installation, etc.
- (xvi) Structural design and structural design basis report of the building as per the provisions in Annexure-I.

(4) *'Services plans'*.— The services plans shall include all details of building and plumbing services, and also plans, elevations and sections of private water supply, sewage disposed system, waste water recycling system and rain water harvesting system.

Note:—A person who is engaged either to prepare plan or to prepare a structural design and structural design basis report or to supervise the building shall give an undertaking as prescribed in Forms 8, 9, 10 and 11.

(5) *Specification*.—General specification of materials to be used in different parts of the building as given in Appendix-1, enclosed with the Form -I (A).

(6) Documents as per Checklist 1B annexed to Appendix -1.

(D) Temporary Building

1 *The site plan shall show*:—

- (i) the boundaries of the plot and the name / number of the properties and roads abutting to the plot;
- (ii) plot number of the property on which the building is intended to be erected;
- (iii) all existing buildings and physical features standing on, over or under the site;

- (iv) total height of the building;
- (v) setbacks;
- (vi) details of projections and structures in setbacks;
- (vii) sewerage and drainage lines up to discharge point and water supply lines;
- (viii) scale used and the direction of north point relating to plan of proposed building;
- (ix) location and size of temporary structures like stores, labour hutments, site office and the like;

2 *Building Plan*.—The plans shall be submitted for building other than labour hutment. The plan of the building, elevations and sections accompanying the application shall be drawn to a scale not less than 1:200, with the following:—

- (i) the plan shall include the floor plans of building floors together with the covered area;
- (ii) the plan shall specify the use of all parts of the building;
- (iii) the plan shall show water supply, sewerage, drainage lines and the like;
- (iv) the plan shall include sectional drawing showing clearly the thickness of walls, size and spacing of framing members and floor slabs. The sections shall also indicate the height of the rooms and the parapet;
- (v) the plan shall show all street elevations;
- (vi) the plan shall give indication of the north point in relation to the plan and scale used.

3 *Specification*.—General specification of materials to be used in different parts of the building as given in Appendix-I, enclosed with the Form- I (A).

4 Documents as per Checklist-1 D annexed to Appendix -1.

5.2. *Specifications*.— Specifications both general and detailed, giving type and grade of materials to be used, duly signed by Registered Technical Personnel shall accompany the notice/applications.

5.3. *Recommended notation for colouring of plans*:—

Item	Site Plan		Building Plan	
	White plan (2)	Blue print (3)	White plan (4)	Blue print (5)
Existing work	Black/Blue (Outline)	White	Black/Blue	White
Proposed work	Red filled in	Red	Red	Red
Drainage and sewerage work	Red dotted	Red dotted	Red dotted	Red dotted
Water supply work	Black dotted	Black dotted	Black dotted	Black dotted
Work proposed to be dismantled	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched
Open spaces	No colour	No colour	No colour	No colour
Plot lines	Thick black	Thick black	Thick black	Thick black
Permissible building lines	Thick dotted black	Thick dotted black	Thick dotted black	Thick dotted black
Existing street	Green	Green	—	—
Future street (if any)	Green dotted	Green dotted	—	—
Work to be regulated or deviations made	Red hatched	Red hatched	Red hatched	Red hatched

5.4. *Preparation and signing of plans.*— (1) All plans shall be prepared and duly signed by the Registered Technical Personnel and shall indicate his name, address, qualifications and registration number and validity period of the licence as per Annexure-III.

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

7. *Scrutiny of the building permit.*— (1) The Head of Office of the Planning Authority *i.e.* The Member-Secretary of the Planning Authority shall verify or cause to be verified the facts given in the application for permit, and enclosures. The title of the land shall also be verified.

(2) The Member-Secretary of Planning Authority shall check the information listed in clause 5-1 (B) for residential buildings on plots (other than Group Housing flattened).

(3) For lay-out plan, other buildings and temporary structures a Licensed Technical Person shall provide the information in clause 5.1(A), 5.1(C) and 5.1(D) respectively and provision of fire safety requirements, public convenience, safety provisions and other relevant laws. The Licensed Technical Person shall also be responsible for all other provisions as per Building Regulations, Planning and Development Directions, National Building Code, Indian Standard Institution standards and such other provisions as required by the Authority from time to time.

(4) The Owner and Licensed Technical Person shall jointly indemnify the Planning Authority against violation of these Regulations, Planning and Development Directions and provisions of National Building Code.

(5) The Member-Secretary of the Planning Authority, however reserves the right to perform test checks by complete scrutiny of any of the plans submitted for approval.

(6) In case of any violation, the Licensed Technical Person shall be blacklisted under intimation to concerned registration organisation from practising in the Notified Area for a period of 5 years.

(7) In case owner is found responsible for violation, action may be taken as per provision in the clauses 12 and 19.

8. *Sanction or refusal of building permit.*— (1) In case of 'Ordinary Buildings', the Member-Secretary of the Planning Authority may either sanction the plans and specifications or may sanction them with such modifications or directions as it may deem necessary and thereupon shall communicate its decision to the person giving the notice. In case of buildings other than 'Ordinary Buildings' and in case of Group Developments, Sub-division of land and Lay-out, Special buildings, multi-storeyed buildings/high rise buildings, the Member-Secretary of the Planning Authority shall obtain in principle approval of the Planning Authority and thereafter may sanction the plans and specifications after complying the directions of the Planning Authority and thereupon shall communicate its decision to the person giving the notice.

(2) If within thirty days of the receipt of the application, remarks or refusal or sanction is not communicated, the application with its annexures shall be deemed to have been allowed and the permit sanctioned provided such fact is immediately brought to the notice of the Member-Secretary of the Planning Authority in writing by the applicant within twenty days after the expiry of the period of thirty days but nothing herein shall be construed to authorise any person to do anything in contravention of Building Regulations and Directions.

(3) In case of refusal, the Member-Secretary of Planning Authority shall give reasons and quote the relevant provision of the regulations which the plan contravenes, as far as possible in the first instance itself and ensure that no new objections are raised when they are resubmitted after compliance of earlier objections.

(4) Once the plans have been scrutinised and objections, if any, have been pointed out, the applicant shall modify the plans to comply with the objections raised and resubmit them. If the objections remain unremoved for a period of one year, the permit shall be refused.

9. *Fees.*— (1) The application fees or any other fees prescribed by Government shall be prepaid for obtaining the application and the "Scrutiny Fee" referred to in Bye-law No.4 above shall be at the rates specified in Annexure-V to these Bye-laws and Regulations.

(2) When the buildings/layout permission is not issued, the scrutiny fee paid shall not be returned, but the applicant shall be eligible to resubmit the application complying with the objections raised by the Planning Authority within the period specified by the Authority.

(3) Any application resubmitted after the period so specified by the Authority in pursuance of sub-clause (2) above shall be accompanied by payment of full fees.

(4) Any application for grant of No Objection Certificate, Change of Land-use etc. requested from the Office of the Planning Authority shall be obtained on payment of fees prescribed under Annexure-V.

(5) Any activities such as construction of well, water closet, septic tank, compound wall, drain and providing doors and windows on the external wall of the existing building shall be done on payment of the charges to the Planning Authority, for obtaining the permission as prescribed under the Annexure-V.

10. *Duration of sanction/revalidation.*— (1) The sanction once accorded shall be valid for the period specified below within which period, a completion certificate from a Licensed Technical persons shall be submitted to the Planning Authority:

(a) Building construction / reconstruction / enlargements / external repairs other than those specified in (b) below...3 years.

(b) Construction of well, compound wall, water closet with septic tank, drain and provision of doors and windows on the external side, altering of architectural facade treatment...1 year.

(2) The sanction shall lapse unless got revalidated before the expiry of the above period whereafter only fresh application shall be entertained. The revalidation shall be 3 years for the cases specified at 10 (a) and shall be 1 year for the cases specified at 10 (b).

11. *Addition or alterations during construction.*— (1) If any external additions or alterations from the sanctioned plans are intended to be made, permission of the Member-Secretary of the Planning Authority shall be obtained in writing before the proposed additions/alterations are carried out. It shall be incumbent upon the applicant to whom a building permit has been sanctioned to submit amended plans for such additions or alterations. The provisions relating to an application for permit shall also apply to such amended plans with modification that the time-limit referred to in Regulation 8 (ii) shall be thirty days.

(2) Minor alterations of the nature of shifting of doors and windows, pillars or fire places, which do not conflict with these bye-laws, may however, be made by the owner and stated in the completion report. The decision of the Planning Authority as to whether the alterations made are of a minor or substantial nature shall be final.

(3) The following list of minor alterations, which do not otherwise violate any of the provisions regarding general building requirements, structural stability, and fire safety requirements are allowed only for the interior of buildings:

(a) Opening and closing of a window or door or ventilator provided that it does not affect natural light and ventilation;

(b) Providing inter-communication doors;

(c) Providing partitions subject to the condition that it should not in any way reduce the minimum floor area required under various uses;

(d) Depth of sunshades and projections over windows, doors, etc., if within permissible limits;

(e) Change in specifications for building materials, members, etc., if within permissible limits of structural stability.

Note: —Architectural control.—All openings, projections and architectural features facing the road will be treated as major alterations and they have invariably to be got approved by the Planning Authority.

12. *Revocation of permit.*— The Member-Secretary of Planning Authority may revoke any permit issued under the provisions of these bye-laws, wherever there has been any deviation from the approved plan or where a permit has been obtained by any false statement or misrepresentation of any material facts in the application on which the permit was based. The Licensed Technical Person found responsible for the same shall be blacklisted and debarred for 5 years from practising in the notified area. If the owner is found responsible for violations, action may be taken as per clause 19.

13. *Documents at site.*— Where tests of any materials are made to ensure conformity with the requirements of the Building Bye-Laws, records 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 Member-Secretary of Planning Authority. The person to whom the permit is issued shall during construction keep pasted in a conspicuous place on the property in respect of which the permit was issued, a copy of the building permit and a copy of the approved drawings and specifications.

14. *Responsibilities and duties of the owner.*— Neither the granting of the permit nor approval of the drawing and specifications, nor inspections made by the Authority during erection of the building shall in any way relieve the owner of such building from full responsibility for carrying out the work in accordance with the requirements of the Building Bye-laws and Zoning Regulations.

(i) Every owner shall:

(a) permit the Authority to enter the building or premises for which the permit has been granted at any reasonable time for the purpose of enforcing the bye-laws.

(b) submit a document of ownership of the site.

(c) obtain, where applicable, from the Authority, permits relating to the building, zoning, grades, sewers, water mains, plumbing, signs, blasting, street occupancy, electricity, highways, and all other permits required in connection with the proposed work.

(d) give notice to the Authority of the intention to start work on the building site.

(e) give written notice to the Authority intimating completion of the work up to plinth level.

(f) submit the certificate for execution of work as per the structural safety requirements and give written notice to the Authority intimating completion of work, described in the permit and;

(g) give written notice to the Authority in case of termination of services of a professional engaged by him.

(h) obtain an occupancy permit from the Authority prior to any :-

(i) occupancy of the building or part thereof after construction or alteration of that building or part, or

(ii) change in the class of occupancy of any building or part thereof.

15. *Notification stages.*— (1) As work progresses under a building permit, the holder thereof shall cause the Planning Authority to be notified at the following stages of construction: -

(a) upon commencement of the work;

(b) upon completion of the footings and before erection of the walls above basement; in case of basement floor before the casting of basement slab.

(c) upon total completion of the work authorised by the building permit and before occupancy.

(2) Within 15 days of the receipt of the notices under (a) and (b) above, the Planning Authority shall get the work inspected by the Staff. At the first inspection, the Planning Authority shall make sure that the building has been located in accordance with the site plans and that the covered area complies with the requirements of these bye-laws.

(3) The final inspection shall be made within one month following the receipt of notification indicated under sub-clause (c) of clause (1) for the grant of an occupancy certificate.

(4) If an inspection of any construction operation reveals that any lack of safety precautions exists, the Authority shall have the right to direct the owner to stop the work immediately until the necessary remedial measures to remove the violation of safety precautions are taken.

(5) Periodic inspection of building after completion shall be made by the fire Authority to ensure compliance with the provisions of fire and life safety requirements.

16. *Completion Certificate.*—Every person erecting a building shall within one month after completion of such building send to the Member-Secretary of the Planning Authority a notice in writing, which shall be required to be given in Form 6. Such notice shall accompany a completion certificate from a Registered Town Planner / Engineer /Structural Engineer/Architect/Licensed Supervisor.

17. *Occupancy certificate.*— No building (hereafter) erected, re-erected or altered materially shall be occupied in whole or in part until the issue of an occupancy certificate in Form 7 by the Member- Secretary of the Planning Authority affirming that such a building conforms in all respects to the requirements of these bye-laws and is fit for occupation.

18. *Temporary occupancy.*— Upon request of the holder of the permit, the Member- Secretary of the Planning Authority may issue a temporary certificate of occupancy for a building or part thereof, before entire work covered by permit shall have been completed, provided such portion or portions may be occupied safely prior to full completion of the building without endangering life or public welfare.

19. *Construction not according to plan.*— (1) If the Planning Authority decides at any stage that the construction is not proceeding according to the sanctioned plan and is in violation of any of the provisions of these bye-laws or rules, it shall notify the owner, and all further construction shall be stayed until correction has been effected and got approved.

(2) If the owner fails to comply with the requirements at any stage of constructions, the Planning Authority may cancel the building permit issued and shall cause notice of such cancellation to be securely pasted upon the said construction, if the owner is not traceable at his address given in the notice.

20. *Action against unauthorised development/deviated construction.*— In case of unauthorised development / deviated construction the Planning Authority shall take suitable action, which may include demolition of unauthorised works, sealing of premises and prosecution against the offender.

21. *Penal action for violation of master plan/zonal plan regulation/bye-laws.*— The Planning Authority under the provisions of Puducherry Town and Country Planning Act shall take action for violation of Master Plan/ Zonal Plan/Regulations. The Planning Authority may take penal action under Puducherry Town and Country Planning Act, which may include stopping of construction activity, demolition/alteration and levying of penalties as given in Annexure- XX.

The Planning Authority may also take action as provided under Building Bye-laws 24 (15).

In addition, action for discontinuance of services in building may also be taken.

22. *Unsafe buildings.*— (1) All unsafe buildings shall be considered to constitute danger to public safety and shall be restored by repairs or demolished or dealt with as directed by the Planning Authority in consultation with a qualified structural engineer of a Recognised Institution/Department.

(2) The Planning Authority shall examine or cause to be examined every building reported to be unsafe or damaged, and shall make a written record of such examination in consultation with qualified structural engineer of a Recognised Institution/Department.

(3) **Notice to owners, occupier:** Whenever the Planning Authority finds any building or portion thereof to be unsafe, it shall in accordance with established procedure for legal notice, give to the owner and occupier of such building written notice stating the defects thereof. This notice shall require the owner or the occupier within a stipulated time either to complete specified repairs or improvements or to demolish and remove the building or portion thereof.

(4) (a) The Planning Authority may direct in writing that the building, which in his opinion is dangerous, or has no provision for exit, if it caught fire, shall be vacated immediately or within the period specified for the purpose; provided that the Authority concerned shall keep a record of the reasons for such action with him.

(b) If any person does not comply with the orders of vacating a building, the Planning Authority may direct the police to remove the person from the building and the police shall comply with the orders.

(5) **Disregard of notice:** In case owner or occupier fails, neglects or refuses to comply with the notice to repair or to demolish the said building or portion thereof, the Planning Authority shall cause the danger to be removed whether by demolition or repair of the building or portion thereof or otherwise.

(6) **Cases of emergency.**— In case of emergency, which, in the opinion of the Planning Authority involves imminent danger to human life or health, the decision of the Planning Authority shall forthwith or with such notice as may be possible promptly, cause such building or portion thereof to be rendered safe or removed. For this purpose, the Planning Authority may at once enter such structure with such assistance and at such cost as may be deemed necessary. The Planning Authority may also get the adjacent structures vacated and protect the public by an appropriate fence or such other means as may be necessary.

(7) **Costs.**— Costs incurred under clauses (5) and (6) above shall be charged to the owner of the premises involved. Such costs shall be charged on the premises in respect of which or for the benefit of which the same have been incurred and shall be recoverable as provided under the laws (see Note).

Note:— The costs may be form of arrears of taxes.

23. **Demolition of buildings.**— Before a building is demolished the owner shall notify all utilities having service connections, within the buildings, such as water, electric, gas, sewer and other connections. A permit to demolish a building shall not be issued until a release is obtained from the utilities stating that their respective service connections and appurtenant equipment, such as meters and regulators have been removed or sealed and plugged in a safe manner.

24. **Requirement of Technical Personnel.**— (1) All plans shall be prepared and duly signed by the Registered Technical Personnel and shall indicate his name, address, qualifications and registration number and validity period of the licence as per Annexure-III.

(2) Every building work for which permission is sought under Bye-law 3 shall be designed and supervised by a Registered Technical Personnel who shall be registered by a Committee appointed by the Government and permitted to practice within the planning area and such other areas in the Union Territory notified from time to time.

(3) Qualifications for Registered Technical Personnel shall be as prescribed in Annexure-III.

(4) Every person who desires to serve as a Registered Technical Personnel shall submit an application to the Chairman, Planning Authority in Form -2 in duplicate together with licence fee of ₹. 250 for the year for which licence is required and a security deposit of ₹. 500 and the Chairman shall thereafter forward the application to the Secretary of the Registration Committee appointed by the Government under sub-clause (2) for this purpose.

(5) No person shall be granted a licence by the Chairman, Planning Authority to serve as a Registered Technical Personnel unless—

(a) he has been recommended by the Registration Committee appointed by Government for this purpose which shall consider—

(i) the qualifications prescribed in Annexure-III and in addition his/her knowledge of local language.

(ii) his/her fitness and suitability for the due performance and proper fulfillment of all duties required under the Act, Rules, Bye-laws and Regulations;

(b) he/she has paid the licence fee and security deposit specified in the Bye-law 24 (4).

(6) The Registration Committee in its discretion shall recommend for grant or refusal of licence. In case of refusal to grant of licence, the licence fee and security deposit shall be refunded to the applicant by the Planning Authority.

(7) The security deposit amount shall ordinarily be refunded to the licensee by the Planning Authority on the cancellation of a licence, but if it is satisfied that the loss has been occasioned to the Planning Authority by anything done or omitted to be done by the licensee or that amount by way of penalty or otherwise is due to the Planning Authority, the Planning Authority shall be entitled to recover the same from the licensee and the security deposit shall, to the extent of loss or dues be declared adjusted by the Planning Authority towards payment of the same and the balance, if any, shall be refunded to the licensee. The licence fee shall not be returned in case the licence is cancelled.

(8) A Registered Technical Personnel whose licence has been cancelled by the Planning Authority shall return his licence to the Planning Authority within 3 days from the time of the delivery of the order cancelling the same. If the licence is not returned within three days from such date the security deposit shall be deemed to have been forfeited by the Planning Authority.

(9) Every application for renewal of licence shall be submitted, within 30 days before the date of expiry of the licence, to the Chairman of the Planning Authority together with the renewal fee of ₹. 250 for the year in which the renewal is required. The application shall be accompanied by the licence in respect of which the renewal is required.

(10) A register of Registered Technical Personnel shall be maintained by the Planning Authority and an up to date list of such Registered Technical Personnel showing the address and the period for which the licence is held shall be kept for inspection at the Office of the Planning Authority during office hours. A copy of the same may be sent to any owner or other person on application to the Planning Authority accompanied by a self-addressed stamped envelope.

(11) Every licence granted under this bye-law shall be in the form prescribed in Form 3.

(12) Every Registered Technical Personnel shall in preparing the plans, comply with all the provisions and requirements of the Act, Rules, Bye-laws and regulations made thereunder and in force for the time being in the planning area.

(13) Every Registered Technical Personnel shall forthwith report to the Planning Authority in writing, if he finds any works commenced being proceeded with or completed either unauthorisedly or without proper permission or licence or in contravention of any of the provisions of requirements of the Act, Rules, Bye-laws and Regulations made thereunder and in force for the time being in the planning area.

(14) Every Registered Technical Personnel shall be entitled to charge for the preparation of plans or other work on which he is employed or engaged, a reasonable fee from the owner or other persons who employs or engages him at such rate or rates not exceeding the rate or rates fixed by the Chairman, Planning Authority from time to time. A copy of schedule of rates may be obtained by the Registered Technical Personnel or owner or other person from the Office of the Planning Authority on payment of cost fixed therein or may be inspected free of cost at the Office of the Planning Authority during office hours.

(15) If the sanctioning Authority finds at any time any violation of the building Bye-laws or misrepresentation of fact, or construction of variance with the sanction or building Bye-laws, inclusive of the prescribed documents, the Authority shall be entitled to revoke the sanction and take appropriate action against such professional and such professional shall not be authorised to submit fresh plans till finalisation of the case. Before debarring or blacklisting such professional if found to be indulging in professional misconduct or where she / he has misrepresented any material fact the Authority shall give him a show cause notice with a personal hearing and shall pass a speaking order to debar her / him for submission and supervision of the construction with full justification for the same. An appeal against this speaking order shall lie with the Authority with whom she/he is registered.

25. *Application of the National Building Code of India.*—For provisions which are otherwise not covered and for detailed requirements for which provision is made under these Bye-Laws except as otherwise specified the relative provisions in the National Building Code of India issued from time to time shall be applicable.

CHAPTER—III
HEALTH AND SANITATION
GENERAL BUILDING REQUIREMENTS

26. *Means of access.*— (a) Every person who erects a detached building shall provide as means of access to such building a clear way not less than 3.5 m. in width for buildings up to 3 storeys and 5 m. in width for buildings beyond three storeys from a street to the entrance door of such buildings; such pathways shall be maintained free from any obstruction and shall not at any time cause or permit any portion of any building below a height of 2.3 m. to overhang or to project over or into such passage.

(b) He shall indicate upon the site plan, required to be furnished by him under Bye-law 5, of the whole area of such means of access by a distinguishing colour and description.

(c) He shall not at any time erect or cause or permit to be erected or re-erected, any building which in any way encroaches upon or diminishes the area so set apart for this purpose.

(d) The space so set apart shall be separately distinguished from any house-gully, lane or open space required to be provided under any other bye-law made under these rules.

(e) Every such means of access shall be paved, drained and lighted. Provision of man-hole covers or any other fittings laid in such means of access shall be flushed with the finished surface level so as not to obstruct safe travel over the same.

(f) A person who undertakes construction works on a building shall not reduce the access to any building previously existing below the minimum width as required under clause (a).

(g) No building shall be erected so as to deprive any other building of the means of access as provided in this bye-law.

(h) The means of access under these bye-laws shall not be deemed to be suitable and sufficient until it has been approved by the Planning Authority who shall have power to prescribe the width of clear way which the Planning Authority shall communicate its decision after consulting the Town and Country Planning Department.

27. *Safeguard against reduction of open space.*— No construction work on a building shall be allowed if such work operates to reduce an open space of any other adjoining building belonging to the same owner to an extent less than what is prescribed by any of the bye-laws in force at the time of the proposed work or to reduce further such open space if it is already less than that prescribed.

28. *Projections.*— (1) No projections of any sort whatsoever except sunshades extending more than 23 cm. below the height of 4.3 m. shall project over the road or over any drain or over any portion outside the boundaries of the site provided that the projection arising out of the vertical part of the rain water spouts projecting at the road level or the water pipe may be permitted in accordance with the drainage plan.

(2) Projection of sunshades over windows or ventilators when permitted by the Planning Authority shall fulfill the following conditions, namely: -

(a) No sunshade shall be permitted over the road or over any drain or over any portion outside the boundaries of the site below a height of 2.8 m. from the road level.

(b) Sunshades provided above a height of 2.8 m. from the ground level shall be permitted to project up to a maximum width of 60 cm. if the road over which it projects exceeds 9.0 m. in width; and

(c) No sunshade shall be permitted to project on roads less than 9.0 m. in width or on roads having no footpaths/platforms.

(3) Every setback provided either in the side or rear shall be kept free from any erection thereon and shall be open to sky and no cornice, roof or sunshade more than 0.75 m. shall overhang or project over the said setback so as to reduce the width to less than minimum required. In case of front setback a clear distance of 1.0 m./1.5 m. open to sky shall be left from the boundary line of the plot towards the front of the building depending on the front setback insisted for the buildings and no projection whatsoever should extend beyond the above limit.

(4) Balconies in the existing developed areas may be permitted to project over the road or over any drain or over any portion outside the boundaries of the site to a maximum of 1.0 m. if the road over which they project exceeds 9.0 m. in width and no balcony shall be permitted on roads less 9.0 m. in width or on roads having no footpaths.

(5) (i) The distance between the existing electric lines or telegraph lines and any portion of the structure should be governed by the current rules of the Electricity Department or Telegraphs Department respectively, and its amendments from time to time and shall not be less than the minimum distances mentioned below:

Sl. No.	Description	Vertically (in m.)	Horizontally (in m.)
(a)	Low and Medium voltage lines and service lines	2.5	1.2
(b)	High voltage lines up to and including 11 K.V.A.	3.7	1.2
(c)	High voltage lines above 11 K.V.A. and up to and including 33 K.V.A.	3.7	2.0
(d)	Extra high voltage line beyond 33 K.V.A.	3.7 (plus 0.3 m. for every additional 33 K.V.A. and part thereof)	2.0 (plus 0.3 m. for every additional 33 K.V.A. and part thereof)

(ii) In case of Electrical lines maintained by the Power Grid Corporation, Government of India, the clearances stipulated by the said corporation shall be followed.

29. *Height Limitations.*— (1) **Height Limitation:** The height and number of storeys shall be related to F.A.R. and the provisions of open space within the plot.—

The maximum height shall be limited according to the width of the street as follows:

(a) The maximum height of building shall not exceed 1.5 times the width of road abutting plus the height may be exceeded to the extent of 1m. for every 30 cm. by which the building is setback from the street.

(b) If a building abuts on two or more streets of different widths, the building shall be deemed to face upon the street that has the greater width and the height of the building shall be regulated by the width of that street and may be continued to this height to a depth of 24.0 m. along the narrower street subject to conformity of provisions of open space within the plot.

(c) For buildings in vicinity of aerodromes, the maximum height of such buildings shall be decided in consultation with the Civil Aviation Authorities and provisions of clause (3) below shall apply.

(2) **Height Exceptions.**—

Roof Structures.— The following appurtenant structures shall not be included in the height of the building unless the aggregate area of such structures, including pent-houses, exceeds one-third of the area of the roof of building upon which they are erected:

(a) Roof tanks and their supports (with support height not exceeding 1.0 m.);

(b) Ventilating, air-conditioning, lift rooms and similar service equipment;

(c) Stair cover (MUMTY) not exceeding 3.0 m. in height ; and

(d) Chimneys, parapet walls and architectural features not exceeding 1.2 m. in height.

(3) **Restrictions in the Vicinity of Aerodromes.**— For buildings in the vicinity of aerodromes, the maximum height of such building shall be decided in consultation with the Civil Aviation Authorities. This shall be regulated by the rules for giving no objection certificate for construction of buildings in the vicinity of aerodromes of Directorate General of Civil Aviation. However, the latest rules of Directorate General of Civil Aviation shall be followed in all cases of buildings coming up in the vicinity of an aerodrome.

(a) For the purpose of restrictions in the vicinity of Aerodromes, new buildings, structures which rise to 30.0 m. or more in height and are to be located within 20 km. of the aerodrome reference point, shall be constructed only if no objection certificate has been obtained from the Directorate General of Civil Aviation.

(b) In the case of building to be erected in the vicinity of Defence aerodromes, the maximum height of such building shall be decided by the Defence Authority.

(c) This will apply specially to new constructions, overhead high voltage/medium voltage lines, telephones/telegraph lines, factories, chimneys, wire/T.V. antennas.

(d) No new chimneys or smoke producing factories shall be constructed within a radius of 8 km. from the aerodrome reference point (A.R.P.).

(e) Overhead high voltage/medium voltage lines or telephone/telegraph lines shall not be permitted in the approach/take-off climb areas within 3000.0 m. of the inner edge of these areas.

(f) A 3.0 m. margin shall be allowed in new constructions for wireless/T.V. antennas, cooling towers and munties.

30. Minimum ceiling height of rooms:

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(i) *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. The height of the plinth shall be not less than 450 mm. from the surrounding ground level.

(ii) *Interior Courtyards and Covered Parking*.— Every interior courtyard shall be raised at least 150 mm. above the determining ground level and shall be satisfactorily drained.

(iii) *Habitable rooms*: Every habitable room in any building shall be in every part at least 2.80 m. in height from the surface of the floor to the underside of the roof slab or ceiling, provided that in the case of slope roof, the minimum height shall not be less than 2.2 m. This is applicable to residential, business and mercantile buildings. For office, educational and industrial buildings, the following minimum requirements shall apply:

(a) Office, Educational buildings.... Ceiling height 3.6 m. for all regions.

(b) Industrial buildings.... Ceiling height 3.6 m. except when air-conditioned, where it shall be not be less than 3.0 m. (Factory Act, 1948 and Rules therein shall govern such heights, where applicable).

(iv) *Kitchen*: The ceiling height of the kitchen measured from the surface of the floor to the lowest point in the ceiling (bottom of slab) shall not be less than 2.8 m. except for the portion to accommodate floor trap of the upper floor.

(v) *Ledge or Tand/Loft*.—The minimum head room of ledge or tand / loft shall be 2.2 m. The maximum height of loft shall be 1.5 m.

(vi) *Mezzanine floor*: It shall have minimum ceiling height of 2.2 m.

(vii) *Store room*.—The height of storeroom shall not be less than 2.2 m.

(viii) *Garage*.—The height of the garage shall not be less than 2.4 m.

(ix) *Basement*.—Every basement shall be in every part at least 2.4 m. in height from the floor to the underside of the roof slab or ceiling. The minimum height of ceiling of any basement shall be 0.9 m. and the maximum 1.2 m. above the average surrounding ground level.

(x) *Stilt floor*.—The minimum height of the stilt floor shall not be less than 2.4 m.

(xi) *Staircase headroom*.— The minimum headroom in a passage under the landing of a staircase shall be 2.2 m. The minimum clear headroom in any staircase shall be 2.2 m.

(xii) *Low income and EWS housing*: The minimum height of rooms / spaces shall be as follows: -

Note: (no basement shall be allowed)

- (a) Habitable room...2.60 m.
- (b) Kitchen...2.6 m.
- (c) Bath/W.C...2.1 m.
- (d) Corridor ...2.1 m.
- (e) Staircase head room... 2.10 m.

(f) In the case of sloped roof, the average height of the roof for habitable rooms shall be 2.60 m. and the minimum height at eaves shall be 2.00 m.

(xiii) *Parapet*: Parapet walls and handrails provided on the edges of roof terraces, balcony, verandah, etc shall not be less than 1.0 m. and not more than 1.2 m. in height from the finished floor level.

(xiv) *Boundary Wall/Compound Wall*: The maximum height of the compound wall shall be 1.5 m. above the centerline of the front street. Compound wall up to 2.4 m. height may be permitted if the top 0.9 m. is of open type.

31. *Minimum size of habitable rooms*.—No habitable room shall have a floor area of less than 9.3 sq.m. except in the case of hostels attached to recognised educational institutions. The minimum size of habitable room for the residence of a single person may be 8.0 sq.m. The minimum width of a habitable room shall be 2.5 m. Where there are two rooms, one of these shall not be less than 9.3 sq.m. and the other not less than 7.5 sq.m. with a minimum width of 2.1 m.

For Low Income Housing & E.W.S. the minimum size of habitable room shall be as follows :

(i) In the case of one roomed house, the size of multi-purpose room, including space for cooking, shall be not less than 12.5 sq.m. with a minimum width of 2.50 m.

(ii) In the case of two-roomed house, the size of 1st room shall not be less than 9.0 sq.m. with minimum width of 2.5 m. and 2nd shall not be not less than 6.50 sq.m. with a minimum width of 2.10 m., provided the total area of both the rooms is not less than 15.5 sq.m. In the case of incremental housing the bigger room shall always be the first room.

32. *Minimum size of Bathrooms and water closets*.— (1) Every bathroom or water closet shall:-

(a) be so situated that at least one of its walls open to external air, and in case of bathroom it shall have a window or a ventilator open to external air of a superficial area of not less than 10% of the floor area;

(b) (i) have a floor area in case of bathrooms inclusive of water closet of not less than 2.8 sq.m. for which the smallest side shall not be less than 1.20 m.;

(ii) in case of a bathroom exclusive of a water closet, the floor area shall not be less than 1.80 sq.m. and the smallest side not less than 1.2 m.

(c) have a height of not less than 2.5 m.;

(d) not be directly over or under any other room other than another bathroom or water closet, washing place, terrace unless it has a water tight floor;

(e) have the platform or seat either plastered with cement or is made of some water tight non-absorbent material;

(f) be enclosed by walls or partitions of brick or stone. The surface of every such wall or partition shall be finished with a smooth impervious surface such as cement plaster 12 mm. thick of glazed tiles or polished marble or any other suitable material to a height of 1.5 m. above the floor of such room;

(g) have an impermeable floor made of smooth hard material having a suitable fall to a soil pipe with an adequate trap connection and have a floor level of such a height so as to ensure suitable grade towards the sewage drain.

(2) No room containing a water closet shall be used for any purpose other than a lavatory and no such room shall open directly into any kitchen or cooking space. Every room containing a water closet shall have a door completely closing the entrance to such a room.

(3) A water closet alone shall have--

- (a) a floor area of not less than 1.15 sq.m. of which the smallest side shall not be less than 1 m.;
- (b) a window or a ventilator of superficial area of not less than 10% of the floor area;
- (c) an impermeable floor made of smooth hard material having slope of 0.5 per cent. towards the back of latrine;
- (d) an impermeable dado 1.0 m. high;
- (e) roof height not less than 2.5 m.

(4) (a) Every building meant for habitation shall be provided with water closet. The Planning Authority shall determine in each case whether the premises shall be served by a water closet connected to a sewer or a septic tank provided that if a sewer is within 30.0 m. of the site it shall be connected to the sewer, provided further that until the sewer begins to function, the water closet shall be connected to a septic tank provided for this purpose, subject to the condition that it shall be connected to the sewer as and when required by the Planning Authority.

(b) The Planning Authority may refuse to permit the construction of any latrine or urinal at a particular place if in its opinion such latrine or urinal would be a nuisance in the neighbourhood or would be objectionable to the occupants of neighbourhood building.

Note: For temporary structures including huts meant for habitation the Planning Authority shall determine in each case whether the provision of latrine is obligatory or not.

(5) Minimum size of bath and W.C. for low-income housing:

- (i) The size of independent W.C. shall be 0.90 sq.m. with minimum width of 0.90 m.
- (ii) The size of combined bath and W.C. shall be 1.80 sq.m. with minimum width of 1.0 m.; and
- (iii) The size of independent bath shall be 1.20 sq.m. with minimum width of 1.0 m.

33. *Minimum size of Kitchen.*— (1) The area of a kitchen where separate dining area is provided, shall be not less than 5.0 sq.m. with a minimum width of 1.8 m. Where there is a separate store, the area of the kitchen may be reduced to 4.5 sq.m. A kitchen, which is intended for use as a dining area also, shall have a floor area of not less than 7.5 sq.m. with a minimum width of 2.1 m.

(2) Every room to be used as kitchen shall have -

- (a) a height of not less than 2.80 m.;
- (b) a window or a ventilator of superficial area of not less than 10% of the floor area;
- (c) an impermeable floor and an impermeable dado or any other water proof material to a minimum of one metre high.

(d) The minimum size of kitchen for low-income housing - The size of cooking alcove serving as cooking space shall not be less than 2.40 sq.m. with a minimum width of 1.20 m. The size of individual kitchen provided in a two-roomed house shall not be less than 3.30 sq.m. with a minimum width of 1.50 m.

34. *Minimum size of Lofts.*—A loft in a habitable room shall not cover more than 25% of the area of floor on which it is constructed and shall not interfere with the ventilation of the room under any circumstances.

35. *Minimum size of Mezzanine floor.*— Size - The minimum size of mezzanine floor if it is used as a living portion shall not be less than 9.3 sq.m., the aggregate area of which shall in no case exceed one-third of the plinth area of the building. A mezzanine floor may be permitted over a room or a compartment provided that:

(1) it conforms to the standards of living rooms as regards lighting and ventilation in case the size of mezzanine floor is 9.3 sq.m. or more;

- (2) it is so constructed as not to interfere under any circumstances with the ventilation of the space over and under it;
- (3) such mezzanine floor is not subdivided into smaller compartments;
- (4) such mezzanine floor or any part of it shall not be used as a kitchen; and
- (5) in no case a mezzanine floor shall be closed so as to make it liable to be converted into unventilated compartments.

36. *Basement.*— (1) The basement shall not be used for residential purposes.

(2) The basement to be constructed within the building envelop and subject to maximum coverage on floor 1 (entrance floor) may be put to only the following uses:

- (a) Storage of household or other goods of ordinary non-combustible materials;
- (b) Strong rooms, bank cellars *etc*;
- (c) Air-conditioning equipment and other machineries equipments used for services and utilities of the building and
- (d) Parking spaces.

(3) The basement shall have the following requirements:

- (a) No basement shall be permitted on an individual plot unless it has a clear set back of 2 m. from the boundary line of the plot or the required setbacks whichever is more.
- (b) Every basement shall be in every part at least 2.4 m. in height from the floor to the underside of the roof slab or ceiling;
- (c) Adequate ventilation shall be provided for the basement. The ventilation requirements shall be the same as required by the particular occupancy according to bye-laws. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans, air-conditioning systems *etc*.
- (d) The minimum height of the ceiling of any basement shall be 0.9 m. and the maximum, 1.2 m. above the average surrounding ground level.
- (e) Adequate arrangements shall be made such that surface drainage does not enter the basement.
- (f) The walls and floors of the basement shall be water-tight and be so designed that the effects of the surrounding soil and moisture, if any, are taken into account in design and adequate damp proofing treatment is given; and
- (g) The access to the basement shall be separate from the main and alternative staircase providing access and exit from higher floors. Where the staircase is continuous in the case of buildings served by more than one staircase, the same shall be of enclosed type serving as a fire separation from the basement floor and higher floors. Open ramps shall be permitted if they are constructed within the building line subject to the provision of clause (d) above.

The slope of a ramp shall not exceed 1 in 10. In certain cases steeper slopes may be permitted but in no case greater than 1 in 8. For all slopes exceeding 1 in 10 and wherever the use is such as to involve danger of slipping, the ramp shall be surfaced with approved non-slipping material.

(h) Basement in an individual plot touching the adjacent property shall not be allowed and in all cases the owners shall have to indemnify the Planning Authority against any damage caused by her/him/them to the adjacent property as per the Annexure-VI.

37. *Minimum size of Other requirements.*— (1) **Store room** : The size of store room when provided in a residential building shall not be less than 3.00 sq.m.

(2) **Garage**: The size of garage shall be as below:

- (i) Private Garage : 3.0 m. x 6.0 m. minimum and
- (ii) Public Garage : Based on the number of vehicles parked.

(3) **Petty shops:** The minimum width of a petty shop shall be 2.50 m. and the floor area shall not be less than 7.5 sq.m.

38. *Other building requirements.*— (1) Minimum width of staircase shall be as follows:

(a) Residential buildings (dwellings)	.. 1.0 m.
<i>Note:</i> For row housing with two storeys, the minimum width shall be	.. 0.75 m.
(b) Residential hotel building	.. 1.5 m.
(c) Assembly buildings like auditoria, theaters and cinemas.	.. 2.0 m.
(d) Educational buildings	.. 1.5 m.
(e) Institutional buildings	.. 2.0 m.
(f) All other buildings	.. 1.5 m.

(2) The minimum width of **corridors** shall be as follows:

Sl.No.	Building use or type	Minimum width of corridor
01	Residential buildings	1.0 m.
02	Assembly buildings such as Auditoriums , Kalyanamandapam, Cinema theatre, Religious Buildings, Temples, Mosques or Churches and other buildings of Public Assembly of Conference.	2.0 m.
03	Institutional buildings such as	
	(a) Government Offices	2.0 m.
	(b) Hospitals and Nursing Homes	2.4 m.
	(c) Educational Buildings such as schools, Colleges, Research Institutions,	2.0 m.
	(d) Commercial buildings such as private offices, Nursing Homes, Lodges, etc.,	2.0 m.
	(e) All other buildings	1.5 m.

(3) The minimum width of balcony in any residential building shall not be less than 1.0 m. and 1.5 m. for other than residential uses.

(4) The following criteria shall be adopted for low income housing in urban area for internal individual staircase:

(a) Minimum width of stair	
(i) Two storeyed-straight	.. 0.60 m.
(ii) Two storeyed - winding	.. 0.75 m.
(iii) Three or more storeyed-straight	.. 0.75 m.
(iv) Three or more storeyed-winding	.. 0.90 m.
(b) Riser	.. 0.20 m. (maximum)
(c) Tread	
(i) Two storeyed	.. 0.23 m. (minimum)

(5) *Details of staircase, ramps, exit, doors, lift and fire escapes :*

All stairs shall comply with the following requirements:

(a) Head room: All stairs ways shall have at least 2.20 m. of clear head room, measured perpendicularly from the nosing.

(b) Tread and risers: Treads and risers shall be so proportioned that the sum of two risers and a tread width is not be less than 53 cm. and not more than 63 cm. No riser shall be more than 20 cm. and no tread width less than 23 cm. There shall be no variation in the widths of treads or the heights of risers in any one flight of stairs. No stairway should ordinarily be permitted cutting across any window. The surface material of stairs treads and landings shall be as such as not to involve undue danger of slipping. Number of risers shall be limited to 12 per flight.

(c) Landing: No stairway shall have a height of more than 1.75 m. between landings nor less than two risers between consecutive landings, the landing shall have a dimension, not less than the width of stairs, measured in the direction of the run.

(d) Rails: Stair shall have walls or well-secured balustrades or guards on both sides. Handrails shall be placed not less than 75 cm. and not more than 1.0 m. above the nosing of the treads.

(e) Space under stairs: The space beneath any stairway built in whole or in part of combustible materials except handrails shall be left entirely open. The minimum head room in a passage under the landing of a staircase and under the staircase shall be 2.2 m.

(f) Ventilation for staircases: Every staircase shall be lighted and ventilated to the satisfaction of the Planning Authority from any open space. There shall be provided, a window or windows or ventilator or ventilators for an aggregate area of at least 1.5 sq.m. in each floor in such of the wall of the staircase room as abuts 1.75 m. open space to light and ventilators such staircase. The above provision can be disposed with when an open well for light and ventilation within the space enclosed by the stairway and its landing is proposed to be provided the least horizontal dimensions of which are equal to twice the width of the staircase provided that there shall be in the roof directly over such staircase well, a ventilating skylight provided with fixed or movable louvers. The glazed roof of the skylight shall not be less than 3.75 sq.m. in area. No lift or any other fixture shall be erected in such staircase well meant for ventilation.

(g) Passage giving access to staircase: Every passage in a building in the ground floor shall in no part be less than the width of the staircase of such building to which it gives access. Provided that if only one such passage gives access to more than one staircase, its minimum width shall be equal to the width of such staircase plus one half of the total width of the remaining staircases.

(h) Ramps: Ramps if provided as a substitute for stairways shall be laid with a slope not exceeding 1 in 10 and such ramp shall comply with all requirements of a stairway and shall be surfaced with approved non-slippery materials.

(i) Corridor, verandahs and passageways: The clear width of any corridor, verandah or passageway in any building shall be not less than the details mentioned in section 38(2) above.

(j) Fire escape staircase:

(1) Fire escape staircase shall be provided for every building of, -

(i) Residential occupancies exceeding three storeys above ground level;

(ii) Occupancies other than residential exceeding two storeys above ground level;

(2) The width of fire escape staircase shall be not less than 75 cm. The width of fire escape stair tread shall be not less than 15 cm. The height of the fire escape stair riser shall not exceed 19 cm. and the number of risers shall not exceed 16 per flight of stairs.

(3) The height of handrail of a fire escape staircase shall not be less than 100 cm.

(4) Fire escape stairs shall be constructed only in the exterior of the building and shall be connected directly to the ground.

(5) Fire escape stairs shall have a straight flight.

(6) Entrance to fire escape staircase shall be separated and removed from internal staircase.

(k) Travel distance to emergency staircase.—(i) Every building meant for human occupancy shall be provided with emergency exit sufficient to permit safe escape of occupants in case of fire or whenever other emergency occurs.

(ii) Emergency exits shall be located in such a way that the travel distance on each floor shall not exceed 30 m. for every occupant.

(l) Fire Protection requirements.— All requirements in respect of fire protection shall be as in Part-IV, Fire Protection in National Building Code of India, 2005 and amendment No.3 under Fire Protection Annexure-II.

(m) Number of exits:

(i) For residential building/flat, one stairway shall be provided for every 12 dwelling units and part thereof.

(ii) All buildings used as educational, assembly, institutional, industrial, storage and hazardous occupancies, mixed occupancies, having area more than 500 sq.m. on each floor shall have a minimum of two staircases. They shall be enclosed type; at least one of them shall be on external walls of buildings shall open directly to the exterior, interior open space or to an open place of safety.

(n) Doorways:

(i) Every exit doorway shall open into an enclosed stairway or a horizontal exit or a corridor or passageway providing continuous and protected means of egress.

(ii) No exit doorway shall be less than 75 cm. in the case of residential and 1.2 m. in the case of all other occupancies.

(o) Arrangement of Exits:

(i) Exits shall be so located that the travel distance on the floor shall not exceed the distance given in the Table below:

(ii) The travel distance to an exit from the dead end of a corridor shall not exceed half the distance specified in the Table below except in assembly and institutional occupancies in which case it shall not exceed 6 m.

(iii) Whenever more than one exit is required for any room space or floor of a building, exits shall be placed as remote from each other as possible and shall be arranged to provide direct access in separate directions from any point in the area served.

(p) Travel distance for occupancy and Type of Construction

Sl.No.	Group of Occupancy	Maximum Travel Distance (m.)
(i)	Residential	30.00
(ii)	Educational	30.00
(iii)	Institutional	30.00
(iv)	Assembly	30.00
(v)	Business	30.00
(vi)	Mercantile	30.00
(vii)	Industrial	45.00
(viii)	Storage	30.00
(ix)	Hazardous	22.50

Note: (i) For fully sprinklered building, the travel distance may be increased by 50 per cent. of the values specified.

(ii) Ramps shall be protected with automatic sprinkler system and shall be counted as one of the means of escape.

(q) Spiral stair fire escape:

(i) The use of spiral staircase shall be limited to low occupant load and buildings up to 9 m. in height unless they are connected to platforms such as balconies and terraces to allow easy exit.

(ii) A spiral staircase shall be not less than 150 cm. in diameter and shall be designed to give adequate head room.

(r) Lift:

(1) Every building exceeding 3 storeys (excluding sunken floors) in the case of hospitals/medical occupancy and 4 storeys (excluding sunken floors) in the case of other occupancies have plinth area more than 2500 sq.m. shall be provided with one lift for every 2500 sq.m. or part thereof exceeding first 2500 sq.m., in addition to the required number of staircases.

(2) The planning, design and installation etc. of lifts and escalators shall be in accordance with Part-VIII, Building services, Section 5, installation of lift and Escalators in the National Building Code of India, 2005;

(3) Whenever more than one lift is required, at least one lift shall be a higher capacity lift that can carry a stretcher.

(s) Circulation area:

(a) The circulation area of any floor including staircase, shall not exceed—

(i) 2.0 sq.m./unit where 4 dwelling units are grouped around the staircase; and

(ii) 4.0 sq.m. / unit where 2 dwelling units are grouped.

(7) Energy Conservation Building:

Any building designed for energy efficiency under the budget building definition should be in accordance with the Energy Conservation Building Code, 2007 notified by the Central/State Government.

The code is applicable to buildings or building complexes that have a connected load of 100 K.W. or greater or a contract demand of 120 K.V.A. or greater. Generally buildings or building complexes having conditioned area of 1000 sq.m or more will fall under this category.

39. *Lighting and ventilation of rooms and open spaces area:*

I. **Lighting and Ventilation of rooms:** (a). All habitable rooms shall have for the admission of light and air, one or more apertures, such as window, glazed door and fan lights, opening directly to the external air or into a open verandah not more than 2.40 m. in width. In case light and ventilation to habitable space area are through an internal courtyard, the minimum dimensions of such courtyard shall not be less than 3.0 m. x 3.0 m. for buildings up to 12.50 m. in height. For buildings with higher heights, the minimum dimensions of the internal courtyard shall be as given in clause 39 (2).

(b) where the lighting and ventilation requirements are not met through day lighting and natural ventilation, the same shall be ensured through artificial lighting and mechanical ventilation as given in Part-VIII Buildings Services Section-1 Lighting and Ventilation of National Building Code of India, 2005 published by the Bureau of Indian Standards. The latest version of the National Building Code of India shall be taken into account as the time of enforcement of the Building Bye-Law. Notwithstanding the above, the minimum aggregate area of openings of habitable rooms and kitchens excluding doors shall be not less than 1/10 of the floor area. No portion of a room shall be assumed to be lighted if it is more than 7.50 m. from the opening assumed for lighting that portion.

(c) For ventilating the spaces for water closets and bathrooms, if not opening on the front, side, rear and interior open spaces, shall open on the ventilation shaft, the size, of which shall not be less than the values given below:

Size of Ventilation Shaft:

Height of Building in m.	Size of ventilation shaft in sq m.	Minimum width of shaft in m.
Up to 10	1.2	0.9
12	2.8	1.2
18	4.0	1.5
24	5.4	1.8
30	8.0	2.4
Above 30	9.0	3.0

Note : (1) For buildings above 30.0 m., mechanical ventilation system shall be installed besides the provision of minimum ventilation shaft.

(2) For fully air-conditioned residential buildings for lodging purposes, the ventilation shaft need not be insisted upon, provided the air-conditioning system works in an uninterrupted manner, also provided there is an alternative source of power supply.

2. **Open spaces area.**— Every room that is intended for human habitation shall abut on an interior or exterior open space or on to a verandah open to such interior or exterior open space. The open spaces to be left around the building including setbacks, covered area, total built up area, limitations through F.A.R. shall be as per Master Plan/Zonal Plan requirements. The relevant provisions related to open spaces, areas and height limitations are given in Zoning Regulations.

(a) *Interior Open Space for Light and Ventilation.*— The whole or part of one side of one or more rooms intended for human habitation and not abutting on either the front, rear or side open spaces shall abut on an interior open space whose minimum width in all directions shall be 3.0 m. in case of buildings not more than 12.50 m. in height and subject to the provision of increasing the same with increasing height @ of 0.3 m. per every metre height or part thereof beyond 12.50 m. However, in case of buildings already constructed with 3.0 m., the open space for new construction on upper floor, the open space on this basis should be ensured and would remain as mandatory open space.

Note: Where only a kitchen is abutting an interior open space, the minimum width as specified can be reduced by 0.55 m. correspondingly.

(b) Exterior open spaces around the building:

(i) The setbacks of the respective building shall be as per Master Plan, detailed Layout Plan, general Development Plan.

(ii) For buildings identified in Building Bye-Laws 7 (ii) of chapter II, the provision of exterior open spaces around the buildings shall be as given in the following Table.

Sl.No	Height of the Building Up to (m.)	Exterior open spaces to be left out on all sides in m. (front rear and sides in each plot)
1	10	Setbacks as prescribed in respective zones
2	15	
3	18	
4	21	
5	24	
6	27	
7	30	

(iii) In case of multi-storeyed buildings the exterior open space around a building shall be of hard surface capable of taking load of fire engine weighing up to 45 tonnes.

3. Joint Open Air Space: Every interior or exterior or air space, unless the latter is a street, shall be maintained for the benefit of such building exclusively and shall be entirely within the owner's own premises.

(a) If such interior or exterior open air space is intended to be used for the benefit of more than one building belonging to the same owner; then the width of such open air space shall be the one specified for the tallest building as specified in building bye-law (1) and (2) of 39 Chapter (III) abutting on such open air space.

4. Structures in setback spaces.—(1) Unless or otherwise specifically provided for elsewhere in these regulations, no structure shall be constructed within the minimum prescribed setback spaces except the following:

In cases of non-multistoreyed buildings (including ordinary buildings)

Unsupported sunshade, wardrobes, balconies and other projections from the main walls, so long as such structures do not fall within the minimum required setback spaces, more than what is prescribed below:

(i)	Sun shades	0.60 m.
(ii)	Non-continuous wardrobes or built-in cupboards in the upper floors above ground floor	0.60 m.
(iii)	Open non-continuous balconies (above ground floor)	1.20 m.
(iv)	Open service verandah to kitchen (above ground floor)	1.20 m.
(v)	Architectural projections above ground floor	1.00 m.
(vi)	Staircase open landing projections (not affecting driveway)	1.00 m.
(vii)	Cantilevered portico so long as it does not fall within 1.5 m. from the street alignment or boundary of the site which ever is closer	

For the items (iii) to (vi) above, there shall be a minimum clearance of 0.5 m. for an ordinary building and 1.50 m. for a special building / group development and for any other non-multistoreyed building, from the property boundary (or street alignment, whichever is closer) Provided further that if non-continuous projecting structures stated above in the setbacks exceed 50% of the site / length of the building, then they shall be taken as forming part of the main building, and shall not be allowed in the minimum prescribed setback spaces.

Motor room of area not exceeding 2 sq.m. each and height not exceeding 1.8 m., without affecting parking and driveway requirements.

In case of ordinary building, open single flight or spiral staircase or open double flight staircase so long as such structure does not fall within 0.50 m. from the side boundary or 1.0 m. from the rear or front boundary of the site or street alignment.

A compound wall of height not exceeding 2.0 m.

Watchman booth not exceeding 2.5 m. x 2.5 m. in size at each gate and height not exceeding 3.0 m.

Gate pillars without or with arches with a min. headroom clearance of 5.50 m. available at least to a width of 3.5 m.

Meter Rooms for meter boxes / electrical panels along the boundary wall or external walls of the building with the projections not exceeding 0.60 m. from the abutting walls and the open Transformer without affecting parking and drive way, subject to the safety measures stipulated by Electricity Department.

*Explanation:—*Any wardrobe or staircase projection stated above is countable for coverage and F.A.R. computation.

In order to minimise traffic conflicts on to the abutting roads, the number of vehicular entry / exits to site shall be kept minimum and it shall not exceed 2 numbers (*i.e.* one entry / one exit); provided that an additional gate for every 50.0 m. frontage may be allowed in large sites where its frontage exceeds 50.0 m.

DRAINAGE AND SANITATION:

40. *Sites containing deposited refuse:* No building shall be constructed on any site on any part of which there is deposited refuse, excreta or other offensive matter to which the Health Authority having jurisdiction objects until such refuse has been prepared or left in a manner suitable for building purposes to the satisfaction of the Planning Authority:

Provided that where it is intended to found the building on piles or on reinforced concrete pillars, the Planning Authority may approve the erection of such a building after the refuse has been appropriately treated by chemical or some other manner to the satisfaction of the Planning Authority to a depth of not less than 0.6 m. or by a layer of cement concrete of not less than 15 cm. thick.

41. *Sites liable to floods:* No building shall be erected on a site liable to flood or on a slope forming an angle of more than 45 degrees with the horizontal or soil unsuitable for percolation or in sandy beds, unless it is proved by the owner to the satisfaction of the Planning Authority that erection of such a building will not be dangerous or injurious to health or will not involve danger from flooding or erosion or cause undue expenditure of public funds in the provision of roads, sewers, sanitation, water supply or other public service.

42. *Site containing pits, quarries, etc.:* No building shall be erected on a site, which comprises or includes a pit, quarry or other excavation or any part thereof unless such site has been prepared or left in a manner and condition suitable for building purposes to the satisfaction of the Planning Authority.

43. *Lowest storage on sites subject to flooding:* In water logged or low lying areas subject to flooding and where a building has been specifically permitted under Bye-law 41 the Planning Authority may require the floor of the lowest storey of such building to be raised above the maximum flood level of the adjoining ground or to such other level as the Planning Authority may specify.

44. *Damp sites:* Wherever the dampness of a site or the nature of the soil renders such precautions necessary, the ground surface of the site between the walls of any building erected thereon shall be covered with a layer of sound cement concrete not less than 15 c.m. thick or with asphalt paving on a layer of closed packed broken stone hard cake not less than 15 cm. thick or be otherwise rendered damp proof to the satisfaction of the Planning Authority.

45. *Damp proofing of basements:* When any habitable room is located in a basement, the floor and exterior walls of such basement shall be constructed or treated as to render the basement water tight and damp proof. In addition, when buildings with basements enclosing habitable rooms are located on a site where ground water conditions exist or are likely to occur such as might produce any hydrostatic head against the basement walls or floors, the floors shall be constructed on porous brick fills and all walls shall be backfilled with porous material within 30 cm. of ground level and above that with relatively impermeable soil, and an adequate drainage system shall be laid which will collect the water from the bottom of all porous backfills and conduct it away from the building.

46. *Drainage of sub-soil:* Whenever in the opinion of the Planning Authority the site of a building so requires, the sub-soil shall be drained effectively by means of sub-soil drains or by other means to the satisfaction of such Authority.

47. Surface water drains:

(i) Any land, passage or other area within the cartilage of a building shall, if the Planning Authority so requires, be effectively drained by surface water drains or other means to its satisfaction.

(ii) The written approval of the Public Works Department shall be obtained for connecting any sub-soil or surface water drain to a sewer.

48. *Drainage below ground floor level:* In every building, any basement cellar or other space below the ground floor shall be directly drained or drained by a sump provided with a suitable pump.

49. *Drainage of roofs.*—(a) The roof of a building shall be so constructed or framed as to permit effectual drainage of the rain water therefrom by means of a sufficient number of rain water pipes of adequate size so arranged, joined 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;

(b) The Planning Authority may require rain water pipes to be connected to a drain or sewer to a covered channel formed beneath the public footpath to connect the rain water pipe to the rainwater harvesting system or to the road gutter or in any other approved manner;

(c) Rain water pipes shall be affixed to the outside of the external walls of the building or in recess or chases cut or formed in such external walls or in such other manner as may be approved by the Planning Authority.

(d) Regulations for conservation of rainwater shall be as prescribed in the G.O. Ms. No. 6/2010- Hg., Dated 19-3-2010 of the Housing Secretariat, Puducherry and appended in Annexure-VII.

50. *Defective work.*— The Planning Authority shall have power to condemn any work, workmanship or materials executed by any person which in its opinion is unsatisfactory or is likely to constitute danger to public safety or health. Any work, workmanship or materials so condemned shall be remedied, amended or made good or shall be removed in whole or in part and replaced by new work, workmanship or materials as the Planning Authority may require.

51. *Water supply and sanitary installations.*— The percapita water requirement for various occupancies are detailed in Annexure-VIII. The requirements regarding sanitary installations of the buildings shall conform to those prescribed in the National Building Code of India. The requirements of sanitary installations for various occupancies are detailed in Annexure-IX.

52. *Latrines with an opening on public roads.*— It is prohibited to have latrines opening on to public roads.

53. *Disposal of sewage.*—Until arrangements are made for the removal of waste by an appropriate water borne system it will be obligatory for every application for a new construction or major additions or alteration to be accompanied by plans for properly designed septic tanks within the curtilage of the plot. In case of existing buildings in the built up area where water borne system of drainage is available, it shall be obligatory for the owner to provide flush out and connect this sewage to the main underground sewage within such period as may be specified by the competent authority of the Government.

54. *Construction of horse stables, cattle yards and factories of washable corrosive products.*— No construction of horse stables, cattle yards and factories of washable corrosive products prejudicial to health can take place in less than 100.0 m. of any existing drinking well / source of water.

55. *Construction of wells.*— (1) No drinking water well can be opened without the prior consent of the Planning Authority and Ground Water Authority.

(2) Wells intended to supply water for human consumption or domestic purposes shall comply with the following requirements:

(i) the wells shall not be less than 15.0 m. from any ash pit, refuse pit, earth closet or privy ;

(ii) not less than 18.0 m. from any cesspit soakway or borehole latrine and shall be located on a site upward from the earth closet or privy ;

Note: The distances mentioned above shall be reduced to 14.0 m. if one anaerobic filter is provided and to 10.0 m. if two anaerobic filters are provided between the drinking water well and the cesspit / ash pit etc.

(iii) the well shall be so situated that contamination by the movement of sub-soil or other water closet is unlikely;

(iv) the well shall be of a minimum internal diameter of not less than 1.0 m.

(v) the well shall be not under a tree or otherwise it should have a canopy over it, so that leaves and twigs may not fall into the well and rot.

(3) The wall of the head of the well shall be raised above the level of the adjoining ground to form a parapet or kerb and to prevent surface water from flowing into a well and shall be surrounded with a paving constructed of impervious material which shall extend for a distance of not less than 1.8 m. in every direction from the parapet from the kerb forming the well head and the upper surface of such a paving shall be sloped away from the well.

(4) The interior surface of the lining walls of the well shall be rendered impervious for a depth of not less than 1.8 m. measured from the level of the ground immediately adjoining the well head.

(5) A well from which water is drawn by means of a bucket or other similar apparatus shall be provided with the following:

- (i) a mosquito-proof type of cover to be approved by the Planning Authority / Local Authority;
- (ii) a stand for the bucket, raised not less than 15 cm. above the level of the surrounding paving.

56. *Lime kilns/Brick kilns:* Industries of similar nature should not be permitted within a habitable distance of 100.0 m. from habitable area or public road and quarrying shall not take place in areas other than the one marked as "Mining Zone". Proper licence for this purpose shall be obtained from the Competent Authority.

ARCHITECTURAL FEATURES

57. *Application.*— The provision of this bye-law shall apply only to such area or areas designated as "conservation area/zone" as may be determined by the Planning Authority / Committee constituted for the purpose thereof.

(1) *Appearance and disfigurements.*— No building shall be erected which in the opinion of the Planning Authority constitutes a disfigurement to or an interference with the aesthetic and other amenities of the area. No construction or alterations, which in the opinion of the Planning Authority will depreciate neighbouring properties or cause annoyance to residents in the neighbourhood, shall be permitted. The appearance of all new buildings shall be subject to the approval of the Planning Authority.

(2) *Advertising signs.*— The exhibition of all advertising signs, any hoarding, structure or any device erected or used principally for the purpose of displaying advertisements whether they be lighted or not shall be in conformity with the condition that the Authority may deem fit to impose from time to time to maintain a safe condition, subject to the approval of the Planning Authority.

(3) *Unfinished buildings.*— No building shall be left with unfinished portions including projecting reinforcement bars, which in the opinion of the Planning Authority concerned are unsightly after the period prescribed for completion.

(4) *Masts.*— All wires, poles, masts, stays, struts, lighting conductors and similar fixtures on new buildings shall be straight and of good appearance.

(5) *Open air dumps.*— Permanent dumps of scrap iron, firewood, coal and similar material shall, in all areas, except those classified as factory areas be allowed only in places enclosed with walls of brick or other similar non-combustible materials.

(6) *Unsightly materials.*— The use of any disfigured or damaged materials which in the opinion of the Planning Authority concerned results in an unsightly appearance of a building shall not be allowed.

(7) Sheet metal and barbed wire fences: No sheet metal or barbed wire fence visible externally shall be erected on the frontage line or street line unless the design thereof has been approved by the Planning Authority.

(8) Parks and gardens: Owners of parks and gardens visible from the streets shall not plan, replace or maintain trees and plants, which in the opinion of the Planning Authority conflicts with the aesthetic appearance of the neighbourhood.

(9) Decoration: Monuments, decorative and monumental foundations, bridges and viaducts, and in general the decorative and ornamental features of public gardens and squares shall be built only after the approval of the Planning Authority, which in addition to drawings may demand the submission of photographs, or perspectives of the composition, so that the artistic value of the project will be more efficiently and effectively illustrated.

(10) Composition: Where several facades constitute architectural composition painting and other treatment shall only be allowed where no aesthetic disfigurement can result to the composition as a whole.

58. Huts and sheds: Every person who intends to erect huts, sheds or block of huts or a temporary structure whether the same are to be used as dwelling houses or stables or for any other purposes should obtain approval in writing from the Planning Authority for the said purpose and shall submit the site plan in quadruplicate indicating:

- (1) The location of huts and sheds;
- (2) Position, number of baths, privies, latrines and urinals and the method of drainage;
- (3) The materials to be used for construction of walls, roof and floors; and
- (4) Position of doors, windows and ventilators of each unit.

Note: No hut shall be permitted within the limits of the Boulevard town to be used as a dwelling house, huts or stable permitted within the municipal limits shall be for such period as specified by the Planning Authority and shall be removed when directed by the Planning Authority.

59. Building plots to be levelled: The plot of every building or hut shall be levelled in such manner that rain water may rapidly drain - off to the Rain Water Harvesting System (or) a watercourse or a municipal drain as permitted by the Planning Authority/Local Authority.

CHAPTER - IV

STRUCTURAL SAFETY AND SERVICES

60. STRUCTURAL SAFETY :

In case of small Developments (*ie.*, ordinary or commercial buildings, industrial or institutional buildings upto G+1 floors in height and with floor area (both existing and proposed) not exceeding 300 sq.m.), the provisions in this part of the bye-laws related to structural design, submission of working drawings / structural drawings, etc. shall not apply except that all such applications and plans for these small developments shall be signed by the owner/developer, and the Registered Engineer / Architect shall certify that the structural design of the small developments has been done as per the latest Indian standard Specifications and the N.B.C.

61. STRUCTURAL DESIGN :

The structural design of foundation, masonry, timber, plain concrete, reinforced concrete, pre-stressed concrete and structural steel shall be carried out in accordance with Part-VI structural design, section-1 loads, section-2 foundation, section-3 wood, section-4 masonry, section-5 concrete and section-6 steel of National Building Code of India taking into consideration all relevant Indian Standards/specifications prescribed by Bureau of Indian Standards including the Indian Standard given in I.S.-Code 1893-1984, 13920-1993, 4326-1993, 13828-1993, 13827-1993 and 13935-1993 for structural safety.

1. QUALITY OF MATERIALS AND WORKMANSHIP :

All material and workmanship shall be of good quality conforming generally to the accepted standards of Public Works Department and Indian Standard Specification and codes as included in Part-V Building Materials and Part-VII Constructional Practices and Safety of National Building Code of India.

2. ALTERNATIVE MATERIALS, METHODS OF DESIGN AND CONSTRUCTION AND TESTS :

The provision of the Bye-laws are not intended to prevent the use of any material or method of design or construction not specifically prescribed by the bye-law provided any such alternative has been approved. The building materials approved by B.I.S. or any statutory body will form part of the approved building material and technology as part of the Bye-laws.

3. BUILDING SERVICES :

The Planning design and installation of electrical installations, air-conditioning installation of lifts and escalators can be carried out in accordance with Part-VIII, Building Services, section-2 electrical installation, section-3 air conditioning and heating, section-5 installation of lifts and escalators of National Building Code of India. However deviations from National Building Code may be done as per good Engineering practices approved by the Competent Authorities.

4. PLUMBING SERVICES :

The planning, design, construction and installation of water supply, drainage and sanitation and gas supply shall be in accordance with Part -IX Plumbing Services, section -1 water supply, section -2, drainage and sanitation and section -3, gas supply of National Building Code of India.

62. Structural standards: (1) All structures shall be so designed, built and maintained that under the conditions of dead and live loading, the stresses in any of the materials of construction or in the material on which a structure rests shall not exceed the permissible limits as laid down in the National Building Code published from time to time.

(2) When an existing building or other structure is enlarged or otherwise altered, the portions thereof affected by such enlargements or alterations shall be strengthened where necessary, so that all loads will be supported safely without exceeding the permissible stresses prescribed for the materials of construction and for the structural members in the National Building Code published from time to time.

(3) No building, the external walls of which are timber framed construction shall be erected, re-erected or altered materially so as to consist of more than a ground floor and one upper storey; provided that the Planning Authority may by special order, grant permission for the erection of such a building of two storeys or for the construction of one or more additional storeys if satisfied that such buildings will be, or are of thoroughly sound material and construction and can safely support the same.

63. Live loads, wind loads and seismic loads in buildings: Live loads, wind loads and seismic loads shall conform to those specified in the National Building Code published from time to time.

64. *Foundations.*— (1) The foundations of every building shall be so designed and constructed as to sustain the dead load of the building and the super imposed load including seismic load as prescribed in N.B.C. and to transmit the loads to and distribute them over the soil in such a manner that pressure brought to bear on the soil by these loads shall not exceed the safe bearing capacity of the soil. The safe bearing capacity of the commonly occurring rocks and soils are given in Schedule-I.

(2) In the design of basement walls and similar approximately vertical structures below ground level, provision shall be made for the lateral pressure of the adjacent soil including seismic force and the walls shall be designed as retaining walls. Due allowance shall be made for possible surcharge due to fixed or moving loads. When a portion or the whole of the adjacent soil is below a free water surface, computations shall be based on weight of the soil diminished by buoyancy plus hydrostatic pressure.

(3) In the design of basement floors and similar approximately horizontal constructions below ground level, the upward pressure of water, if any, shall be taken as the full hydrostatic pressure applied over the entire area. The hydrostatic head shall be measured from the underside of the construction.

65. *Walls.*— (1) Every person who undertakes construction of a residential or commercial building shall construct every external wall, every wall abutting on an interior open space and every party wall included in such work in accordance with the minimum thickness excluding plaster given in Schedule II. The thickness shall apply to masonry walls built of bricks or concrete blocks and whether built in the lime mortar (1:2) or cement mortar (1:6) or composite mortar (1:2:9). In no case the intensity of load on the masonry should exceed the safe permissible stress of the construction as laid down in the National Building Code published from time to time.

(2) Every person who undertakes construction work on a masonry wall of public or industrial buildings shall construct every external wall and every party wall included in such work in accordance with the thickness excluding plaster as specified given in Schedule-III and in every case the thickness shall apply only to walls of brick masonry built in lime mortar (1:2) or cement mortar (1:6) or composite mortar (1:2:9).

(3) In every case the thickness of the wall in any storey height shall not be less than 1/14 of that storey height.

(4) For the purpose of clauses (2) and (3) any loft, balcony or mezzanine floor of more than 3 m. width shall be considered as forming a storey for determining the thickness of the walls which support it.

(5) Every person who shall undertake construction work on masonry walled buildings shall construct in accordance with the following conditions, every cross wall included in such work which in pursuance of the bye-laws on that behalf may as a return will be deemed a means of determining the length of any external wall or party wall of such buildings and in every case the thickness prescribed shall be the minimum thickness if which any such cross wall may be constructed; and the several specifications shall apply only to wall built of brick masonry;

(a) the thickness of every wall excluding plaster shall not be less than 12 cm., in case of brick masonry in cement mortar and reinforced at every fourth course and not less than 23 cm. if cement or lime mortar is not used.

(b) when bricks of superior quality (wire cut brick) are used with richer mix cement mortar, suitable, reductions in thickness of wall may be allowed provided the stress developed at any point of the wall does not exceed the permissible limit as laid in the National Building Code published from time to time.

(6) In case masonry work is done with mud mortar the following restrictions shall apply:

(a) the height shall not be more than 7.6 m. ;

(b) the thickness shall be 12 cm. more than that prescribed under clauses (2) and (3); and

(c) the pressure at base or any other point shall not exceed 22 tons per sq.m.

(7) In case of building designed by qualified Registered Structural Engineer / Engineers who are considered by the Planning Authority / Local Authority sufficiently qualified to work out structural strength, the thickness prescribed in this bye-law may be deviated from, provided the proposal is supported by calculations and a certificate is recorded by the Structural Engineer / Engineer in the following form:

Certified that the structural parts of the entire building have been designed on the basis of calculations and are considered safe in accordance with the permissible stresses and the slenderness as laid down in the National Building Code published from time to time.

Note: Even in such cases provisions made under the Act may be kept in mind by the Planning Authority / Local Authority while sanctioning the plan.

66. *Damp-proofing of walls.*— (1) Every wall and pier of the building except when built on materials such as steel or plain reinforced cement concrete 1:2:4 shall be provided with a damp-proof course of either of the following:

(a) one part cement, two parts coarse sand and five per cent. water proofing materials;

(b) bitumen sheeting;

(c) a layer of 1:2:4 cement concrete 4 cm. with two coats of bitumen on top or with water proofing materials;

(d) impervious stone slabs or 1:3:6 cement concrete slab of not less than 10 cm. thick and not less than the width of basement fixed in cement mortar 1 : 3 ; and

(e) any other impervious material approved by the Planning Authority.

(2) Such damp-proof course shall be laid at a level not higher than the lowest part or underside of the construction of the ground floor and shall extend to the full width and extent of such walls or piers. It shall be at least 2 cm. thick. Where the damp-proof course is provided below the plinth level, vertical damp-proof course shall be provided between the floor and the inside of the plinth.

67. Insulation against heat and cold : Standards of Thermal Insulations: (1) All buildings and such structures for the proper insulation of heat and cold may be required by the Planning Authority to comply with the standards of thermal insulation prescribed in National Building Code published from time to time.

(2) All roofs of habitable rooms wherever necessary and structures shall be provided with thermal insulation by any one of the following methods:

- (a) by the addition of layer of some insulating material between the roof and lime concrete terracing
- (b) by the formation of the air spaces ;
- (c) by the use of materials of low conductivity instead of brick-work or concrete ;
- (d) as directed by the Planning Authority.

(a) *Sound Insulation.*— All buildings and structures for the purposes of insulation against sound may be required by the Planning Authority to comply with the standards of sound insulation specified in the National Building Code published from time to time.

(b) *Fire safety.*— For requirements pertaining to the fire safety and fire resistance of buildings, the provisions prescribed under the National Building Code issued from time to time shall be followed.

(c) *Lightning.*— For lightning protections of buildings under different uses, the provisions as prescribed under the National Building Code issued from time to time shall be followed.

(d) *Electricity.*— The specifications and requirements for electrical installations in all buildings under various uses shall be as prescribed by the National Building Code issued from time to time or as prescribed by the Electricity Department.

68. *Energy Conservation building.*— Any building designed for energy efficiency under the budget building definition should be in accordance with the Energy Conservation Building Code, 2007 notified by the Central/State Government.

(i) Energy Conservation Building Code shall apply to all buildings having 100 K.W. of connected load or 120 K.V.A. of contracted demand or 1000 sq.m. or more of Air-Conditioned Area.

(ii) All buildings having 100 K.W. of connected load or 120 K.V.A. of contracted demand or 1000 sq.m. or more of Air-Conditioned Area shall use 20% of their power requirement from Renewable Energy sources either from their own installations or from Renewable Energy Generators.

(iii) 5% of Renewable Energy requirement shall be met from Solar Energy Sources and balance could be from Non Solar Renewable Energy sources for such buildings.

68. 1 Exemptions:

These directives shall not apply to:

- (a) Buildings that do not use either electricity or fossil fuel; or
- (b) Equipment and portions of building systems that use energy primarily for manufacturing processes.

68. 2 Safety, Health and Environmental Codes Take Precedence:

Where these directives are contrary to any of the provisions of laws relating to safety, health or environment, the provisions of safety, health or environmental laws shall apply.

PART II - ZONING REGULATIONS

GENERAL REGULATIONS

1. *Classification and establishment of zones.*— (1) For the purpose of these regulations, the area covered by the Master Plan has been broadly divided into the following zones:

- (i) Residential Zone:
 - (a) Primary Residential

- (b) Mixed Residential
 - (ii) Commercial Zone:
 - (iii) Industrial Zone
- (a) Light manufacturing and small scale Industries
- (b) Service Industries
- (c) Special and Hazardous Industries
 - (iv) Public and Semi-public Zone
 - (v) Open Space & Recreational Zone
 - (vi) Agricultural Zone
 - (vii) Areas for Buildings of Special Character
- (a) Green Belt Zone
- (b) Coastal Regulation Zone
- (c) I.T. Corridor / Park
- (d) Multi Storeyed Building

(2) The boundaries of each of the zones shall be, as indicated in the detailed layout plans of the different sectors of the Master Plan. Unless otherwise, shown in the Master Plan, the boundary lines of zones shall be plot lines, the centre lines of the streets or such lines extended over the railway right of way lines or the corporate limit line as it exists at the time of publication of these regulations.

(3) The zones designated under clause (2) may be further divided into sub-zones by the Planning Authority dependent on the special use to which each sub-zone is being utilised.

(4) All the disputes and differences with respect to the exact location of zonal boundaries shall be referred to the Planning Authority whose decision shall be final and binding.

2. *General regulations.*— (1) Except as otherwise provided no structure or land hereafter shall be used and no structure or part thereof shall be erected, re-erected or materially altered unless it is in conformity with these regulations.

(2) Any use of land or structure existing at the time of enforcement of these regulations, but not in conformity with its provisions, may continue to exist with the following limitations:

- (i) Such uses of land or structures shall not be-
 - (a) changed to another non-conforming use ;
 - (b) re-established after discontinuance of use for six consecutive months;
 - (c) extended except in conformity with these regulations ;
 - (d) re-built or repaired after damage exceeding one-half of its cubical contents immediately prior to damage ;
- (ii) All existing places of worship, temples, churches, mosques, etc., and burial and cremation grounds shall not be treated as non-conforming uses.

(3) All non-conforming uses of land and buildings shall be discontinued and made to conform with the Master Plan with the time limits specified in regulations 3, 4 and 5 below for different non-conforming uses from the date of notification of the Master Plan under section 33 (1) of the Act.

3. *Industrial non-conforming uses.*— (1) Industrial use of structures of land which does not conform to the land use shown in the Master Plan shall either have to be discontinued gradually or shifted, in stages, to the industrial areas earmarked in the plan.

(2) All noxious and nuisance industries which may be dangerous to life, or injurious to health or property, or causing offence to the sense of sights, smell or hearing, or disturbance to rest and sleep must be first to go from their present location. The time of their shifting ranging from a period of three to five years shall be fixed by the Planning Authority, depending upon the nature and degree of such nuisance and the areas occupied.

(3) Non-nuisance industries will get more time for shifting *i.e.* from five years to a maximum period of ten years on a sliding scale, on the following criteria.

(a) The capital value of land, structure and machinery allowing for depreciation;

(b) The registered employment of industry, more time will be given to industries employing more workers.

(c) The production floor space per worker, more time will be given if the industry has got more floor space per worker.

4. Residential non-conforming uses: Existing residential use of buildings in industrial use zones, commercial use zones in only ground floors, public and semi-public use zones and open space zones as shown in the Master Plan shall be discontinued within a period of ten years.

5. Commercial non-conforming uses: Except otherwise provided in the Master Plan, Commercial use of buildings or lands in industrial, residential, public and semi-public use zone and open space zone as shown in the Master Plan will have to be discontinued within a period of ten years.

6. Off-street parking space for motor vehicles: (1) Off-street parking space shall be provided on any plot on which the uses specified are hereafter established; such parking space as specified shall be the minimum and provided with adequate vehicular access to a street.

(2) If a vehicle parking space required by these regulations is provided in parking areas by groups of property owners for their mutual benefit, the Planning Authority may construe such use of this space as meeting the off-street park requirements under these regulations.

(3) If off-street vehicle parking space cannot be reasonably provided for on the same plot on which the principal use is conducted, the Planning Authority may permit such space to be provided in the vicinity provided such space lies within 152.40 m. of the main entrance to such principal use. Such vehicle parking space shall be deemed to be an open space associated with the permitted use and shall not thereafter, be reduced or encroached upon in any manner. Parking spaces and parking facilities shall be provided to the satisfaction of the Planning Authority and conforming to the standards specified.

7. *Violation.*— Any violation of the Zoning Regulations is a violation of the Puducherry Town and Country Planning Act, 1969 and shall be penalised as per the provisions of the said Act.

8. *Group Developments.*— Group development means accommodation for residential or commercial or combination of such activities housed in two or more blocks of buildings in a particular site irrespective of whether these structures are interconnected or not. Any interlink between the structures in terms of connecting corridors shall not be construed as making any two structures into one block. However, if these blocks are connected solidly at least for one third the width of any one block on the connecting side, then such blocks shall be construed as a single block. The regulations for the group development/project are given in the Annexure - XI.

9. *Regulations applicable to each land use zone*

I. RESIDENTIAL USE ZONE:

(A) Primary Residential

Uses permitted.— In this zone, Buildings or premises shall be normally permitted only for the following purposes and accessory uses.

(a) Normally permissible use:

(i) Any residence including, dwelling, detached, semi-detached, tenements or flats, services apartments.

(ii) Professional consulting offices of the residents and incidental uses thereto occupying a floor area not exceeding 40 sq.m.

(iii) Petty shops dealing with daily essentials like retail sale of provisions, soft drinks, cigarettes, newspapers, tea-stalls, bakery, confectionery, retail shops, mutton stall and milk kiosks, cycle repair shops, tailoring shops, internet/computer centre and A.T.M.s. occupying a floor area not exceeding 40 sq.m.

(iv) Nursery, Primary School, library and reading room with floor area not exceeding 300 sq.m.

(v) Schools of Commerce including Tutorial Institutions occupying a floor area not exceeding floor area of 100 sq.m.

(vi) Parks, Playgrounds, farms, gardens, nurseries, including incidental buildings thereon.

(vii) Installation of motor for pumping water, air-conditioning, lifts, solar heater, dish antenna etc.

(viii) Cottage industries listed by the Puducherry Pollution Control Board, run by power up to five Horse Power.

(ix) Garments industries, craft centres and assembly of electronic parts for manufacture of radios, transistors, television sets, computer chips and such other electronic industries with installations not exceeding 5 H.P. and the number of employees not exceeding 25.

(b) The following uses may be permitted by the Authority on special grounds:

(i) Working women's hostels/old age homes.

(ii) Dormitories, hotels, restaurants not exceeding 300 sq.m. in floor area.

(iii) Public utility building like sewage pumping station, water works, fire stations, telephone exchanges,

(iv) Religious buildings, Welfare Institutions and Assembly Halls occupying floor area not exceeding 300 sq.m.

(v) Government and semi-government offices serving the local needs, Banks, pay offices, post offices, Offices of the Electricity Department and Milk society occupying a site area not exceeding 300 sq.m.

(vi) Clinics, Nursing Home, dispensaries, health facilities, not exceeding 300 sq.m. in floor area.

(vii) Departmental store not exceeding 100 sq.m. in floor area

(viii) Fuel filling stations and service stations with installation not exceeding 5 H.P. (as per the regulations in Annexure-XII) abutting road with a minimum width of 9.0m. Daily or weekly Markets serving local needs.

(ix) Installation of motor incidental to the permissible uses noted above not exceeding 5 H.P. and service industries such as flour mills (with permission of Local Body) provided they are housed in a single storied detached or semi-detached building with power requirement not exceeding 7.5 H.P.

(x) High Schools and Higher Secondary Schools.

(xi) Air-conditioned Cinema theaters.

(xii) Burning, Burial grounds, Crematoria and cemeteries.

(xiii) Transport depot, Bus terminus, railway station.

(xiv) Swimming pool attached to Residential activity in a plot (as per the regulations given in the Annexure -XIII).

(xv) Storage of domestic cooking gas cylinders subject to the conditions prescribed by such orders as may be issued by the Government from time to time. The parties concerned should obtain necessary clearance from the Department of Fire Service and Department of Explosives of the Government of India. The construction of godowns for the storage of cooking gas cylinders should also conform to the building rules and other development control rules.

(c) Uses Prohibited: All uses not specifically permitted under sub-rules (a) and (b) above shall be prohibited in the zone.

Note: (1) Setbacks are not compulsory in the case of continuous building area/existing developed area and areas within the Boulevard and in areas outside boulevard where existing developments are of row housing and having a well-defined building line, but the building should be re-erected so as to keep up an uniform building line. However, for erection or re-erection of building on corner plots, suitable setbacks would be required and shall be approved by the Planning Authority.

(2) The planning parameters stated above are subject to amendments as notified by the Planning Authority from time to time.

(3) For low income group, the minimum plot area shall not be less than 20 sq.m. with a minimum frontage of 3.0 m. For middle income group, the minimum plot area shall not be less than 50 sq.m, with minimum frontage of 4.5 m. in continuous areas / existing developed areas and not less than 100 sq.m with minimum frontage of 6.0 m in other areas.

(4) Construction of Religious buildings:

(i) No site shall be used for the construction of a building intended for public worship or religious purposes, without the prior approval of the District Collector who may refuse such approval in writing, if in his opinion, the use proposed of the site and building is likely to endanger public peace and order.

(ii) Provided that an appeal shall lie against such order of refusal of the Collector's to the Government, whose decision thereon shall be final.

(5) Where it is proposed to have more than one activity in a particular building, the space regulations that will govern the development shall be based on dominant activity in that building, decided on the basis of the percentage of the floor area used.

B. MIXED RESIDENTIAL USE ZONE :

In this zone buildings or premises shall be permitted only for the following purposes and accessory uses:

(a) Normally permissible Uses:

(i) All activities normally permissible in Primary Residential Zone stated above.

(ii) Banks and Safe Deposit Vaults, Business Office and other Commercial or Financial Institutions occupying floor area not exceeding 500 Sq.m.

(iii) Hotels, Restaurants occupying a floor area not exceeding 500 Sq.m.

(iv) Hostels, Dormitories, Boarding and Lodging houses and Welfare Institutions occupying a floor area not exceeding 500 Sq.m.

(v) Clinics, Hospitals, Dispensaries, Nursing Homes and other Health facilities occupying a floor area not exceeding 500 Sq.m.

(vi) Establishments and shops retailing in vegetables, fruits, flowers, fish, meat and such other daily necessities of the residents, including departmental stores occupying floor area not exceeding 500 Sq.m or organised markets.

(vii) Bakeries, Confectionaries, Laundries, Tailoring, Goldsmith shops, hairdressing saloons occupying floor area not exceeding 500 Sq.m.

(viii) Fuel filling stations and automobile service stations with installation not exceeding 20 H.P.

(ix) Industries categorised as green industries by the Puducherry Pollution Control Committee, subject to maximum installation of 20 H.P.

(x) Taxi stands and car parking including multilevel parking.

(xi) Automobile workshop with floor area not exceeding 300 sq.m. and electrical installations not exceeding 20 H.P.

b. Uses permitted with special sanction of the Planning Authority:

(i) All uses permissible as stated above in A (i) to (vii) without restriction of floor area.

(ii) Assembly Halls, Kalayana Mandapams, Cinema theatres and Multiplex complexes.

(iii) Religious buildings and welfare institutions occupying a floor area not exceeding 500 Sq.m.

(iv) Preview theatres and dubbing theatres.

(v) Colleges, higher education, technical and research institutions.

(vi) Foreign Missions, Embassies and Consulate.

(c) *Uses Prohibited:* All uses not specifically permitted under sub-rules (a) and (b) above shall be prohibited in the zone.

II. A. COMMERCIAL ZONE :

(a) *Normally permissible Uses:*

(i) All uses permitted in Primary and Mixed residential use zone without restriction of floor area (except industries).

(ii) All commercial and business uses including all shops, Departmental stores, markets, shopping centres and uses connected with the display and retail sale of merchandise either wholesale or retail but excluding explosive, obnoxious products and other materials likely to cause health hazardous and danger to lives.

(iii) Warehouses, repositories and other uses connected with storage of wholesale trade but excluding storage of explosive or products which are either obnoxious or likely to cause health hazards.

(iv) Research, experimental and testing laboratories not involving danger of fire, explosive for health hazards.

(v) Fuel filling stations, automobiles service stations and workshops with installation not exceeding 20 H.P.

(vi) Industries categorised as orange and green by the Puducherry Pollution Control Committee subject to a maximum installation of 20 H.P.

(vii) Buildings for development of software and its associated computer technology applications, I.T. Parks, Bio -Informatics Centres.

(b) The following uses may be permitted with a special sanction of the Authority:

(i) Broadcasting, telecasting and telecommunications stations.

(ii) Private helipads subject to clearance of Civil Aviation Department, Fire services and Police Department.

(iii) Manufacture of computer Hardware.

(iv) Buildings for development of software and its associated computer technology applications, I.T. Parks and Bio-informatics centres subject to conforming the regulations stated in Annexure -XIV.

(c) *Uses Prohibited:* All uses not specifically mentioned under rule (a) and (b) above shall be prohibited

B. *Central Business District:*

The Central Business District wherein the concentration of commercial activity is identified and the areas notified by the Planning Authority shall be governed by the following norms:

(a) **Coverage:** The maximum permissible coverage shall be 75% of the area of the plot.

(b) **Floor area ratio:** The floor area ratio shall not exceed 250.

(c) **Height:** The height of the buildings in this zone shall not exceed 17.0 m.

(d) Other parameters shall be regulated as per the clauses prescribed under 'Local Commercial'.

Note: The delineation of Central Business District of other towns of the Union Territory may be made while preparing Master Plan at the respective towns.

III. INDUSTRIAL ZONE:

(A) **Light manufacturing and small scale industries:**

(a) *Normally permissible uses:*

(i) Industries which will not cause excessive or objectionable noise, vibration, smoke, gas flame, odour, dust, effluent and other objectionable conditions and employing not more than 200 workers with or without power.

(ii) Parking, loading and unloading areas.

(iii) Public utilities and buildings, canteen, restaurant and recreational facilities for employees.

(iv) Residential use for security and watch staff, fire station, first-aid station, police outpost, post office.

(b) The following uses may be permitted with special sanction of the Authority:

(i) Bus stand, railways and road freight stations at sites abutting and gaining access from public roads of width minimum 15.0 m.

(ii) Filling station and junk yard.

(iii) Government and Semi-Government uses incidental to main use.

(B) Service Industries:

(a) *Normally permitted uses:*

(i) Filling and servicing stations.

(ii) Smith, motor workshops, garages and electric repairing shops.

(iii) Flour mill, rice, dal, and oil mills, employing not more than 50 persons.

(iv) Storage yards incidental to main use.

(v) Residence for watchman.

(vi) Loading and unloading station.

(vii) Public utilities and buildings manufacturing bread and biscuit and confectioneries.

(b) The following uses may be permitted with the special sanction of the Authority:

(i) Ice factory, cold storage and gas plants.

(ii) Industries manufacturing medicines, distilled water.

(C) Special and hazardous industrial zone

(a) *Normally permitted uses:*

In the special and hazardous industrial zone, buildings or premises shall normally be permitted only for the following purposes and accessory uses.

(i) All special and hazardous industries (classified as Red by the Puducherry Pollution Control Committee) without restriction of H.P. but sufficient precautions to the satisfaction of the Competent Authority / Puducherry Pollution Control Committee have been taken to eliminate noxious or dangerous effluents.

(ii) Uses involving storage, handling and other uses incidental to such industries.

(b) The following uses may be permitted with a special sanction of the Authority:

(i) All uses permissible in the industrial zone as may be decided by the Planning Authority.

(c) Uses prohibited: All uses not specifically permitted under rule (a) and (b) above shall be prohibited.

IV. PUBLIC AND SEMI-PUBLIC ZONE

(a) *Normally permissible uses:*

(1) Educational institutions including colleges and institutions of higher Education, Research, Technical and Training in nature.

(2) Government and quasi Government offices and Institutions, professional and business offices.

(3) Art galleries, Archives, museums, public libraries and religious buildings.

(4) Hospital, sanatoria and other medical and public health institutions.

- (5) Parks play fields, swimming pools, and other public and semi-public open spaces.
- (6) Broadcasting, telecasting, installations and weather stations.
- (7) Public utilities, municipal and community facilities.
- (8) Nursery, Primary and Secondary Schools.
- (9) Social and Cultural Institutions including Sabhas.
- (10) Residential and commercial spaces incidental to the activities permissible in this use.

(b) The following uses may be permitted with special sanction of the Authority:

- (1) Transportation terminals, including bus terminus and railway stations, airports, Harbour, parking lots including multilevel parking lots.
- (2) Cinema theaters and other commercial entertainment centres and kalyanamandapams.
- (3) Clubs, community halls, Assembly halls, Auditoriums and Theatres.
- (4) Crematoria, cemeteries, burial grounds and burning grounds.
- (5) Sports stadium, Recreation complexes, Exhibition, Fairs.
- (6) Buildings for development of software and its associated computer technology applications, I.T. Parks.
- (7) Manufacture of Computer hardware.
- (8) Bio-informatics centres.
- (9) Foreign mission, Embassies, Consulates.
- (10) Container terminals at sites abutting and gaining access from public roads of width minimum 15.0 m.

(c) *Uses Prohibited:* All uses not specifically permitted under sub-rules (a) and (b) above shall be prohibited.

(d) *Other parameters:* The plot extent, frontage, coverage, floor area ratio and setbacks for the institutions shall be regulated according to the specification given in Annexure -XI.

V. AGRICULTURAL ZONE:

(a) *Uses permitted:*

- (i) Buildings for agricultural uses.
- (ii) Dairy and Livestock Farm, Pisciculture, cattle farms.
- (iii) Water tanks and reservoirs.
- (iv) Forestry.
- (v) Storage and drying of fertilisers, foodgrains and seeds.
- (vi) Installation of electric machinery of not exceeding 15.0 H.P. may be allowed for the uses mentioned above.
- (vii) Petrol and other fuel filling stations, schools, libraries, religious buildings, public utility buildings.

(b) The following uses may be permitted with special sanction of the Authority:

- (i) Parks and playgrounds, camping sites and other recreational uses.
- (ii) Sewage farms and garbage dumps, burial/burning grounds, Crematoria / cemeteries, brick kilns, sand, clay, stone crushing, gravel quarrying, salt pans and salt and tile manufacturing industries.
- (iii) Installation of electric motors that may be necessary for the uses mentioned above, and for mill for grinding, hulling, etc. of cereals, pulses, foodgrains and oil seeds provided the site has proper access.
- (iv) Temporary touring cinemas.
- (v) Educational Institutions.

(c) *Uses Prohibited:*

All uses not specifically permitted under rules (a) and (b) above shall be prohibited.

VI OPEN SPACES AND RECREATIONAL ZONE:

In this zone buildings or premises shall be permitted for the following purposes and accessory uses:

(a) *Normally Permissible uses:*

(i) All public and semi-public recreational uses and open spaces, parks and playgrounds, zoological and botanical gardens, nurseries, waterfront developments, Museums and memorials.

(ii) Installations that may be necessary for the uses mentioned above.

(b) Permissible with special sanction of the Planning Authority:

(i) Theme parks and amusement parks.

(ii) Open Air Theatre, Exhibitions, Circuses, Fairs and Festival grounds, Public utilities.

(iii) Burial and burning grounds or crematoria.

(iv) Incidental residential uses for essential staff required to be maintained in the premises.

(v) Incidental commercial uses.

(vi) Hotels and restaurants not exceeding 300 sq.m.

(vii) Beach cottages each not exceeding 100 sq.m. in floor area and 7.5 m. in height.

(viii) Sports stadium and recreational complexes.

(ix) Multiplexes with recreation as the dominant activity.

(c) *Uses Prohibited:*

All uses not specifically mentioned in sub regulations (1) shall be prohibited.

VII. AREAS FOR BUILDINGS OF SPECIAL CHARACTERS:**A. GREEN BELT ZONE:**

(a) *Uses permitted.*— Agriculture and horticulture, Dairy and poultry farming, farm houses and necessary building; Brick and lime kiln and removal of clay, gravel; Burial and cremation grounds. Trenching and disposal ground; Places of worship, Public utilities and buildings; bus, truck terminus and airport facing public road width of minimum 15.0 m.

(b) Uses permitted on special grounds by Planning Authority: Educational and cultural buildings. Park and non-commercial public and semi-public recreational uses; Storage processing and sale of farm products. Sewerage and compost areas; Operation of stone, murrum quarries, Government and Semi-Government uses incidental to main use.

(c) Uses prohibited: All uses not specifically permitted above.

B. COASTAL REGULATION ZONE: The coastal stretches of seas, bays which are influenced by tidal action (in the landward side) up to 500.0 m. from the High Tide Line and, estuaries and creeks, rivers and back waters which are influenced by the tidal action in the landward side up to 100.0 m. from H.T.L. and the land between the Low Tide Line and the High Tide Line have been declared as Coastal Regulation Zone (C.R.Z.). Developments in this zone shall be regulated as per the notification published by the Government of Puducherry and notification issued by the Ministry of Environment and Forests, Government of India, from time to time.

C. INFORMATION TECHNOLOGY PARK (I.T.P.):

The development of land and building for the purposes of accelerating the growth of information technology including the manufacture of the hardware, development of software and its associated computer - communication technology applications shall conform to the rules for "Information Technology Park" given in Annexure-XIV.

D. MULTI-STOREYED BUILDING (M.S.B.) AREA:

Buildings exceeding four floors or 15.0 m. in height shall not be permitted in areas specifically prohibited for construction of such buildings. The design of multi-storeyed buildings should be done as per the relevant code prescribed for earthquake resistant design applicable to latest classified seismic zones. Multi storeyed buildings

should have a registered Structural Engineer for design and certification of structural soundness. Multi-storeyed buildings should be subject to structural audit by Structural Engineer drawn from a panel of Structural Engineers enlisted by the Planning Authority. They shall conform to the "special rules for multi-storeyed buildings" given in Annexure-XV. Structural design and Structural design basis report shall conform to the provisions given in Annexure-I.

In all other areas maximum height of the buildings shall not exceed 15.0 m. provided architectural features like gopurams, minarets, steeples, flag mast, water tanks or similar structures may be permitted subject to the ceiling of 20.0 m. height from ground level with special sanction of the Authority.

VIII. Planning Parameters :

The plot coverage, F.A.R., setbacks for the developments shall be regulated according to the Table given below:

Table: 1. Ordinary Residential buildings: (up to 6 dwelling units)

Sl.No	Description	Continuous Building Area / Existing developed area	Other areas		Residential Economically Weaker Section
1	2	3	4		5
A	Minimum Plot area	50 sq.m.	100 sq.m.		20 sq.m.
B	Minimum Plot width / frontage	4.5 m.	6.0 m.		3.0 m.
C	Maximum Height	One and half times the width of the abutting road provided that the height may be exceeded to the extent of 1.0 m. for every 30 cm. by which the building is set back from the street or 15.0 m., which ever is less..			
D	Maximum F.A.R.	180	180		180
E	Maximum Plot coverage	75%	70%		80%
F	Minimum Setbacks	It shall be from the property boundary.			
(i)	Front set back	1.0 m.	Abutting Road width	Setback	1.0 m.
			Up to 10.0 m.	1.5 m.	
			Above 10.0 m. up to 15.25 m.	3.0 m.	
			Above 15.25 m. up to 30.5 m.	4.5 m.	
(ii)	Side Set back	Nil	Plot width	Side set back	Nil
			Up to 4.5 m.	Nil	
			Above 4.5 m. to 6.1 m.	1.0 m. on one side	
			Above 6.1 m. up to 9.15 m.	1.0 m. on either side	
(iii)	Rear set back	Nil	Above 9.15 m.	1.5 m. on either side	1.0 m.
			1.5 m.		
F	Parking spaces shall be provided within the site conforming to the regulations given in the Regulation -X				
G	Rainwater harvesting provisions as prescribed in Annexure-VII shall be provided.				
Note:	(1) For plots facing 100' E.C.R. and N.H., a minimum front setback shall be provided as prescribed by the N.H. Division/E.C.R., P.W.D. (2) For plots abutting water bodies (canal / channels), minimum setback shall be provided as prescribed by the Competent Authority.				

Table 2: Ordinary commercial buildings: .

Sl.No	Description	Continuous Building Area	other areas	
(1)	(2)	(3)	(4)	
A	Minimum Plot extent	50 sq.m.	100 sq.m.	
B	Minimum Plot width / frontage	4.5 m.	6.0 m.	
C	Maximum Height	One and half times the width of the abutting road provided that the height may be exceeded to the extent of 1.0 m. for every 30 cm. by which the building is set back from the street or 15.0 m, which ever is less.		
D	Maximum F.A.R.	150	150	
E	Maximum Plot coverage	75%	70%	
F	Minimum Setbacks	It shall be from the property boundary.		
(i)	Front setback	1.0 m.	Abutting Road width	Setback
			Up to 10.0 m.	1.5 m.
			Above 10.0 m. up to 15.25 m.	3.0 m.
			Above 15.25 m. up to 30.5 m.	4.5 m.
(ii)	Side setback	Nil	Above 30.5m.	6.0 m.
			Plot width	Side setback
			Up to 4.5 m.	Nil
			Above 4.5 m. to 6.1m.	1.0 m. on one side
			Above 6.1 m. up to 9.15 m	1.0 m. on either side
			Above 9.15 m.	1.5 m. on either side
(iii)	Rear setback	Nil	1.5 m.	
G	Parking spaces shall be provided within the site conforming to the regulations given in the Annexure-X.			
H	The minimum width of the corridor shall be as given in clause 38 (2) of the Bye-laws.			
I	Rainwater harvesting provisions as prescribed in Annexure -VII shall be provided.			
Note:	In cases of fuel filling stations, the buildings proposed within the premises shall not exceed single storied and clearances of the District Magistrate, Revenue Department and Explosive Department shall be insisted for the proposed development. The Regulations for fuel filling Stations are given in the Annexure -XII.			

Table 3: Industrial Buildings:

Extent of plot	Coverage	F.A.R.	Front setback	Side and rear setback
Up to 500 sq.m.	60%	150	Set backs as prescribed for residential zone.	
Above 500-5000 sq.m.	60%	150	All-round 3.0 m.	
Above 5000-10000 sq.m.	50%	150	6.0 m.	4.5 m.
Above 10000 sq.m.	40%	150	7.5 m.	6.0 m.

Maximum Height : One and half times the width of the abutting road provided that the height may be exceeded to the extent of 1.0 m. for every 30 cm. by which the building is setback from the street or 30.0 m, whichever is less.

Parking spaces shall be provided within the site conforming to the regulations given in the Annexure-X.
Rainwater harvesting provisions as prescribed in Annexure -VII shall be provided.

Note: (1) In cases of construction of Industry, N.O.C. / permission of the concerned Municipality / Commune Panchayat for establishing Industry shall be insisted for the proposed development.
(2) Structures permissible in the minimum prescribed Front; Side and Rear setbacks are given in clause 39(4).
(3) In addition to this above incidental structures such as Gate pillars, Servant room, watchman booth, cycle stand, Generator room and toilets with height not exceeding 4.0 m. are permissible in these minimum prescribed setback spaces.

Table 4: Religious building with floor area less than 300 sq.m the height not exceeding G+1 floors:

Sl.No	Description	Continuous Building Area	Other areas	
1	2	3	4	
A	Minimum plot extent	60 sq.m.	90 sq.m.	
B	Minimum Plot width / frontage	4.5 m.	6.0 m.	
C	Maximum Height	One and half times the width of the abutting road provided that the height may be exceeded to the extent of 1.0 m. for every 30 cm. by which the building is set back from the street or 15.0 m., which ever is less.		
D	Maximum F.A.R.	150	150	
E	Maximum Plot coverage	60%	50%	
F	Minimum Setbacks	It shall be from the property boundary.		
(i)	Front setback	1.5 m.	Abutting Road width	setback
			Up to 10.0 m.	1.5 m.
			Above 10.0 m. up to 15.25 m.	3.0 m.
			Above 15.25 m. up to 30.5 m.	4.5 m.
(ii)	Side setback	Nil	2.0 m. on either side.	
			(iii)	Rear setback
G	Parking spaces shall be provided within the site conforming to the regulations given in the Annexure-X.			
H	The minimum width of the corridor shall be as given in clause 38 (2) of the Bye-law.			
I	Rainwater harvesting provisions as prescribed in Annexure-VII shall be provided.			
Note:	No site shall be used for the construction of a building intended for public worship or religious purposes, without the prior approval of the Planning Authority and with the clearance of District Collector, who may refuse such proposal if in his opinion, the use proposed in the site and building is likely to endanger public, peace and order.			

ANNEXURE - I

ADDITIONAL PROVISIONS FOR STRUCTURAL SAFETY OF MULTISTOREYED BUILDINGS / SPECIAL BUILDINGS / GROUP DEVELOPMENTS**1. STRUCTURAL DESIGN :**

For any building categorized under multistoreyed buildings / special buildings / group developments under the jurisdiction of these byelaws structural design / retrofitting shall only be carried out by a Registered Structural engineer. Proof checking of various designs / reports shall be carried out by competent authority as per Table-1 wherever applicable.

Generally, the structural design of foundations, elements of masonry, timber, plain concrete, reinforced concrete, pre-stressed concrete and structural steel shall conform to the provisions of part-VI Structural Design Section -1 Loads, Section -2 Foundation, Section - 3 Wood, Section - 4 Masonry, Section - 5 Concrete & Section - 6 Steel of National Building Code of India (N.B.C.), taking into consideration the Indian Standards as given below:

For General Structural Safety:

1.	I.S.: 456:2000	"Code of Practice for Plain and Reinforced Concrete".
2.	I.S.: 800-1984	"Code of Practice for General Construction in Steel".
3.	I.S.: 801-1975	"Code of Practice for Use of Cold Formed Light Gauge Steel Structural Members in General Building Construction".
4.	I.S.: 875 (Part 2):1987	"Design loads (other than earthquake) for buildings and structures Part 2 Imposed Loads".
5.	I.S.: 875 (Part 3):1987	"Design loads (other than earthquake) for buildings and structures Part 3 Wind Loads".
6.	I.S.: 875 (Part 4):1987	"Design loads (other than earthquake) for buildings and structures Part 4 Snow Loads".
7.	I.S.: 875 (Part 5):1987	"Design loads (other than earthquake) for buildings and structures Part 5 special loads and load combination".
8.	I.S.:883:1966	"Code of Practice for Design of Structural Timber in Building".
9.	I.S.: 1904-1987	"Code of Practice for Structural Safety of Buildings Foundation".
10.	I.S.: 1905:1987	"Code of Practice for Structural Safety of Buildings: Masonry Walls".
11.	I.S.: 2911 (Part 1): Section 1: 1979	"Code of Practice for Design and Construction of Pile Foundation Section 1".
Part-I		Section 2 Based Cast-in-situ-Piles
Part-I		Section 3 Driven Precast Concrete Piles
Part 1:		Section 4 Based Precast Concrete Piles
Part 2:		Timber Piles
Part 3:		Under Reamed Piles
Part 4:		Load Test on Piles

For Cyclone/Wind Storm Protection:

(12) I.S. 875 (3)-1987 "Code of Practice for Design Loads (other than Earthquake) for Buildings and Structures, Part 3, Wind Loads".

(13) Guidelines (Based on IS 875 (3)-1987) for improving the Cyclonic Resistance of Low rise houses and other buildings.

For Earthquake Protection:

(14) I.S.: 1893-2002 "Criteria for Earthquake Resistant Design of Structures (Fifth Revision)".

(15) I.S.: 13920-1993 "Ductile Detailing of Reinforced Concrete Structures subjected to Seismic Forces - Code of Practice".

(16) I.S.: 4326-1993 "Earthquake Resistant Design and Construction of Buildings - Code of Practice (Second Revision)".

(17) I.S.: 13828-1993 "Improving Earthquake Resistance of Low Strength Masonry Buildings - Guidelines".

(18) I.S.: 13827-1993 "Improving Earthquake Resistance of Earthen Buildings - Guidelines".

(19) I.S.: 13935-1993 "Repair and Seismic Strengthening of Buildings - Guidelines".

For Protection of Landslide Hazard:

(20) I.S. 14458 (Part 1): 1998 Guidelines for retaining wall for hill area: Part 1 Selection of type of wall.

(21) I.S. 14458 (Part 2): 1997 Guidelines for retaining wall for hill area: Part 2 Design of retaining/breast walls.

(22) I.S. 14458 (Part 3): 1998 Guidelines for retaining wall for hill area: Part 3 Construction of dry stone walls.

(23) I.S. 14496 (Part 2): 1998 Guidelines for preparation of landslide - Hazard zonation maps in mountainous terrains: Part 2, Macro-zonation.

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

2. STRUCTURAL DESIGN BASIS REPORT (SDBR)

In compliance of the design with the above Indian Standard, the Structural Engineer on Record will submit a structural design basis report (SDBR) in the Proforma attached herewith covering the essential safety requirements specified in the Standard.

(i) The "Structural Design Basis Report (SDBR)" consists of four parts (Form No.12)

Part - 1 General Information / Data

Part - 2 Load Bearing Masonry Buildings

Part - 3 Reinforced Concrete Buildings

Part - 4 Steel Buildings

(ii) Drawings and Documents to be submitted for approval of Planning Authority shall include SDBR as detailed below:

Part - 1 Completed

Part - 2 (if applicable) - Completed

Part - 3 (if applicable) - undertaking that completed Part 3 will be submitted before commencement of construction

Part - 4 (if applicable) - undertaking that completed Part 4 will be submitted before commencement of construction.

(iii) SDBR as detailed below shall be submitted to the Planning Authority as soon as design of foundation is completed, but not later than one month prior to commencement of construction.

Part - 1 Completed

Part - 2

Part - 3 } (if applicable) Completed.

Part - 4 }

3. SEISMIC STRENGTHENING / RETROFITTING :

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

Note: (a) for masonry buildings reference is to be made to I.S.:4326 and I.S.: 13935 and (b) for concrete buildings and structures reference to be made to B.I.S. code on evaluation and seismic strengthening for retrofitting of R.C.C. buildings under preparation at present.

4. REVIEW OF STRUCTURAL DESIGN :

(i) The Planning Authority shall create a Structural Design Review Panel (S.D.R.P.) consisting of Senior Structural Engineers whose task will be to review and certify the design prepared by Registered Structural Engineer, whenever referred by the Planning Authority.

(ii) The Reviewing Agency shall submit addendum to the certificate or a new certificate in case of subsequent changes in structural design.

(iii) Table-1 gives requirements of S.D.R.P. for different seismic zones namely III, IV and V and for structures of different complexities.

(iv) In seismic Zone-II, buildings and structures greater than 40 m. in height will require proof checking by S.D.R.P. as per detail at Sl.No.03 of Table.1.

TABLE -1

PROOF CHECKING REQUIREMENTS FOR STRUCTURAL DESIGN

Sl. No.	Type of Structure	Submission from regd. structural engineer	To be proof Checked
01	Load bearing buildings upto 3 storeys	SDBR*	Not to be checked
02	Buildings upto seven storeys (R.C.C./ steel framed structure)	SDBR	To be checked
		Preliminary design	To be checked
03	Buildings greater than seven storeys (R.C.C / steel framed structure)	SDBR	To be checked
		Preliminary design	To be checked
		Detailed structural design and structural drawings	To be checked
04	Public Buildings (a) load bearing buildings upto 3 storeys	SDBR	Not to be checked
	(b) R.C.C./ steel structures	SDBR	To be checked
		Preliminary design	To be checked
05	Special structures	Detailed structural design and structural drawings	To be checked
		SDBR	To be checked
		Preliminary design	To be checked
05	Special structures	Detailed structural design and structural drawings	To be checked
		SDBR	To be checked

*SDBR - Structural Design Basis Report

- Notes:—*
- Public building means assembly of large number of people including schools, hospitals, courts etc.
 - Special structure means large span structures such as stadium, assembly halls, or tall structures such as water tanks, T.V. tower, chimney etc.

It will be seen from the table that there is a wide range of structure typology, and the requirement by the Planning Authority for third party verification will depend on the type of structure.

5. CERTIFICATION REGARDING STRUCTURAL SAFETY IN DESIGN :

The Registered Structural Engineer shall give a certificate of structural safety of design as per proforma given in Form-10 and Form-20 at the time of completion.

6. CONSTRUCTIONAL SAFETY :

6.1 Supervision:

All construction except load bearing buildings up to 3 storeys shall be carried out under supervision of the Registered Engineer for various seismic zones.

6.2 Certification of structural safety in construction:

The registered Engineer shall give a certificate of structural safety of construction as per proforma given in Form-19 at the time of completion.

7. QUALITY CONTROL AND INSPECTION

7.1 Inspection:

All the construction for high-rise buildings higher than seven storeys, public buildings and special structures shall be carried out under quality inspection program prepared and implemented under the Registered Quality Auditor in seismic zones-IV and V.

7.2 Certification of safety in quality of construction:

The Quality Auditor shall give a certificate of quality control as per proforma given in Form-21.

Quality Inspection Programme to be carried on the site shall be worked out by the registered Quality Auditor in consultation with the owner, builder, the Registered Engineer.

8. CONTROL OF PAGING TOWER AND TELEPHONE TOWER AND STRUCTURES

The provisions stipulated in the Annexure-XIX shall apply for high mobile telecommunication tower/ infrastructure.

9. STRUCTURAL REQUIREMENTS OF LOW COST HOUSING :

Notwithstanding anything contained herein for the structural safety and services for development of low cost housing, the relevant provisions of applicable I.S. Codes shall be enforced.

10. INSPECTION :

The building unit intended to be developed shall be in conformity with Regulation on requirement of site. Generally all development work for which permission is required shall be subject to inspection by the Competent Authority as deemed fit.

The applicant shall keep a board at site of development mentioning the Re-survey No, Town survey No, Block No, Ward No, Plot No., name of the lay out if any, concerned Revenue Village name, concerned Municipality / Commune Panchayat, Region etc. name of owner and name of the Registered Architect / Registered Engineer / Registered Structural Engineer.

10.1. Record of Construction Progress:

(a) Stages for recording progress certificate and checking:

- (i) Plinth, in case of basement before the casting of basement slab.
- (ii) First storey

(iii) Middle storey in case of High-rise building.

(iv) Last Storey.

(b) At each of the above stages, the owner / developer / Builder shall submit to the Planning Authority a progress certificate in the given formats (Form No.13 -16) This progress certificate shall be signed by the Registered Engineer.

(c) The progress certificate shall not be necessary in the following cases:

(i) Alteration in Building not involving the structural part of the building.

(ii) Extension of existing residential building on the ground floor up to maximum 15 sq.m. in area.

(d) Completion Report:

(i) It shall be incumbent on every applicant whose plans have been approved, to submit a completion report in Form No.17.

(ii) It shall also be incumbent on every person / agency who is engaged under this Regulations to supervise the erection or re-erection of the building, to submit the completion report in Form No.18, 19 and 20 prescribed under these Regulations.

(iii) No completion report shall be accepted unless completion plan is approved by the Planning Authority.

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

10.2 Issue of Occupancy Certificate:

The Planning Authority before issuing occupancy certificate shall ensure that following are complied from consideration of safety against natural hazard.

(i) Certificate of Lift Inspector has been procured & submitted by the owner, regarding satisfactory erection of lift.

(ii) The Certificate of Competent Authority and or Fire Department for completion and or fire requirements as provided in these regulations has been procured and submitted by the owner.

(iii) If any project consists of more than one detached or semi detached building / buildings in a building unit and any building / buildings there of is completed as per provisions of the Bye-laws and Zoning Regulations (such as parking, common plots, internal roads, height of the building, infrastructure facilities, lift and fire safety measures), the Planning Authority may issue Completion Certificate for such one detached or semi detached building / buildings in a building unit.

The Occupancy Certificate shall not be issued unless the information is supplied by the owner and the Registered Architect / Registered Engineer concerned in the schedule as prescribed by the Planning Authority from time to time.

11. MAINTENANCE OF BUILDINGS :

In case of building older than fifty years, it shall be the duty of the owner of a building, to get his building inspected by a Registered Structural Engineer (RSE) within a year from the date of coming into force of these regulations. The Structural Inspection Report (Form No.22) shall be produced by the Owner to the Planning Authority. If any action, for ensuring the structural safety and stability of the building is to be taken, as recommended by RSE, it shall be completed within five years. For other buildings, the owner shall get his building inspected after the age of building has crossed forty years. The procedure shall be following as per above regulation.

12. PROTECTIVE MEASURES IN NATURAL HAZARD PRONE AREAS :

In natural hazard prone areas identified under the land use zoning regulations, structures buildings and installations which cannot be avoided, protective measures for such construction / development should be properly safeguarded based on the suggestions given in Appendix-A.

13. REPEAL AND SAVINGS :

- (a) The Puducherry Building Bye-laws and Zoning Regulations, 1972 are hereby repealed.
- (b) Notwithstanding such repeal anything done or any action taken under the said Bye-laws and Regulations shall be deemed to have been done under the corresponding provisions of these Bye-laws and Regulations respectively.

APPENDIX-A**PROTECTION AGAINST HAZARDS****A1. PROTECTION OF AREAS FROM EARTHQUAKES**

- (i) In those areas where there are no dangers of soil liquefaction or settlements or landslides, all building structures and infrastructures should be designed using the relevant Indian Standards as provided in these Building Bye-laws and Zoning Regulations and the National Building Code.
- (ii) Soils subjected to liquefaction potential under earthquake shaking can be improved by compaction to desired relative densities, so as to prevent the possibility of liquefaction.
- (iii) Buildings and structures could be founded on deep bearing piles going to non-liquefiable dense layers
- (iv) Steep slopes can be made more stable by terracing and construction of retaining walls and breast walls, and by ensuring good drainage of water so that the saturation of the hill-slope is avoided.
- (v) Any other appropriate engineering intervention to save the building structures or infrastructure from the fury of the earthquake.

Note: The protective action given under (ii) to (v) will usually involve large amount of costs and should only be considered in the case of large and costly structures. For ordinary buildings the cost of improvement of the site will usually be uneconomical, hence bad sites should be excluded by Land Use Zoning.

A2. PROTECTION FROM CYCLONIC WIND DAMAGE

- (i) Buildings, structures and infrastructures in the cyclone prone areas should be designed according to the Indian Standards and Guidelines as provided in these Regulations and the National Building Code.
- (ii) Light utility structures used for electrical transmission and distribution, and towers for communications, chimney stacks of industrial structures require special design considerations against the cyclonic wind pressures, suctions and uplifts.
- (iii) In case the buildings, structures and infrastructures are founded on marine clay deposits, it will be advisable to adopt either under-reamed or long piles which should penetrate the marine clay layer and rest on denser sand stratum or individual column footing with a reinforced concrete beam located at the level of the ground, or a continuous reinforced concrete strip footing, using a very low bearing pressure.
- (iv) Wherever, the top soil could become slushy due to flooding, the top layer of 30 cm. depth of soil should not be considered for providing lateral stability.
- (v) In storm surge prone areas, it will be preferable to construct the community structures, like schools, cyclone shelters, etc. by raising the level of the ground protected by provision of retaining walls at sufficient distance away from the building, taken to such depth that no erosion takes place due to receding storm surge. Alternatively, construct the community structures on stilts with no masonry or bracing up to the probable maximum surge level.

A3. PROTECTION OF AREAS FROM FLOODS :

This may require one or more of the following actions.

- (i) Construction of embankments against the water spills from the source of flooding like rivers, large drain etc.,
- (ii) Construction of high enough embankments / bund around the planning area.
- (iii) Raising the planning area above the high flood level.
- (iv) Construction/improvement of drainage path to effectively drain the water from the planning area.
- (v) Construction of buildings and structures on deep foundations going below the depth of scour or on stilts with deep enough foundations under water.
- (vi) Flood proofing works such as the following:
 - (a) Providing Quick Drainage facility, consisting of:-
 - Revitalization of secondary and primary drainage channels after establishing the drainage blockage points;
 - Provision of additional waterways;
 - Clearing of clogged cross drainage works;
 - (b) Providing Human and Animal Shelters for population living within embankments in the form of raised platform or use of available high ground.
- (vii) Anti-erosion actions in affected areas
- (viii) Any other suitable measure.

Note: Similar protection methods could be used against flooding caused in cyclone prone areas by high intensity rains or by the storm surge.

The concept of land zoning should be kept in mind for areas where protection works are taken up to decide inter-se priority for location of structures considering possibility of failure of protection works during extreme disaster events.

ANNEXURE -II

REGULATION FOR LAY-OUT AND SUB-DIVISIONS OF LAND

(a) This regulation seeks to ensure access to plots by way of roads and private passages, creating hierarchy of roads depending on the road length and intensity of developments in the area and also to provide adequate linkages to existing roads and proposed roads in the Master plan and Detailed Development Plan and further to provide proper circulation pattern in the area, providing required recreational spaces such as parks / playgrounds and providing spaces for common amenities such as schools, post and telegraph offices, fire stations, police stations etc.

(1) The minimum extent of plots and frontage shall be as prescribed for various uses and types of development ie. Small Developments, Special Buildings, Group Developments and Multistoreyed buildings / High rise buildings.

(2) (a) The width of the public streets / road on which the side abuts or gains access shall be 6m for residential layout developments and 9.0 m. for industrial layout development. For sub divisions, the minimum width of the passage / public streets / road on which the site abuts or gains access shall be as required for different cases and types of developments.

(b) The minimum width stated above shall be the existing width of the road and not the street alignment prescribed.

(3) The width of the streets / roads and passages in the layouts / sub divisions / amalgamations shall conform to the minimum requirements given below:

Description	Minimum Width	Remarks
A. Passage		
(i) In areas of economically weaker section and for continuous building area. (a) For single plot (b) For two to four plots	1.0 m. 1.5 m.	The passage will remain private
(ii) When it is intended to serve up to two plots and length of the passage does not exceed 40.0 m.	3.0 m.	The passage will remain private
(iii) When it is intended to serve up to four plots and length of the passage does not exceed 80.0 m.	3.6 m.	The passage will remain private
(iv) When it is intended to serve up to ten plots and length of the passage does not exceed 100.0 m.	4.8 m.	The passage will remain private
B. Streets & Roads :		
i) Streets intended to serve not more than 16 plots and/or subject to a maximum length of 120.0 m.	6.0 m.	All streets shall become public. The land owners / developers shall hand-over these streets / roads portion through a deed to the local authority concerned, after forming the roads as per specifications given under the relevant section of Municipality Act or Panchayat Act.
ii) Streets intended to serve not more than 20 plots and/or subject to a maximum length of 240.0 m.	7.2 m.	-do-
iii) Roads of length more than 240.0 m. but below 400.0 m.	9.0 m.	-do-
iv) Roads of length between 400.0 m. to 1000.0 m.	12.0 m.	-do-
v) Roads of length more than 1000.0 m.	18 m.	-do-

Passages / streets and roads for Industrial Development:

Description (1)	Minimum width of passage (2)	Remarks (3)
(i) when it is intended to serve only one plot and length of the passage does not exceed 100.0 m.	5.0 m.	The passage will remain private
(ii) when it is intended to serve two to five plots and the length of the passage does not exceed 120.0 m.	7.0 m.	-do-
(iii) when it is intended to serve more than 5 plots	12.0 m.	The street shall become public.

Note: Notwithstanding anything contained above, the Planning Authority reserves the right to revise layout proposed by the applicant and applied for sanction in order to provide for better adequate linkages proper circulation pattern requirements considering local conditions etc.

(4) *Splay*.—

A splay at the intersection of two or more streets/roads shall be provided as below:

When the two roads are above 30.0 m. wide a splay of 6.0 m. x 6.0 m. shall be provided and for above 12.0 m. to 30.0 m. wide a minimum splay of 4.5 m. x 4.5 m. shall be provided. When the two roads are above 7.0 m. to 12 m. wide a splay of 3.0 m. x 3.0 m. shall be provided. When two roads are less than 7.0 m. wide, a splay of 1.5 m. x 1.5 m. will be sufficient.

(5) Cul-de-sacs:

Can be provided when their length do not exceed 60.0 m. They shall be provided with a turn around area of 9.0 m. x 9.0 m. at the closed end.

Note: (i) All street except cul-de-sac streets shall be connected to a public or an approved private street at ends, pedestrian path ways and cul-de-sac street shall be connected to a public or an approved private street at one end.

(ii) No plot in a layout shall be sub-divided or utilised for any purposes other than the purpose for which the site is approved except with the prior approval of the Authority.

(6) Reservation of land for communal and recreational purposes in a layout or sub-division for residential, commercial, industrial or combination of such uses shall be as follows:-

Extent of layout (1)	Reservation (2)
For the first 3000 sq.m.	Nil
Above 3000 sq.m. and up to 10000 sq.m.	10per cent.of the area excluding roads or in the alternative he shall pay the market value of equivalent land and excluding the first 3000 sq.m. as per the valuation of the registration department. "No such area reserved shall measure less than 100 sq.m. with a minimum dimension of 10 m."
	"The space so reserved shall be transferred to the Authority or to the Local body designated by it, free of cost, through a deed, and in turn the Authority or the Local body may permit the Residents Association or Flat owners Association for maintaining such reserved space as park. In such cases public access for the area as earmarked shall not be insisted upon.
Above 10,000 sq.m.	10per cent.of the area excluding roads shall be reserved and this space shall be maintained as communal and recreational open space to the satisfaction of the Authority or transferred to the Authority for maintenance. It is obligatory to reserve 10per cent.of the layout area.

(a) The land for recreational purposes shall be restricted to ground level, in a shape and location to be specified by the Planning Authority. The land so reserved shall be free from any construction by the layout owner, developer or promoter.

The building and use of land shall conform to the conditions that may be imposed while sanctioning the layout. The space set apart for commercial, institutional, industrial or other uses shall be deemed to be zoned for commercial, institutional, industrial or corresponding uses under the Master Plan.

(7) (a) The space set apart for roads and the 10% area reserved for communal and recreational purposes shall be transferred to the Authority or Agency or the Local body designated by the Authority free of cost through a registered gift deed before the actual approval of the layout . The exact mode of conveyance should be consistent with the relevant enactment and regulations.

(b) In cases of industrial estate developed by the Government agencies the Authority reserves the right to allow them to retain the spaces set apart for roads and the recreational spaces as parks / play grounds and maintain them for the purposes to the satisfaction of the Authority.

(c) The Authority reserves the right to reserve space for recessed bus stop as part of the road space in the layout exceeding 2 hectares, where found necessary on public interest and this part of road space also shall be transferred free of cost as stated in the sub rule 7(a) above.

(8) 10 per cent. of layout area (excluding roads), additionally, shall be reserved for "Public Purpose" in those layouts, which are more than 10,000 sq.m. in extent. Interested departments shall be given intimation of layout approval by the Planning Authority and requested to purchase the land from the owner or developer or promoter, on paying the cost of plots so reserved. The owner or developer or promoter has every right to sell the lands for residential purpose if no demand from any public departments is received within one year.

(9) When the area of land proposed for sub divisions is 20 hectare or more, the Authority may reserve not more than 12 percent of the total area for industrial and commercial purposes and the area so reserved shall be deemed to be zoned for that purpose under the Master plan.

(10) The cost of laying improvements to the systems in respect of road, water supply, sewerage, drainage or electric power supply that may be required as assessed by the Competent Authorities namely, the Municipality/ Commune Panchayat, Pubic Works Department, Electricity Board / Department, shall be borne by the Applicant.

(11) Notwithstanding anything stated above, layouts for Economically Weaker Section (E.W.S.) housing site and services schemes for Slum Improvement may be approved subject to certain conditions as may be stipulated by the Authority.

ANNEXURE III

(See Bye-law 24 (3))

Qualification of Technical Personnel for Preparations of Schemes for Building Development Permit and Supervision

1.0 General :

The qualifications of the technical personnel and their competence to carry out different jobs for building / Development permit and supervision for the purpose of licensing by the Planning Authority shall be as given below.

2.0 Registered Town Planner:

2.1 *Qualification.*— The minimum qualification for a Town planner shall be the Associate Membership of the Institute of Town Planners or graduate or post-graduate degree in Town and Country Planning, from a recognized institution.

2.2 *Competence.*— The Registered Town Planner is competent to carry out the work related to the development permit as given below:

(a) Preparation of plans for land sub-division / layout and related information connected with development permit for all areas.

(b) Issuing of certificate of supervision for development of land of all areas.

Note: However, for land layouts for development permit above 5 hectare in area, Landscape Architect shall also be associated, and for land development infrastructural services for roads, water supplies, sewerage / drainage, electrification etc. the Registered Engineers for utility services shall be associated.

3.0 Registered Architect:

3.1 *Qualification.*— The minimum qualification for Architects shall be those who are holding bachelor degree or equivalent in Architecture and holds valid registration with the Council of Architecture under the Architects Act, 1972.

3.2 *Competence.*—The Registered Architect is competent to carry out the work related to the building / development permit as given below:

(a) All plans and information connected with building permit except engineering services of multistoreyed / special buildings.

(b) Issuing certificate of supervision and completion of all buildings pertaining to architectural aspects.

(c) Preparation of sub-division / layout plans and related information connected with development permit of area up to 1 hectare for cities and 2 hectare for other places.

(d) Issuing certificate of supervision for development of land of area up to 1 hectare for cities and 2 hectare for other places.

4.0 Registered Engineer:

4.1 *Qualifications*.— The minimum qualifications for an engineer shall be graduate in civil engineering / architectural engineering of recognized Indian or Foreign University, or the Member of Civil Engineering Division / Architectural Engineering Division of the Institution of Engineers (India) or the statutory body governing such profession, as and when established.

4.2 *Competence*.— The Registered Engineer is competent to carry out the work related to Building / Development Permit as given below:

- (a) All plans and information connected with building permit;
- (b) Structural details and calculations of buildings on plot up to 500 sq.m. and up to 5 storeys or 16.0 m. in height;
- (c) Issuing certificate of supervision and completion for all buildings;
- (d) Preparation of all service plans and related information connected with development permit; and
- (e) Issuing certificate of supervision for development of land for all area.

5.0. REGISTERED STRUCTURAL ENGINEER (RSE):

On the basis of their academic qualifications and experience, Structural Engineers shall be "Registered" in three "Grades". The eligibility criteria for registration in each "Grade" and the "Scope of Work" which can be entrusted to the Structural Engineer of each "Grade" are given below.

The registration shall be renewed every three years.

The registration may be cancelled permanently or for a specified period for unprofessional conduct.

Grade-I**Qualifications:**

- (i) B.E.Civil or equivalent with minimum 10 years experience (after attaining the degree) in structural design work at a responsible position as a Structural Designer or
- (ii) M.E.Structures/Earthquake Engineering or Ph.D. in Structural Engineering with minimum 5 years of experience (after attaining the degree) in structural design work at a responsible position a Structural Designer.
- (iii) The experience as stated above shall be under a Registered Structural Engineer. (This requirement shall be waived for the first ten years of the promulgation of these Regulations).

Competence: To prepare Structural design and Structural drawings of High rise buildings, Educational, Institutes, Hospitals, Public buildings, Special Structures, Lifeline Buildings and the likes.

Grade-II**Qualifications:**

- (i) B.E.Civil or equivalent with minimum 5 years experience (after attaining the degree) in structural design work at a responsible position as a Structural Designer or
- (ii) M.E.Structures/Earthquake Engineering or Ph.D. in Structural Engineering with minimum 3 years of experience (after attaining the degree) in structural design work at a responsible position a Structural Designer.
- (iii) The experience as stated above shall be under a Registered Structural Engineer. (This requirement shall be waived for the first five years of the promulgation of these Regulations).

Competence: To prepare Structural design and Structural drawings of various buildings having more than ground floor + 2 upper floors (Plinth area up to 5000 sq.m.).

Grade - III**Qualifications:**

- (i) B.E.Civil or equivalent with minimum 3 years experience (after attaining the degree) in structural design work at a responsible position as a Structural Engineer or
- (ii) M.E.Structures/Earthquake Engineering or Ph.D. in Structural Engineering with minimum 1 year of experience (after attaining the degree) in structural design work at a responsible position as a structural engineer.
- (iii) The experience as stated above shall be under a Registered Structural Engineer. (This requirement shall be waived for the first three years of the promulgation of these Regulations)

Competence: To prepare Structural design and Structural drawings of Low rise buildings excluding above mentioned structures for Grade-I and Grade-II.

6.0. REGISTERED QUALITY AUDITOR (RQA) :**Qualifications:**

- (i) B.E. Civil or equivalent with five years experience in testing of building materials including concrete and/or experience in quality control work with a reputed construction agency or
- (ii) M.E. (Civil) or equivalent with two years experience as above. or
- (iii) B.Arch or equivalent with a degree or diploma in Construction Management and five years of experience in quality control aspects of construction.
- (iv) The experience as stated above shall be under one or more Registered Quality Inspector's of in quality work under one or more reputed construction agencies of minimum ten years of standing from within or outside the area of jurisdiction of the Planning Authority.

Competence: The construction work of Multistoreyed Buildings / High-rise buildings higher than seven storeys, in seismic zones IV and V shall be executed under an independent quality inspection programme prepared and implemented under the supervision of an independent Registered Quality Auditor.

7.0 Registered Construction Engineer (R.C.E.):**7.1 Qualifications:**

- (i) Diploma in Civil Engineering with seven years experience in construction or
- (ii) B.E. Civil or equivalent with five years experience in construction, or
- (iii) B.Arch or equivalent with five years of experience in construction, or
- (iv) The experience as stated above shall be under one or more Construction Engineer on Record of one or more reputed construction companies. Such company or companies established within or outside the areas of jurisdiction of the competent Authority shall be of minimum ten years of standing.

7.2 Competence:

All construction works (except the small developments defined) shall be carried out under the supervision of R.C.E.

- (a) To adhere strictly to the structural drawings, specifications and written instructions of the Structural Engineer on Record and Architect on Record / Engineer on Record.
- (b) To follow the provisions of N.B.C. or I.S. specifications as regards materials components, quality control and the process of construction.
- (c) To provide for safety of workers and others during excavation, construction and erection.
- (d) To provide safe and adequate temporary structures required for construction and erection.
- (e) To bring to the notice of the Structural Designer and Architect / Engineer any situation of circumstances which is opinion are liable to endanger the safety of the structure.

(f) To deposit with the Competent Authority one set of working drawings of the works executed along with the progress certificates before proceeding with the next stage of the work.

(g) He / she shall be in overall charge of the site and responsible for overall supervision of the work.

(h) He / she shall ensure that all the work under his charge is carried out in conformity with the approved drawings and as per the details and specifications supplied by the Registered Architect / Engineer.

(i) He/she shall take adequate measures to ensure that no damage is caused to the work under construction and adjoining properties.

(j) He/she shall also ensure that no undue inconvenience is caused in the course of his/her work to the people in the neighborhood.

(k) He shall also ensure that no nuisance is caused to traffic and neighboring people by way of noise, dust, smell, vibration etc. in the course of his/her work.

8.1 Registered Developer (R.D.):

Registration:

Generally the person / firm who apply to register as Developer shall have experience in the field of construction or real estate development.

Duties and responsibilities:

The responsibilities of Developer shall be:

(a) To obtain building permission from the Planning Authority prior to commencement of construction / development.

(b) To appoint an Architect on Record / Construction Engineer on Record (R.C.E.) and Structural Engineer on Record and other required professionals stated in these rules.

(c) The appointment of the Registered Architect / Engineer on Record shall mean that he (the Developer) has authorised the Architect on Record / Engineer on Record to do all things necessary and to take all adequate measures for preparing the design, drawing and specifications for the project and to appoint on his behalf appropriate persons to act as R.C.E., required for the proper execution of the project and to retain on behalf of the owner any other specialist or expert required on the work of the project, in consultation with the developer.

(d) To obtain and submit to the Planning Authority, along with application for building permission, each progress report and application for occupation certificate.

(e) To obtain at relevant stages, certificates from them, for submission to the Planning Authority, that in designing the real estate development and providing detailed drawings and specifications for it they have complied with requirements as laid out in these regulations.

(f) To obtain and adhere to the quality assurances procedure prepared by the R.C.E.

(g) To adequately enable the R.C.E. to carry out his responsibilities.

(h) To certify along with the R.C.E. that construction / real estate development has been carried out as per the design, detailed drawings and specifications provided by the Architect on Record / Engineer on Record and Structural Engineer on Record.

(i) To regularly submit progress reports and certificates as required by the Planning Authority.

(j) To inform, in writing, the Planning Authority within 7 days, if for any reason he ceases to be the developer or is relieved of his responsibilities as the Developer of the real estate development

(k) To inform in writing the Planning Authority within 7 days, if for any reason any of the registered professionals appointed by him have been relieved of their responsibilities or have resigned.

(l) He shall not cause or allow any deviations from the approved drawings in the course of the execution of the project against the instruction of Architect on Record / Construction Engineer on Record / Structural Engineer on Record and shall bear all responsibilities for any irregularity committed in the use and function of the building or its parts for which the approval has been obtained.

(m) He shall not commence the use of building or shall not give the possession to occupy the building to any one before obtaining the occupancy certificate from the Planning Authority.

(n) He shall provide adequate safety measures for structural stability and protection against fire hazards likely from installation of services like electrical installation, plumbing, drainage, sanitation, water supply etc. Wherever required under the regulations.

(o) He shall make available copies of titles for the land, approved plans and all certificates issued by the Planning Authority under these regulations to the prospective purchasers of the premises.

9.0 Licensed Supervisor :

9.1 *Qualifications.*—The minimum qualifications for a supervisor shall be diploma in civil engineering or architectural assistantship, or the qualification in architecture or engineering equivalent to the minimum qualification prescribed for recruitment to non-gazetted service by the Government of India plus 5 years experience in building design, construction and supervision.

9.2 *Competence.*—The supervisor shall be entitled to the following works:

(a) All plans and related information connected with building permit for residential buildings on plot up to 250 sq.m. and up to two storeys or 7.5 m. in height; and

(b) Issuing certificate of supervision for buildings as per 9-2-1 above.

ANNEXURE-IV

Conditions of License

(1) It is the duty of the registered Town Planner / Engineer / Structural Engineer / Architect / Quality Auditor / Construction Engineer /Developer/ Licensed Supervisor that in all matters wherein he is employed or engaged:

(a) to comply with any orders passed and communicated to him by the Chairman; and

(b) to satisfy himself that the survey boundaries of the site or sites for building and the streets with their dimensions are correctly marked in the site plans or layout plans and that no encroachments are made into any street or other Municipal and Government land.

(2) In the case of every building plan prepared by him for the construction, reconstruction, alteration or addition to any building, he shall besides, complying with the requirements of the Puducherry Building Bye-laws and Zoning Regulations furnish a report dealing with the existing state of affairs (accompanied by such plans as may be necessary to show the state of existing building or buildings in the site with adequate details), the proposed works, the calculations, if any, for the designing of the floors or roofs walls and other parts of the structure or building and the nature of the soil or sub-soil of the site and as to how the safety and stability of the foundations were determined by him.

(3) The registered Town Planner / Engineer / Structural Engineer / Architect / Quality Auditor / Construction Engineer /Developer / Licensed Supervisor, shall not while employed as such Registered Town Planner / Engineer / Structural Engineer / Architect / Quality Auditor / Construction Engineer /Developer / Licensed Supervisor, do anything prejudicial to public interests, and the objects for which he is licensed, or be a party to any evasion or attempted evasion of the provisions of the Act and the Rules, Bye-laws and Regulations made there under and if he has reasons to believe that the owner or other person employing or engaging him entertains such intentions, he shall forthwith report the same to the Chairman, Planning Authority.

ANNEXURE - V
FEE STRUCTURE : (See bye-law 4 (3), 9

Sl.No (1)	Details (2)	Amount (3)
1.	Application fee	₹ 10.00 per application
2.	Scrutiny fee in respect of application for planning permission and revised plans: I. Residential (Pucca Building)	For Planning Permission application for developments up to 300 sq.m. ₹ 1.00 per sq.m. and developments exceeding 300 sq.m. ₹ 1.50 per sq.m. of built up area. When a revised plan is submitted for the first time, ₹ 1.00 per sq.m. for second revision 0.50 per sq.m. for the third revision it is ₹ 0.25 per sq.m. and for fourth and subsequent revision no scrutiny fee shall be collected. Recognised Charitable Institutions/Organisations serving the poor, Orphanages, Institutions for mentally retarded children, which are run for the welfare of the society, shall pay the scrutiny fee only. Scrutiny for revised drawings received from these institutions without any change in the shape of buildings or arrangement of buildings involving minor corrections such as missing signature, small corrections in dimension, correction in plot to tally with document etc. will not attract this levy. However, these Institutions shall pay scrutiny fee when submitting revised plans involving additional floors.
	II. Thatched Building / hut	₹ 50.00, for huts of floor area up to 50 sq.m. and ₹ 100.00, for floor area exceeding 50 sq.m.
	III. a) Commercial b) Industrial c) Institutional	a) Three times the rate of the residential use. b) Two times. c) Two times.
	IV. Layouts/ Sub-divisions	Scrutiny fee of ₹ 0.50 per sq.m. For revision of approved layout it shall be ₹ 0.25 per sq.m.
3.	Service charges for issue of No objection certificates and other certificates:	₹ 10.00 shall be collected as service charges, for issue of N.O.C.s and other certificates.
4.	Miscellaneous: (a) Construction of well/Tube well/bore well. (b) (i) Construction of water closet (ii) Construction of septic tank. (iii) Construction of septic tank with anaerobic filter (c) Construction of compound wall not exceeding 2.50 m. in height (d) Construction of drain. (e) Provision of doors on external sides. (f) Provision of windows on external sides.	₹ 25.00 each (i) ₹ 25.00 each (ii) ₹ 25.00 and ₹ 50.00 each for residential and commercial / industrial use respectively. (iii) ₹ 150.00 for residential and ₹ 300.00 for commercial and industrial use respectively. ₹ 10.00 per 10 running metre. ₹ 6.00 per 10 running metre ₹ 10.00 per opening ₹ 5.00 per opening
5.	Revalidation of sanction before expiry	Half the rate prescribed for fresh sanction.

ANNEXURE-VI

INDEMNITY BOND FOR BASEMENT

This Indemnity Bond is executed by Shri /Smt S/o, D/o,....., W/o, Shri/ Smt.....R/O..... in favour of Planning/Local Authority. Whereas the executant has submitted to the concerned Planning/Local Authority the plans for, sanction of basement over Plot No..... under the provision of the Act and the Bye-laws made thereunder:-

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

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

Now this deed witnesses:

1. That in consideration of the sanction of the plans by for construction of the basement the executant undertakes that he / she at all times keep harmless and free any liability, loss or damages / flowing from any injury or damage caused to the adjoining built-up properties or to any person as a consequence of the construction at the time of digging of its foundations or during the course of its construction or at any time thereafter.

2. The owner agreed and undertakes that in the event of any claim being made by any person or persons against the concerned Planning / Local Authority either in respect of the sanction granted by the concerned Planning Authority to the owner for the construction of basement or in respect of the construction or manner of construction of the basement by the owner of the consequences flowing from the said sanction the executant shall be responsible and liable and not the concerned Planning/Local Authority.

3. The executant agrees and undertakes to indemnify the concerned Planning / Local Authority fully in respect of any amount which the concerned Planning / Local Authority may be required to pay to any person either by way of compensation or damages or on any other account as a result of any claim or suit or any other proceedings concerning the sanctioning of the construction of the basement of the making thereof and also in respect of the costs and expenses which the concerned Planning / Local Authority may incur on defending any action.

4. Without prejudice to the above undertaking the executant hereby binds itself to pay to the concerned Planning / Local Authority to the full extent any amount which the concerned Planning / Local Authority may be required to pay to any person in connection with, relating to or concerning the sanctioning of the basement or the making thereof.

5. The owner further agrees and undertakes that this bond shall remain in full force and effect till the executant faithfully observes / performs the undertaking herein before contained.

In witness whereof the executant above named has signed this bond on thisDay of at

Indemnifier

Witness:

(Signatures).....

1. Name

Full Address.....

(Signatures).....

2. Name

Full Address.....

ANNEXURE-VII

A. REGULATIONS FOR CONSERVATION OF RAINWATER

(1) Effective measures shall be taken within the premises for conservation of rainwater. Workable rooftop Rain Water Harvesting arrangements shall be provided as an integral part of all new building constructions for the following occupancies, namely, residential, offices, public buildings and commercial buildings such as malls, shopping centers and cinema halls, educational and health institutions and industry with terrace area as mentioned in the table below:

TABLE

Occupancy	Terrace area / Plot area
Residential	Terrace area of 100 Sq.m. or more / Plot area of 200 Sq.m. or more
Offices and Public buildings, Commercial buildings, Educational and Health Institutions and Industrial buildings	Terrace area 200 Sq.m. or more / Plot area 300 Sq.m. or more

(2) The details of the Rain Water Harvesting (R.W.H.) System shall be shown in the site plan enclosed along with the application in Form I seeking approval for construction and permission to execute the work. Building permission by the Planning Authorities shall not be issued unless adequate R.W.H. systems are provided in the building plan submitted. The Occupancy Certificate for new buildings shall be issued by the Planning Authorities only on implementation of the R.W.H. system by the applicant. The Authorities concerned shall not extend power, water supply and sewer connections to the buildings unless the owner of the building obtains the occupancy certificate from the concerned Planning Authority.

(3) Exemption in respect of implementing the Rain Water Harvesting system may be granted in respect of cases where water logging is common or in areas with impermeable sub-soil conditions to considerable depth. The assessment of the conditions of the sub-soil may be made by the Planning Authority in consultation with the State Ground Water unit of the Agriculture department, Puducherry.

(4) The roof top Rain Water Harvesting arrangements shall have the following components, namely:
Roof's catchment area;

Flat roofs sloped towards edges with rainwater outlet pipes and roof gutters for sloping roofs;

Down pipe for transporting rainwater from roofs to the ground level;

First flush pipe arrangement for diverting debris, dirt and dust on the roofs; and

A filter unit comprising a container or chamber filled with filter media at the ground level.

(5) The other components on how the rain water is to be utilized, that is, for ground water recharging or for direct use, shall be as follows:

A. For storing and reuse of the rainwater:

A storage tank that has provision for drawing water and for spillover of excess water is to be provided; and

For charging the ground water aquifers, the water from the filter unit shall be diverted to suitable structures like dug wells, bore wells, recharge trenches or recharge pits for charging the groundwater aquifers.

B. For ground water recharging:

Through direct channeling of surface water to abandoned wells or hand-pumps, recharge pits or recharge trenches, or to through recharge shafts.

Directing of harvested rain water to pumping wells.

Note: Additional arrangements for carrying the spillover water from storage tank to recharge well or percolation pit shall be provided.

(6) The owner(s) / occupier (s) shall maintain the rooftop rainwater harvesting arrangements and artificial ground water recharge arrangements in good working conditions.

(7) The Planning Authorities and Local Bodies of the Union territory of Puducherry shall enforce workable artificial ground water recharging arrangements as an integral part of all new building constructions through collection of roof top rainwater.

B. REGULATIONS FOR RE-USE OF WASTE WATER:

(1) Effective measures shall be taken within the premises of various categories of buildings as mentioned in the table below for reuse of waste water:

TABLE

Occupancy	No. of dwelling units / Plot area
Apartments or group housing complexes	20 dwelling units or more
Offices and Public buildings, Commercial buildings, Educational & Health Institutions and Industrial buildings	Plot area of 2000 Sq.m. or more / Minimum sullage discharge of 10,000 litres and above per day.

(2) The details of the water reuse infrastructure facilities such as plumbing plans, waste water treatment and disposable arrangements shall be shown in the site plan enclosed along with the application in Form-I seeking approval for construction and permission to execute the work. Building permission by the Planning Authorities shall not be issued unless adequate water reuse arrangements are provided in the building plan submitted. The Occupancy certificate for new buildings shall be issued by the Planning Authorities only after water reuse arrangements are completely implemented. The Authorities concerned shall not extend power, water supply and Sewer connections to the buildings unless the owner of the building obtains the occupancy certificate from the concerned Planning Authority.

(3) The recycling of waste water arrangements shall have the following components:

Separate conveyance system for sewage and sullage to facilitate reuse of sullage water for treatment and for reuse;

Suitable storage and treatment facilities for collection of sullage water. The waste water treatment facilities shall fulfill the standards specified by the Puducherry Pollution Control Committee, Puducherry; and separate overhead tank and pumping facilities for fresh water and reuse water.

(4) The use of recycled water for flushing, washing and for watering gardens shall be after primary, secondary and tertiary treatments as advised by the Puducherry Pollution Control Committee. The Planning Authorities and Local Bodies of the Union territory of Puducherry shall enforce workable recycling of waste water arrangements as an integral part of all new building constructions through collection of sullage water".

ANNEXURE-VIII
PER CAPITA WATER REQUIREMENT FOR VARIOUS OCCUPANCIES / USES

Sl.No.	Type of Occupancy	Consumption per head per day (in litres)
(1).	Residential a) In living units b) Hotels with lodging accommodation (per bed)	135 180
(2)	Educational a) Day schools b) Boarding schools	45 135
(3)	Institutional (Medical Hospitals) a) No. of beds not exceeding 100 b) No. of beds exceeding 100 c) Medical quarters and hostels	340 450 135
(4)	Assembly – Cinema theatres, auditoria etc. (per seat accommodation)	15
(5)	Government or semi public business	45
(6)	Mercantile (Commercial) a) Restaurants (per seat) b) Other business building	70 45
(7)	Industrial a) Factories where bath-rooms are to be provided b) Factories where bath-rooms are not to be provided	45 30
(8)	Storage (including warehouses)	30
(9)	Hazardous	30
(10)	Intermediate Stations (excluding mail and express stops)	45(25)*
(11)	Junction Station	70(45)*
(12)	Terminal Stations	45
(13)	International and Domestic Airports	70

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

Note: The number of persons for Sl.No.10 to 13 shall be determined by the average number of passenger handled by the station daily with due consideration given to the staff and workers likely to use the facilities.

· ANNEXURE-IX

SANITATION REQUIREMENTS

1. OFFICE BUILDING

Sl. No.	Fixtures	Public Toilets		Staff Toilets	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
(i)	Executive Rooms and Conference Halls in Office Buildings Toilet suite comprising one W.C., one washbasin (with optional shower stall if building is used round the clock at user's option) Pantry optional as per user requirement	Unit could be common for Male / Female or separate depending on the number of user of each facility		For individual officer rooms	
(ii)	Main office toilets for Staff and Visitors				
	a) Water – closets	1 per 25	1 per 15	1 per 25	1 per 15
	b) Ablution tap with each water-closet	← 1 in each water-closet →			
	c) Urinals	Nil up to 6	-	Nil up to 6	-
		1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100		1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	
	For persons 101-200 add 3% For persons over 200 add 2.5%			3% 2.5%	
	d) Washbasins	1 per 25	1 per 25	1 per 25	1 per 25
	e) Drinking water fountain	1 per 100	1 per 100	1 per 100	1 per 100
	f) Cleaner's sink	← 1 per floor →			

2. FACTORIES

Sl. No.	Fixtures	Offices / Visitors		Workers	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
(i)	Water-closets (Workers and Staff) For person 101-200 add For person over 200 add	1 for upto 25 2 for 26-35 3 for 36-65 4 for 66-100 3% 2.5%	1 for upto 15 2 for 16-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100 5% 4%	1 for upto 15 2 for 16-35 3 for 36-65 4 for 66-100 3% 2.5%	1 for upto 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100 5% 4%
(ii)	Ablution tap	1 in each water-closet	1 in each water-closet	1 in each water-closet	1 in each water-closet
(iii)	Urinals For persons 101-200 add For persons over 200 add	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100 3% 2.50%	-	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100 3% 2.50%	-
(iv)	Washbasins Washbasins in rows or troughs and taps spaced 750mm c/c	1 per 25 or part thereof	1 per 25 or part thereof	1 per 25 or part thereof	1 per 25 or part thereof
(v)	Drinking water fountain	1 per every 100 or part thereof with minimum one on each floor		1 per every 100 or part thereof with minimum one on each floor	
(vi)	Cleaner's sink	1 on each floor	1 on each floor	1 on each floor	1 on each floor
(vii)	Showers / Bathing rooms	← As per trade requirements →			
(viii)	Emergency shower and eye wash fountain	-	-	1 per every shop floor per 500 persons	

NOTE: For factories requiring workers to be engaged in dirty and dangerous operations or requiring them to be in extremely clean and sanitized conditions additional and separate (if required so) toilet facilities and if required by applicable Industrial and Safety Laws and the Factories Act must be provided in consultation with the user.

3. CINEMA, MULTIPLEX CINEMA, CONCERTS AND CONVENTION HALLS, THEATRES

Sl. No.	Fixtures	Public		Staff	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
(i)	Water-closets	1 per 100 upto 400 Over 400 add at 1 per 250 or part thereof	3 per 100 upto 200 Over 200 add at 2 per 100 or part thereof	1 for upto 15	1 for upto 12
(ii)	Ablution tap	1 in each water-closet	1 in each water-closet	1 in each water-closet	1 in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals			
(iii)	Urinals	1 per 25 or part thereof	-	Nil up to 6 1 for 7-20 2 for 21-45	-
(iv)	Washbasins	1 per 200 or part thereof		1 for upto 15 2 for 16-35	1 for upto 12 2 for 13-25
(v)	Drinking water fountain	← 1 per 100 persons or part thereof →			
(vi)	Cleaner's sink	← 1 per floor →			
(vii)	Showers / Bathing rooms	← As per trade requirements →			

NOTE: (1) Some WCs may be European style if desired.

(2) Male population may be assumed as two-third and female population as one-third.

4. ART GALLERIES, LIBRARIES AND MUSEUMS

Sl. No.	Fixtures	Public		Staff	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
(i)	Water-closets	1 per 200 upto 400	1 per 100 upto 200	1 for upto 15	1 for upto 12
		Over 400 add at 1 per 250 or part thereof	Over 200 add at 1 per 150 or part thereof	2 for 16-35	2 for 13-25
(ii)	Ablution tap	1 in each water-closet	1 in each water-closet	1 in each water-closet	1 in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals			
(iii)	Urinals	1 per 50	-	Nil up to 6 1 for 7-20 2 for 21-45	-
(iv)	Washbasins	1 per every 200 or part thereof. For over 400, add at 1 per 250 persons or part thereof	1 per every 200 or part thereof. For over 200, add at 1 per 150 persons or part thereof	1 for upto 15 2 for 16-35	1 for upto 12 2 for 13-25
(v)	Drinking water fountain	← 1 per 100 persons or part thereof →			
(vi)	Cleaner's sink	← 1 per floor, Min →			
(vii)	Showers / Bathing rooms	← As per requirements →			

NOTE: (1) Some W.C.'s may be European style if desired.

(2) Male population may be assumed as two-third and female population as one-third.

5. HOSPITALS WITH INDOOR PATIENT WARDS

Sl. No.	Fixtures	Patient Toilets		Staff Toilets	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
(i)	Toilet suite comprising one WC and one washbasin and shower stall	Private room with upto 4 patients		For individual doctor's / officer's rooms	
For General Wards, Hospital Staff and Visitors					
(ii)	Water-closets	1 per 8 beds or part thereof	1 per 8 beds or part thereof	1 for upto 15 2 for 16-35	1 for upto 12 2 for 13-25
(iii)	Ablution tap	1 in each water-closet	1 in each water-closet	1 in each water-closet	1 in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals			
(iv)	Urinals	1 per 30 beds	-	Nil upto 6 1 for 7-20 2 for 21-45	-
(v)	Washbasins	2 per every 30 beds or part thereof. Add 1 per additional 30 beds or part thereof		1 for upto 15 2 for 16-35	1 for upto 12 2 for 13-25
(vi)	Drinking water fountain	1 per ward		1 per 100 persons or part thereof	
(vii)	Cleaner's sink	1 per ward		-	
(viii)	Bed pan sink	1 per ward		-	
(ix)	Kitchen sink	1 per ward		-	

NOTE:

- (1) Some W.C.'s may be European style if desired.
- (2) Male population may be assumed as two-third and female population as one-third.
- (3) Provision for additional and special hospital fittings where required shall be made.

6. HOSPITALS OUTDOOR PATIENT DEPARTMENT

Sl. No.	Fixtures	Patient Toilets		Staff Toilets	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
(i)	Toilet suite comprising one WC and one washbasin (with optional shower stall if building used for 24 h)	For upto 4 patients		For individual doctor's / officer's rooms	
(ii)	Water-closets	1 per 100 persons or part thereof	2 per 100 persons or part thereof	1 for upto 15 2 for 16-35	1 for upto 12 2 for 13-25
(iii)	Ablution tap	1 in each water-closet	1 in each water-closet	1 in each water-closet	1 in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals			
(iv)	Urinals	1 per 50 persons or part thereof	-	Nil upto 6 1 for 7-20 2 for 21-45	-
(v)	Washbasins	1 per 100 persons or part thereof	2 per 100 persons or part thereof	1 for upto 15 2 for 16-35	1 for upto 12 2 for 13-25
(vi)	Drinking water fountain	1 per 500 persons or part thereof		1 per 100 persons or part thereof	

NOTE: (1) Some W.C.'s may be European style if desired.
 (1) Male population may be assumed as two-third and female population as one-third.
 (2) Provision for additional and special hospital fittings where required shall be made.

7. HOSPITALS, ADMINISTRATIVE BUILDINGS

Sl. No.	Fixtures	Staff Toilets	
		Male	Female
(1)	(2)	(3)	(4)
(i)	Toilet suite comprising one WC and one washbasin (with optional shower stall if building used for 24 h)	For individual doctor's / officer's rooms	
(ii)	Water-closets	1 per 25 persons or part thereof	1 per 15 persons or part thereof
(iii)	Ablution tap	1 in each water-closet	1 in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals.	
(iv)	Urinals	Nil up to 6 1 for 7-20 2 for 21-45	-
(v)	Washbasins	1 per 25 persons or part thereof.	1 per 25 persons or part thereof.
(vi)	Drinking water fountain	1 per 100 persons or part thereof	
(vii)	Cleaner's sink	1 per floor, Min.	
(viii)	Kitchen sink	1 per floor, Min.	

NOTE: (1) Some W.C.'s may be European style if desired.

8. HOSPITALS STAFF QUARTERS AND NURSES HOMES

Sl. No.	Fixtures	Staff Quarters		Nurses Homes	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
(i)	Water-closets	1 per 4 persons or part thereof	1 per 4 persons or part thereof	1 per 4 persons or part thereof 2 for 16-35	1 per 4 persons or part thereof 2 for 13-25
(ii)	Ablution tap	1 in each water-closet	1 in each water-closet	1 in each water-closet	1 in each water-closet
1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals					
(iii)	Washbasins	1 per 8 persons or part thereof		1 per 8 persons or part thereof	
(iv)	Bath (Showers)	1 per 4 persons or part thereof		1 per 4 to 6 persons or part thereof	
(v)	Drinking water fountain	1 per 100 persons or part thereof, Min. 1 per floor		1 per 100 persons or part thereof, Min 1 per floor	
(vi)	Cleaner's sink	1 per floor		1 per floor	

NOTE: (1) Some W.C.'s may be European style if desired.

(2) For independent housing units fixtures shall be provided as for residences.

9. HOTELS

Sl. No.	Fixtures	Public Rooms		Non-Residential Staff	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
(i)	Toilet suite comprising one WC, washbasin with shower or a bath tub	Individual guest rooms with attached toilets		-	
Guest Rooms with Common Facilities					
(ii)	Water-closets	1 per 100 persons upto 400 Over 400 add at 1 per 250 or part thereof	2 per 100 persons upto 200 Over 200 add at 1 per 100 or part thereof	1 for upto 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for upto 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100
(iii)	Ablution tap	1 in each water-closet	1 in each water-closet	1 in each water-closet	1 in each water-closet
1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals					
(iv)	Urinals	1 per 50 persons or part thereof	-	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	-
(v)	Washbasins	1 per WC/ Urinal	1 per WC	1 for upto 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for upto 12 2 for 13-25 3 for 26-40 4 for 41-57
(vi)	Bath (Showers)	1 per 10 persons or part thereof		-	-
(vii)	Cleaner's sink	1 per 30 rooms, minimum 1 per floor			
(viii)	Kitchen sink	1 per kitchen			

NOTE: (1) Some W.C.'s may be European style if desired.

(2) Male population may be assumed as two-third and female population as one-third.

(3) Provision for additional and special fittings where required shall be made.

10. RESTAURANTS

Sl. No.	Fixtures	Public Rooms		Non-Residential Staff	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
(i)	Water-closets	1 per 50 seats upto 200 Over 200 add at 1 per 100 or part thereof	2 per 50 seats upto 200 Over 200 add at 1 per 100 or part thereof	1 for upto 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for upto 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100
(ii)	Ablution tap	1 in each water-closet	1 in each water-closet	1 in each water-closet	1 in each water-closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals			
(iii)	Urinals	1 per 50 persons or part thereof	-	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	-
(iv)	Washbasins	1 per W.C.	1 per W.C.	1 per W.C.	1 per W.C.
(v)	Cleaner's sink	1 per each restaurant			
(vi)	Kitchen sink / Dish washer	1 per kitchen			

Note: (1) Some W.C.'s may be European style if desired.

(2) Male population may be assumed as two-third and female population as one-third.

(3) Provision for additional and special fitting where required shall be made.

11. SCHOOLS AND EDUCATIONAL INSTITUTIONS

Sl. No.	Fixtures	Nursery School	Non-Residential		Residential		
			Boys	Girls	Boys	Girls	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	
(i)	Water-closet	1 per 15 pupils or part thereof	1 per 40 pupils or part thereof	1 per 25 pupils or part thereof	1 per 8 pupils or part thereof	1 per 6 pupils or part thereof	
(ii)	Ablution tap	1 in each water-closet	1 in each water-closet	1 in each water-closet	1 in each water-closet	1 in each water-closet	
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals					
(iii)	Urinals	-	1 per 20 pupils or part thereof	-	1 per 25 pupils or part thereof	-	
(iv)	Washbasins	1 per 15 pupils or part thereof	1 per 60 pupils or part thereof	1 per 40 pupils or part thereof	1 per 8 pupils or part thereof	1 per 6 pupils or part thereof	
(v)	Bath/Showers	1 per 40 pupils or part thereof	-	-	1 per 8 pupils or part thereof	1 per 6 pupils or part thereof	
(vi)	Drinking water Fountain or taps	1 per 50 pupils or part thereof	1 per 50 pupils or part thereof	1 per 50 pupils or part thereof	1 per 50 pupils or part thereof	1 per 50 pupils or part thereof	
(vii)	Cleaner's sink					1 per each floor	

Note: (1) Some W.C.'s may be European style if desired.

(2) For teaching staff, the schedule of fixtures to be provided shall be the same as in case of office building.

12. HOSTELS

Sl. No.	Fixtures	Resident		Non-Resident		Visitor / Common Rooms		
		Males	females	Males	females	Males	females	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	
(i)	Water-closet	1 per 8 or part thereof	1 per 6 or part thereof	1 for upto 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for upto 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100	1 Per 100 upto 400 Over 400 add at 1 per 250	2 Per 100 upto 200 Over 200 add at 1 per 100	
(ii)	Ablution tap	1 in each water-closet	1 in each water-closet	1 in each water-closet	1 in each water-closet	1 in each water-closet	1 in each water-closet	
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals						
(iii)	Urinals	1 per 25 or part thereof	-	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	-	1 per 50 or part thereof	-	
(iv)	Wash basins	1 per 8 persons or part thereof	1 per 6 persons or part thereof	1 for upto 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for upto 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100	1 per WC / Urinal	1 per WC	
(v)	Bath / Showers	1 per 8 persons or part thereof	1 per 6 persons or part thereof	-	-	-	-	
(vi)	Cleaner's sink						1 per each floor	

NOTE: (1) Some W.C.'s may be European style if desired.

13. SHOPS, FRUIT AND VEGETABLE MARKETS

Sl. No.	Fixtures	Shop Owners		Common Toilets in Market Building		Public Toilet for floating population	
		Males	females	Males	females	Males	females
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
(i)	Water-closet	1 per 8 or part thereof		1 for upto 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for upto 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100	1 Per 50 (Minimum 2)	1 Per 50 (Minimum 2)
(ii)	Ablution tap	1 in each water-closet	1 in each water-closet	1 in each water-closet	1 in each water-closet	1 in each water-closet	1 in each water-closet
		1 water tap with draining arrangements shall be provided in receiving / sale area of each shop and for every 50 persons or part thereof in the vicinity of water-closets and urinals					
(iii)	Urinals	-	-	Nil up to 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	-	1 per 50	-
(iv)	Washbasins	1 per 8 persons or part thereof		1 for upto 15 2 for 16-35 3 for 36-65 4 for 66-100	1 for upto 12 2 for 13-25 3 for 26-40 4 for 41-57	-	-
(v)	Bath/ Showers	1 per 8 persons or part thereof	1 per 6 persons or part thereof	-	-	1 per 50 persons	1 per 50 persons

NOTE:

- (1) Toilet facilities for individual buildings in a market should be taken same as that for office buildings.
- (2) Common toilets in the market buildings provide facilities for persons working in shops and their regular visitors.
- (3) Special toilet facilities for a large floating population of out of town buyers / sellers, labour, drivers of vehicles for whom special toilet (public toilets).

14. AIRPORTS AND RAILWAY STATIONS

Sl. No.	Fixtures	Junction Stations, Intermediate Stations and Bus Stations		Terminal Railway and Bus Stations		Domestic and International Airports	
		Males	females	Males	females	Males	females
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
(i)	Water-closet	3 for up to 1000 Add 1 per additional 1000 or part thereof	4 for up to 1000 Add 1 per additional 1000 or part thereof	4 for up to 1000 Add 1 per additional 1000 or part thereof	5 for up to 1000 Add 1 per additional 1000 or part thereof	Minimum 2 For 200-5 For 400 -9 For 600 -12 For 800 - 16 For 1000-18	Minimum 2 For 200-8 For 400 -15 For 600- 20 For 800- 26 For 1000-29
(ii)	Ablution tap	1 in each water-closet	1 in each water-closet	1 in each water-closet	1 in each water-closet	1 in each water-closet	1 in each water-closet
1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals							
(iii)	Urinals	4 for up to 1000 Add 1 per additional 1000	-	6 for up to 1000 Add 1 per additional 1000	-	1 per 40 or part thereof	-
(iv)	Washbasins	1 per Wc/Urinal	1 per Wc	1 per Wc/Urinal	1 per Wc	1 per Wc/Urinal	1 per Wc
(v)	Bath/Showers	2 per 1000		3 per 1000		4 per 1000	
(vi)	Drinking water fountain or taps (in common lobby for male / female)	2 per 1000 or part thereof		3 per 1000 or part thereof		4 per 1000 or part thereof	
(vii)	Cleaner's sink	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's	1 per toilet compartment with 3 WC's
(viii)	Toilet for Disable	1 per 4000	1 per 4000	1 per 4000	1 per 4000	1 per 4000 (Minimum 1)	1 per 4000 (Minimum 1)

Note: (1) Some W.c.'s may be European style if desired.

(2) Male population may be assumed as three-fifth and female population as two-fifth.

(3) Separate provision shall be made for staff and works.

ANNEXURE -X
PARKING REQUIREMENTS

I Parking and Parking Facilities:

(a) For the use of the occupants and of persons visiting the premises for the purposes of profession, trade, business, recreation or any other activity, parking spaces and parking facilities shall be provided within the site to the satisfaction of the Authority and conforming to the standards specified below.

(b) The portion of the site affected by street alignment shall not be reserved for parking.

Minimum off-street parking requirements:

Sl. No	Type of Use	One parking space of 30 sq.m. shall be provided to every unit or part thereof.
1.	Residential, area above 50 sq.m.	2 dwelling units
2.	Multi-family dwellings	3 dwelling units
3.	Theatres, auditorium, kalyanamandapam and cinemas	Every 30 seats or 45 sq.m. of floor area.
4.	Retail shops, general business and commercial	70 sq.m. of sales area
5.	Office buildings	93 sq.m. of office floor space
6.	Restaurants	Every 20 seats or 30 sq.m. of floor area
7.	Hotels Lodging establishments and tourist homes	Every 5 guest rooms
8.	Wholesale trade	93 sq.m. of office floor space
9.	Industrial buildings	100 employees or 200 sq.m. of floor area.
10.	Religious buildings	300 sq.m. of floor area

11. Educational Institutions:

(a) *Government Schools / Local Body Schools:*

1 car space for every 500 sq.m. of class room area or part thereof and 1 two wheeler space for every 50 sq.m. of class room or part thereof and one cycle space for every 10 sq.m. of class room area or part thereof.

(b) *Private Schools:* 1 car space for every 100 sq.m. of class room area or part thereof and 1 two wheeler space for every 50 sq.m. of class room or part thereof and one cycle space for every 10 sq.m. of class room area or part thereof.

Note: 50% of the car space specified above shall be provided in the front area abutting the road so as to act as a recessed parking area for the vehicles coming for drop / pick up for students.

(c) *Colleges:* 1 car space for every 100 sq.m. of class room area or part thereof and 1 two-wheeler space for every 50 sq.m. of class room area or part thereof.

(d) *Tutorial / Parallel Colleges:* 1 car space for every 200 sq.m of class room area or part thereof and 1 two-wheeler space for every 50 sq.m. of class room area or part thereof.

(e) *Software / Hardware and other training institutes:*

1 car space for every 100 sq.m. of floor area or part thereof and 1 two-wheeler space for every 30 sq.m. of floor area or part thereof.

12. Hospitals and Nursing Homes:

Floor Area	No. of spaces
Upto 3000 sq.m.	1 car space and 1 two wheeler space for every 100 sq.m. or part thereof.
Above 3000 sq.m.	1 car space and 1 two wheeler space for every 150 sq.m. or part thereof.

13. Health Clubs and Recreational Centres:

1 car space and 1 two wheeler space for every 50 sq.m. of floor area or part thereof.

14. Recreational Clubs:

1 car space for every 75 sq.m. of floor area or part thereof.

II. Off Street Parking Standards :**(A) Stall Size:**

The dimension of the parking stall for different kind of vehicles shall be:

Vehicle Type	Breadth	Length
	(All values in m.)	
Car	2.5	5.0
Two Wheelers	1.0	1.8
LCV	3.5	7.0
Lorry / Bus	3.5	10.0
Containers	3.5	16.0

In cases of parallel parking of cars, the dimension of parking stall shall be 6.0 m. x 2.50 m. The stall dimensions mentioned above shall be clear of any structural members. Where a stall is adjacent to a large element such as a wall, minimum stall width shall be 2.7 m. for parallel parking and where cars cannot be parked by reversing, minimum stall length shall be 7.2 m.

(B) Parking for Special (Physically challenged) persons:

For Buildings having more than 2 floors, 10% of the required car / two wheelers parking spaces subject to minimum of 2 car spaces and 2 two-wheeler spaces shall be reserved for the physically handicapped persons near the entrance. This is to provide an exclusive reservation of car parking for physically handicapped and also to provide them easy access to the lift and staircase.

(C) Driveway and Aisle Widths:**Driveway:**

The driveway width shall be 3.5 m. for one-way movement and 7.0 m. for two-way movement.

Aisle Widths:

Aisle is a access lane leading to / abutting the individual parking lot within a parking facility.

The aisle widths for different types of parking shall be:

Vehicle Type	Parallel Parking	All angles up to 60°	Angles above 60° & Perpendicular parking
Two Wheeler	1.5 m.	1.5 m.	1.5 m.
Car	3.5 m.	3.5 m.	6.0 m.
LCV / Truck / Bus	7.0 m.	7.0 m.	10.0 m.

The width of the driveway and the aisle shall be free from kerb and other encumbrances.

(D) Width of Entry and Exit Gates:

The width of entry or exit gates shall be a minimum of 3.5 m.

(E) Turning Radius:

The minimum inner turning radius in driveway areas and ramps shall be 4.5 m.

(F) Gradient:

Slope of parking spaces shall be not more than 4% in any direction.

(G) Ramps:

The minimum clear width of the ramps shall be 3.5 m. for one-way movement and 7.0 m. for two-way movement. Gradient shall not be steeper than 1 in 8.

III Standards for Multi Level Parking Lots**(A) Location of Multi Level Parking Lots:**

Structures exclusively for multi level parking shall abut on a road of minimum 6.1 m. in width where the height is upto 15.0 m. and road of minimum 15.0 m. in width where its height exceeds 15.0 m. As proposed there will not be any F.A.R. restriction for such multi level parking lots. For automated / mechanically operated the authority not with standing anything containing in the regulations subject to such conditions as may be decided by the authority may permit parking lots / structures.

(B) Setbacks:

The setbacks all round and spacing between blocks within the site for multi level parking structures upto 15.0 m. height shall be a minimum of 4.0 m., irrespective of the area of location of the multi level parking structure. Where the height of the building exceeds 15.0 m, the building shall conform to the norms laid in the Special Regulations for Multi Storeyed Buildings except in respect of the plot coverage and F.A.R. requirements.

(C) Width of Entry and Exit:

The width of entry or exit gates shall be a minimum of 4.5 m. The entry or exit gate shall be located away from junctions. In cases of large sites with frontage along road exceeds 50.0 m.; additional entry exit may be permitted.

(D) Other Requirements:

Parapet / Protection Frame : All floors above ground floor shall have a R.C.C. parapet / protection frame of height not less than 1.0 m.

Ventilation:

In case of parking on ground floor, all sides shall be left open for ventilation and lighting. In case of all floors above ground floor, adequate natural ventilation and lighting should be provided. In case of basement or sub basement parking, adequate mechanical ventilation and adequate lighting should be provided.

ANNEXURE -XI
SPECIAL BUILDINGS AND GROUP DEVELOPMENTS**(A). Special Buildings:**

The following regulations shall apply to "Special Buildings"

*Explanation -***(1) "Special Buildings" means**

- (a) Residential / commercial / Industrial buildings with more than 2 floors; or
- (b) Residential building with more than 6 dwelling units or

(c) Commercial building exceeding floor area of 300 sq.m.or

(d) Buildings like education, assembly, Institutional, public and semi-public, and mixed occupancies with any of the aforesaid occupancies irrespective of number of floors.

(2) The minimum width of the road on which the site abuts shall be 9.0 m., however a building for residential use may be permitted on a site abutting or gaining access from a 6 m. wide road.

Note: Kalyana mandapam / Reception hall, cinema theatres and Multiplex complexes shall be permitted only along roads of width of minimum 12.0 m.

Explanation: The road width means average road width in front of the plot in question and for a few metres on either side for purposes of measurements to be taken in conjunction with the average width of that road in general.

(3) If the site does not directly abut a public road but gains access through a private exclusive passage or through part of the plot which can be treated as a passage from a public road of minimum width as prescribed above, the minimum width of such passage shall be as follows:

Sl. No.	Description	Minimum Width
1.	When it is intended to serve six dwellings or up to 600 sq.m. of commercial building and the length of the passage does not exceed 80.0 m.	3.6 m.
2.	When it is intended to serve up to 8 dwellings or up to 2,400 sq.m. of commercial building and the length of the passage does not exceed 100.0 m.	4.8 m.
3.	When it is intended to serve not more than 10 dwellings or up to 3000 sq.m. of commercial building and the length of passage does not exceed 120.0 m.	7.2 m.
4.	When it is intended to serve not more than 20 dwellings or up to 6000 sq.m. of commercial building and the length of passage does not exceed 240.0 m.	9.0 m.
5.	When it is intended to serve more than 20 dwellings or more than 6000 sq.m. of commercial building	10.0 m.

(4)(a) Residential / predominantly residential building in the plot area less than 500 sq.m. :			
Sl.No	Description	Continuous Building Area anywhere within Planning area	Other areas in Planning area.
1	2	3	4
A	Minimum plot extent	50 sq.m.	100 sq.m.
B	Minimum Plot frontage / width	4.5 m.	6.0 m.
C	Maximum Height	One and half times the width of the abutting road provided that the height may be exceeded to the extent of 1.0 m. for every 30 cm. by which the building is set back from the street or 15.0 m. whichever is less except in areas set apart specifically for multistoried buildings.	
D	Maximum Coverage	75%	70%
E	Maximum F.A.R.	150	
F	Minimum Setbacks	It shall be from the property boundary.	
(i)	Front Setback	Abutting Road width	
		Set back	
		15.25 m. and below	3.0 m.
Above 15.25 m & up to 30.5 m.		4.5 m.	
Above 30.5 m.		6.0 m.	
(ii)	Side Setback	Nil	Plot width
		Up to 6.0 m.	
		Side set back	
Above 6.0 m., up to 9.15 m.		1.0 m. on one side	
Above 9.15 m.		1.5 m. on either side	
(iii)	Rear Setback	Nil	1.5 m.

(b) Residential / Predominantly Residential buildings in the plot area more than 500 sq.m.			
F	Minimum Setbacks	It shall be from the property boundary.	
(i)	Front Setback	Abutting Road width	
		Set back	
		15.25 m. and below	3.0 m.
		Above 15.25 m. & up to 30.5 m.	4.5 m.
		Above 30.5 m.	6.0 m.
(ii)	Side Setback	Nil	3.0 m. on either side
(iii)	Rear Setback	Nil	1.5 m

(5)(a) Commercial or predominantly commercial building in plot area less than 500 sq.m.:			
Sl. No	Description	Continuous Building Area anywhere within Planning area	Other areas in Planning area.
1	2	3	4
A	Minimum plot extent	80 sq.m.	100 sq.m.
B	Minimum Plot frontage / width	4.0 m.	6.0 m.
C	Maximum Height	One and half times the width of the abutting road provided that the height may be exceeded to the extent of 1.0 m. for every 30 cm. by which the building is set back from the street or 15.0 m. whichever is less except in areas set apart specifically for multistoried buildings.	
D	Maximum Coverage	75%	70%
E	Maximum F.A.R.	150	
F	Minimum Setbacks	It shall be from the property boundary.	
(i)	Front Setback	Abutting Road width	
		Set back	
		15.25 m. and below	3.0 m.
		Above 15.25 m. & up to 30.5 m.	4.5 m.
		Above 30.5 m.	6.0 m.
(ii)	Side Setback	Nil	Plot width
			Side set back
			Up to 6.0 m.
		Above 6.0 m., up to 9.0 m.	1.0 m. on one side
		Above 9.0 m.	1.5 m. on either side
(iii)	Rear Setback	Nil	1.75 m.

(b) Commercial or predominantly commercial buildings in plot area exceeding 500 sq.m			
F	Minimum Setbacks	It shall be from the property boundary.	
(i)	Front Setback	Abutting Road width	
		Set back	
		15.25 m. and below	3.5 m.
		Above 15.25 m. & up to 30.5 m.	4.5 m.
		Above 30.5 m.	6.0 m.
(ii)	Side Setback	Nil	3.0 m. on either side
(iii)	Rear Setback	3.0 m.	

(6) Assembly / Institutional / Educational buildings / Religious buildings (more than 500 sq.m. floor area) :-			
Sl. No	Description	Continuous Building Area anywhere within Planning area	Other areas in Planning area.
1	2	3	4
A	Minimum plot extent	500 sq.m.	1000 sq.m.
B	Minimum Plot frontage / width	20.0 m.	20.0 m.
C	Maximum Height	One and half times the width of the abutting road provided that the height may be exceeded to the extent of 1.0 m. for every 30 cm. by which the building is set back from the street or 15.0 m. whichever is less except in areas set apart specifically for multistoried buildings.	
D	Maximum Coverage	50%	40%
E	Maximum F.A.R.	150	
F	Minimum Setbacks	It shall be from the property boundary.	
(i)	All round setbacks for plot area less than 500 sq.m.	3.0 m.	
(ii)	All round setbacks for plot area more than 500 sq.m.	6.0 m.	

(7) Structures permissible in the minimum prescribed Front setback, Side setback and Rear set back are given in the Clause 39 (4) of the chapter -III of the Building Bye-laws.

(8) The minimum width of corridor shall be as given in the Clause 38(2) of the chapter-III of Building Bye-laws.

(9) Parking spaces shall be provided within the site conforming to the regulations given in the Annexure -X.

(10) Rainwater harvesting provisions as prescribed in the Annexure-VII shall be provided.

(11) Special regulations for physically disabled stated in the Annexure-XVII shall be adhered to.

(12) Solar energy capture provisions as prescribed in the Annexure -XVIII shall be provided where ever applicable.

(13) The reservation of land for community recreational purposes such as park or play ground shall be as required in these regulations specified in Annexure-II.

(14) If the building is constructed on stilts and the stilt floor is to be used for parking, the minimum clear height of the floor (between the lower floor and the bottom of the beam) shall not exceed 2.4 m. and it shall not be enclosed for use as garages; if it is enclosed it shall be counted for F.A.R. and number of floors for the purpose of defining special building / Multistoreyed building.

(15) In respect of special buildings exceeding 2 floors in height, a part or whole of it shall be on stilts and the stilt floor shall be reserved for parking.

(16) If a special building contains more than one use and the allowability of the built space with reference to the abutting road width and exclusive passage width shall be decided based on the number of dwellings for the residential use and equivalent floor area allowable for commercial and other uses.

(17) Vehicular ramp in set back spaces around a special building may be permitted subject to the condition that the clearance of the proposed ramp from the property boundary / street alignment shall be minimum 1.5 m. and a clear motorable driveway of minimum 3.5 m. in width is available around the building.

(18) The structures incidental to the main activities such as water closet / pump room, transformer room, transformer yard, electric room shall not be construed as individual block for the purpose of these regulations. However, these structures may be permitted in the prescribed set back space provided that they do not fall in the drive way and its height does not exceed 4.0 m. provided further that transformer and electrical rooms floor area does not exceed 15 sq.m. and W.C and Pump room per block does not exceed 6 sq.m.

(19) In cases of special building residential developments exceeding 100 Nos. in primary residential use zone, commercial and institutional uses not exceeding 10 percent of the floor area of the building at lower habitable floor levels, may be allowed (not for any industrial use) as incidental uses required for the occupants of the remaining residential developments within the premises.

(20) In areas where sewage system provided by the Public Health Division, Public Works Department / Local body concerned is not available and

(a) Where number of dwelling units exceeds 75 Nos. or 3750 sq.m. of commercial area (for this purpose 50 sq.m. is equated to one dwelling unit) sewage treatment plant shall be provided and maintained for the disposal of the sewage within the site itself with prior clearance from the Public Health Division, Public Works Department /Pollution Control Board as the case may be on location and design;

(b) Where number of dwelling units is less than 75 Nos. or 3750 sq.m. of commercial area, septic tank with up-flow filters shall be provided and maintained for the disposal of the sewage within the site itself.

(21) Any construction with roof over it in the terrace floor for A.C. Plant / structures shall be counted, as a floor and categorization of type of building shall be done accordingly.

(22) The space set apart for formation of a new road as per Master Plan or Detailed Development Plan or road widening / street alignment shall be transferred to the Authority or the Agency or the Local Body designated by the Authority through a registered Gift Deed before actual issuance of planning permission.

(23) Basement Floor:

(a) The height of basement floor shall not exceed 1.2 m. above the adjacent ground level and the headroom shall be minimum 2.4 m.

(b) No part of the basement shall be constructed in the minimum required set backspaces, required for the movement of fire fighting vehicles / equipments.

(c) In cases where second basement is proposed for parking and incidental uses, sufficient provisions for lighting and ventilation and also for protection from fire to the satisfaction of Fire Service Department shall be made.

(d) During the construction of the basement floor, it shall be sole responsibility of the planning permission holder to ensure that the building / structure in the adjoining sites are not weakened / damaged.

(24) Security Deposit:

The applicant shall deposit a sum at the rate of ₹ 50 per sq.m. of floor area as a refundable non-interest earning security and earnest deposit. The deposit shall be refunded on completion of development as per the approved plan as certified by Planning Authority; if not, it would be forfeited.

(25) Display Board:

(a) The details of the development for which planning permission issued, date of expiry of permit etc. shall be displayed in the format prescribed by the Authority on a board of size at least 60 cm. x 120 cm.

(b) The applicant shall pay a sum ₹ 10,000 as earnest money non interest bearing refundable deposit and the same should be utilized for the purpose of installing the prescribed size board on the site by the Planning Authority, in the event of the applicant not fulfilling the condition stated in (a) above.

(c) If the applicant fulfills the conditions (a) above, the deposit shall be refunded after production of the completion certificate.

(B) GROUP DEVELOPMENT:

Definition: (1) Group development means accommodation for residential or commercial or combination of such activities housed in two or more blocks of buildings in a particular site irrespective of whether these structures are interconnected or not. Any inter link between the structures in terms of connecting corridors shall not be construed as making any two structures into one block. However, if these blocks are connected solidly at least for one third the width of any one block on the connecting side, then such blocks shall be construed as a single block.

(2) The minimum width of the public road on which the site abuts shall be 9.0 m. or the site should gain access from a passage of minimum width as prescribed below.

Explanation: The road width means average road width in front of the plot in question and for a few metres on either side for purposes of measurements to be taken in conjunction with the average width of that road in general. To cite examples and illustrates the principle:

(a) If the road over its general length is of 9.0 m. width, but because of some kinks in front of the plot one end is 8.8 m. and the other end is 9.2 m. is acceptable;

(b) If the general road is of width less than 9.0 m., but only widens opposite to or nearer to the plot is more than 9.0 m., is not acceptable.

(c) If the road is generally of 9.0 m. width upto a considerable length on one side, but discontinues and narrows into a road of smaller width on the other side of the plot in question and the plot owner is willing to leave enough space for continuity of 9.0 m. road in front of his plot, this will have to be checked and decided on case-by-case.

(d) If the general road width is less than 9.0 m. and the plot owner merely agrees to leave enough space to have 9.0 m. in front of his plot only, this is not acceptable.

(e) If the site does not directly abut a public road but gains access through a private exclusive passage or through part of the plot which can be treated as a passage from a public road of minimum width as prescribed above, the minimum width of such passage shall be as follows:

Sl. No.	Description	Minimum Width
1.	When it is intended to serve six dwellings or up to 600 sq.m. of commercial building and the length of the passage does not exceed 80.0 m.	3.6 m.
2.	When it is intended to serve up to 8 dwellings or up to 2,400 sq.m. of commercial building and the length of the passage does not exceed 100 m.	4.8 m.
3.	When it is intended to serve not more than 10 dwellings or up to 3000 sq.m. of commercial building and the length of passage does not exceed 120 m.	7.2 m.
4.	When it is intended to serve not more than 20 dwellings or up to 6000 sq.m. of commercial building and the length of passage does not exceed 240 m.	9.0 m.
5.	When it is intended to serve more than 20 dwellings or more than 6000 sq.m. of commercial building	10.0 m.

(3) The extent of site, F.A.R., Set back etc. for Group Development shall be regulated according to the table below:-

Sl.No	Description	Continuous Building Area anywhere within Planning area	Other areas in Planning area	Economically Weaker Section
1	2	3	4	5
A	Minimum plot extent	300 sq.m.	600 sq.m.	300 sq.m.
B	Minimum Plot width / frontage	6.0 m.	12.0 m.	10.0 m.
C	Maximum Height	One and half times the width of the abutting road provided that the height may be exceeded to the extent of 1.0 m. for every 30 cm. by which the building is set back from the street or 15.00 m. whichever is less.		
D	Maximum Coverage	60%		
E	Maximum F.A.R.	150		
F	Minimum Setbacks	Where Street Alignment / new road is prescribed in these regulations, it shall be from that street alignment / new road, In the case of others, it shall be from the property boundary.		
(i)	Front Setback	4.5 m.		
(ii)	Side Setback	1.50 m. on one side	3.5 m.	3.0 m.
(iii)	Rear Setback	1.5 m.	3.5 m.	3.0 m.
(iv)	Spacing between blocks	6.0 m.	6.0 m.	3.0 m.
(4)	Structures permissible in the minimum prescribed Front set back, Side set back and Rear set back are given in the Clause 39 (4) chapter -III.			
(5)	The minimum width of corridor shall be given in the clause No.38.(2) chapter -III			
(6)	Parking spaces shall be provided within the site conforming to the regulations given in the Annexure- X.			
(7)	Rainwater harvesting provisions as prescribed in the Annexure -VII shall be provided.			
(8)	Special regulations for physically disabled stated in the Annexure -XVII shall be adhered to.			
(9)	Solar energy capture provisions as prescribed in the Annexure -XVIII shall be provided where ever applicable.			
(10)	The reservation of land for community recreational purposes such as park or play ground shall be as required in these regulations specified in Annexure – II.			
(11)	Internal vehicular access way including passage if any within the site shall have a clear width of 7.2 m. and such vehicular access shall be available for every building block in the site within a distance of 50.0 m. Further, it shall be a clear open to sky and no projection of structure over it is permissible.			
(12)	If the building is constructed on stilts and the stilt floor is to be used for parking, the minimum clear height of the floor (between the lower floor and the bottom of the beam) shall not exceed 2.4 m. and it shall not be enclosed for use as garages; if it is enclosed it shall be counted for F.A.R. and number of floors for the purpose of defining Group Development / Multistoreyed building.			
(13)	In respect of building blocks exceeding 2 floors in height it shall be on stilts and stilt floor shall be reserved for parking.			
(14)	If a Group Development contains more than one use and the allowability of the built space with reference to the abutting road width and exclusive passage width shall be decided based on the number of dwellings for the residential use and the equivalent floor area allowable for commercial and other uses.			
(15)	Vehicular ramp in set back spaces around building blocks may be permitted subject to the condition that the clearance of the proposed ramp from the property boundary / street alignment shall be minimum 1.5 m. and a clear motorable driveway of minimum 3.5 m. in width is available around the building block.			
(16)	The structures incidental to the main activities such as water closet / pump room, transformer room, transformer yard, electric room shall not be construed as individual block for the purpose of these regulations. However, these structures may be permitted in the prescribed set back space provided that they do not fall in the drive way and its height does not exceed 4.0 m. provided further that transformer and electrical rooms floor area does not exceed 15 sq.m. and W.C and Pump room per block does not exceed 6.0 sq.m.			

(17)	In cases of residential developments exceeding 100 dwelling units in primary residential use zone, commercial and institutional uses not exceeding 10 percent of the floor area of the building at lower habitable floor levels, may be allowed (not for any industrial use) as incidental uses required for the occupants of the remaining residential developments within the premises.	
(18)	In areas where sewage system provided by the Public Health Division, Public Works Department / Local body concerned is not available and	
	(a)	Where number of dwelling units exceeds 75 Nos. or 3750 sq.m. of commercial area (for this purpose 50 sq.m. is equated to one dwelling unit) sewage treatment plant shall be provided and maintained for the disposal of the sewage within the site itself with prior clearance from the Public Health Division, P.W.D. / Pollution Control Board as the case may be on location and design;
	(b)	Where number of dwelling units is less than 75 Nos. or 3750 sq.m. of commercial area, septic tank with up-flow filters shall be provided and maintained for the disposal of the sewage within the site itself.
(19)	Any construction with roof over it in the terrace floor for A.C. Plant / structures shall be counted, as a floor and categorization of type of building shall be done accordingly.	
(20)	In the interest of the public for better circulation in the area and also to ensure that the proposed development does not block access to the properties around, in cases of large developments where link roads have to be provided for connectivity to the adjoining lands/areas, through the site applied for development, the Authority reserves the right to insist the applicant to set apart such road spaces within the site and the applicant shall hand over the same free of cost through a registered gift deed to the authority or Local body designated by it for declaring it as public road. In such cases set back from these roads to the buildings proposed shall be provided as prescribed in these regulations.	
(21)	The space set apart for formation of a new road proposal in Master Plan / Detailed Development Plan or road widening / street alignment shall be transferred to the Authority or the Agency or the Local Body designated by the Authority through a registered Gift Deed before actual issuance of planning permission.	
(22)	Basement Floor:	
	(a)	The height of basement floor shall not exceed 1.2 m. above the adjacent ground level and the headroom shall be minimum 2.4 m.
	(b)	No basement shall be permitted on an individual plot unless it has a clear set back of 2 m. from the boundary line of the plot or the required setbacks which ever is more or in the minimum required set back required for the movement of fire fighting vehicles / equipments.
	(c)	In cases where second basement is proposed for parking and incidental uses, sufficient provision for lighting and ventilation and also for protection from fire to the satisfaction of Fire Service Department shall be made.
	(d)	During the construction of the basement floor, it shall be sole responsibility of the planning permission holder to ensure that the building / structure in the adjoining sites are not weakened / damaged
(23)	Security Deposit:	
	The applicant shall deposit a sum at the rate of ₹50/- per sq.m. of floor area as a refundable non-interest earning security and earnest deposit. The deposit shall be refunded on completion of development as per the approved plan as certified by Planning Authority; if not, it would be forfeited.	
(24)	Display Board:	
	(a)	The details of the development for which planning permission issued, date of expiry of permit etc. shall be displayed in the format prescribed by the Authority on a board of size at least 60 cm. x 120 cm.
	(b)	The applicant shall pay a sum of ₹10,000/- (Rupees ten thousand only) as earnest money non interest bearing refundable deposit and same should be utilized for the purpose of installing the prescribed size board on the site by Planning Authority, in the event of the applicant not fulfilling the conditions stated in (a) above.
	(c)	If the applicant fulfills the conditions (a) above, the deposit shall be refunded after production of the completion certificate.
(25)	Group development exceeding 50 dwelling units or where the extent of the site on which it is proposed exceeds 1 hectare it shall be designed and the plans signed by a qualified Architect	
(26)	Notwithstanding anything stated above, Group developments for E.W.S. housing, may be approved subject to the conditions as may be stipulated by the Authority.	

ANNEXURE-XII

Petrol Pumps :

The following regulations are recommended for locating the petrol pump-cum-service stations.

- (i) Minimum distance from the road intersections.
 - (a) For minor roads having less than 30.0 m. Right of way 50.0 m
 - (b) For major roads having Right of way 30.0 m. or more 100.0 m.
- (ii) The Minimum distance of the property line of pump from the center line of the Road should not be less than 15.0 m. on roads having less than 30.0 m. Right of way. In case of roads having 30.0 m. or more Right of way, the Right of way of the road should be protected.
- (iii) Plot Size
 - (c) Only filling stations 30.0 m. x 17.0 m.
 - (d) Filling-cum-service station minimum size 36 m. x 30 m. and maximum 45.0 m.x 33.0 m.
 - (e) Frontage of the plot should not be less than 30.0 m.
 - (f) Longer side of the plot should be the frontage.

Other Controls**(a) Filling-cum-service station size (36.0 m. x30.0 m. and 45.0 m. x 33.0 m.):**

(i)	Ground Coverage	20%
(ii)	FAR	20
(iii)	Maximum height	6.0 m.
(iv)	Canopy	Equivalent to permissible ground coverage within setback line
(v)	Front Setback	Minimum 6.0 m.

(b) Filling Station (size 30.0 m. x 17.0 m.)

(i)	Ground Coverage	10%
(ii)	FAR	10
(iii)	Maximum height	6.0 m.
(iv)	Canopy	Equivalent to permissible ground coverage within setback line
(v)	Front Setback	minimum 3.0 m.

Other Regulations :

- (1) Shall be approved by Explosives / Fire Service Department.
- (2) Ground coverage will exclude canopy area.
- (3) Mezzanine if provided will be counted in F.A.R.
- (4) Wherever the plot is more than 33.0 m. x 45.0 m. development norms shall be restricted to as applicable to the size *i.e.* 33.0 m.x 45.0 m. both in urban and rural areas.

(5) Compressed Natural Gas (C.N.G.) Mother Station:

(i)	Plot Size (Max.)	36.0 m. x 30.0 m.
(ii)	Maximum ground coverage	20%
(iii)	Maximum Height	4.5 m. (Single storey)
(iv)	Building Component	Control room / office / Dispensing room, store, pantry and W.C

Note: Norms other than prescribed above shall be adopted as prescribed in the I.R.C.-12, 1983 and by the Ministry of Road Transport and Highways, Government of India.

ANNEXURE-XIII

Swimming Pool :

(1) Definition: A constructed pool or a tank indoor or outside the building, used for the purpose of swimming, bathing, aquatic sports or games, training, treatment (Therapy) or recreation, meant exclusively for human being, having a depth of water not less than that 60 cm. And the surface area exceeding 23.25 Sq.m. both for the use of public or the institution concerned and includes the following categories:

(i) "Public" which are open to general public.

(ii) "Semi-Public" which are previously intended for the use of inmates of the organisation or the institution but restricted use is allowed to outsiders.

(iii) "Institutional" which are exclusively for the use of inmates and members of the organisation and not open to outsiders.

(iv) "Indoor Pools" indoor pools means a pool, which is inside any building.

(v) "Bath House" a structure located at the swimming pool for the use of bathers having W.C.s, urinals, showers, footpath, dressing room, etc. or such arrangement, amenities and equipments as may be prescribed by from time to time.

(vi) "Bather" a person who swims or intends to swim and also those who intend to take bath /training /therapy to participate in water sports or games and recreation activities etc. in the swimming pool.

(vii) "Health Officer" the Municipal Health Officer appointed by the local Authority who is responsible for looking after the health of the locality, and is authorised to exercise the relevant power under these Bye-law, on behalf of the local Authority.

(viii) "Licensing Officer" the Municipal Health Officer of local Authority or any other officer designated for the purpose.

(ix) "Inspecting Officer" the Municipal Health Officer or his accredited person like Assistant Medical Officer of Health, qualified Medical Personnel, Sanitary Inspector, Public Health Inspector, Engineer, Architect, employed by the local authorities or a professional person or team of persons who may be appointed for the specific purpose and for specific period by the Municipal Health Office.

(x) "Instructor" a person appointed by the Local Authority for supervision of the public pools as well as semi-public pools.

(xi) "License fees" annual license fees for the public as well as semi-public swimming pools shall be as fixed by the Authority from time to time.

(2) "Capacity of pools in Relation to Bathers": The maximum number of persons in bathing attire within the pool enclosures of the bathing area shall not exceed one person per 20 sq ft. (1.86 sq.m.) of pool *i.e.* the area of the water surface.

(3) "First aid Facilities": Every swimming pool shall have adequate arrangement for first-aid which includes mechanical resuscitator for initiating artificial respiration, trained staff for providing emergency aid and such equipments and medicines as may be prescribed by the local Authority.

(4) "Safety measures in the pool": Every swimming pool shall have adequate arrangement for providing safety measures like float, lifeline, and ladder, trained rescue personal, rescue equipment against drowning as may be prescribed by the local Authority.

(5) "Hand Rail": A side handrail extending up above and returning to the horizontal surface of the pool deck curb or coping shall be provided at each side of each ladder.

(6) "Lifeline": A lifeline shall be provided at or near the break in grade between the shallow and deep portion of a swimming pool, with its position marked with coloured floats at not greater than 6'0" (1.83 m.) spacing. Lifelines shall not be less than 3/4-inch (dia) minimum (1.90 cm.) and its terminal shall be securely encased to an anchor of corrosion resistant material.

(7) "Depth Markers": Depth of water shall be clearly marked at or above the water surface on the vertical pool wall and on the edge of the deck or walk-way next to the pool, at maximum points and at the points of break between the deep and shallow portions and at intermediate increments of depth, spaced at not more than 2.5" (7.62 cm.) intervals. Depth markers, contrasting with background shall be on both sides of the pool.

(8) "Life Guard Chairs": One Life Guard Chair shall at least be provided in every swimming pool.

(9) "Lighting and Wiring ": Where submarine lighting is used, not less than 0.50 watts shall be employed per sq. ft. of pool area.

(10) "Area Lighting": Where submarine lighting is employed, area lighting shall be provided for the deck areas and directed towards the deck areas and away from the pool surface so far as practicable, in a total capacity of not less than 0.6 watt per sq.ft. of deck area.

Where submarine lighting is not provided and night swimming is not permitted combined pool lighting shall be provided in an amount of not less than 2 watts per sq. ft. of total area. All submarine lighting shall be individually earthed and must be water tight and damp proof.

(11) "Over head wiring": No electrical wiring for electrical or power shall be permitted to pass over within 20 feet of the pool enclosure.

(12) "Sanitation in Bath House": Every swimming pool should have drains and swimming pool facilities as indicating below:

(a) Every bathhouse shall be provided with separate facilities for each sex. The room shall be well lit, drained, ventilated, and of good construction with impervious materials and in general finished in light colours and so developed and planned that good sanitation can be maintained throughout the building at all times.

(b) Minimum sanitary plumbing facilities shall be provided separately for males and females as indicated below:

(i) One water closet combination, one lavatory and one urinal shall be provided for every 40 bathers or part thereof.

(ii) A Minimum of 3 showerheads shall be provided which shall be adequate for every 75 bathers or part thereof.

(13) "Structural Stability": Swimming pool shall be constructed of inert and enduring material, designed to withstand all loads for both pool empty and pool full conditions conforming to the requirements as laid down in relevant B.I.S. code for this purpose.

(14) "Obstructions": There shall be no obstruction extending from the wall or the floor extending into the clear area of the diving portion of the pool. There shall be completely unobstructed clear distance of 4.0 m. above the diving board.

(15) "Wall and Door Finish": Wall and floor area shall be of inert and impervious material and shall be reasonably enduring. Finish shall be moderately smooth and of a white or light colour.

(16) "Shallow Minimum Depth": Every swimming pool shall have a minimum depth in the shallow area of the main swimming area of not less than 0.9 m. (3 feet), but not more than 1.07 m. (3'-6") from the overflow level to the floor.

(17) "Shallow Areas": In a swimming pool with a diving area, the shallow area of the pool shall be defined as the portion between the shallow end and the break point between the shallow area and the diving area. The slope of the floor shall be uniform from the break point between the diving area and the shallow portion to the outside edge of the shallow portion and shall not be greater than 1 in 2.0 m.

(18) "Diving Area": Pools of the type where diving is permitted shall have adequate area and depth of water for safe diving and the minimum depth and area characteristics for this area shall be as may be determined by the local Authority and shall be located at one end of the pool.

(19) "Diving Tower / Board": Diving towers in excess of permissible height as standards shall not be provided in public pool without special provisions, controls, and definite limitation of their use.

(20) "Vertical Wall Depth": The pool walls shall be vertical at all points for a depth of not less than 2 feet 6 inches (0.76 m.).

(21) "Walks":

(a) Walks shall be clear and continuous around the pool with a minimum width of 8 feet (2.44 m.) of unobstructed clear distance including a curb at the pool edge.

(b) A minimum of 3 feet (0.9 m.) walk width shall be provided on sides and rear of any place of diving equipment.

(c) All walks, decks and terraces shall have a minimum slope of 1 in 48 to drain off the water which shall have a free unobstructed flow to points of disposal at all times.

(d) The finished texture of walks shall be antiskid/antislip.

(22) "Gutters and Skimmers":

(a) Over flow gutters: a continuous overflow gutter shall be installed all around the Swimming pool.

(b) Disposal of water from the overflow gutters may be either to waste water drain or may enter into circulation system to filter and return to the pool.

(23) "Treatment of Water": Swimming pool shall have re-circulation and filtration equipment provided for water purification as may be determined by the local Authority.

(24) "Fence": Swimming pool shall be accessible through one or more regulated entrances.

ANNEXURE -XIV

RULES FOR INFORMATION TECHNOLOGY PARK

1. (a) The development of land and building for the purpose of development of Information technology park, Software and its associated, Computer technology, Park, Bio-informatics units shall be certified by the appropriate Authority designated by the Government for the purpose, to avail the concessions stated below and it shall be in the following use zones as indicated below :

(i) Primary Residential use, (ii) Mixed Residential use, (iii) Institutional use, (iv) Industrial use.

(b) *Areas*: The proposed development shall be permissible in the whole planning area, subject to the provision of adequate water-supply and sewerage disposal arrangement to the satisfaction of the Authority in consultation with the P.W.D. (Public Health Division), Puducherry Pollution Control Board / Committee, Local Body as the case may be.

2. *Activities*: Manufacture of hardware, development of software and its associated computer communication technology application, bio-informatics units, including offices, conference hall and projection theatres connected therewith, only shall be permitted. No show rooms, other offices, residential uses and activities of similar nature shall be permitted.

Provided that incidental activities such as staff canteen, staff recreational area, guest accommodation, watchmen quarters, and the like not exceeding 10% of the total floor area shall be permitted. Provided further that within the above ceiling of 10% each of the above incidental activities should not exceed 5% of the total floor area.

3. *Road width* : The proposed development shall either abut on a public road of not less than 15 m. in width, or gain access from the passage of not less than 15.0 m. width which connects to a public road of not less than 15.0 m. in width.

4. *Site extent* : The minimum site extent shall be not less than 1500 sq.m. However in a site exceeding 1000 sq.m. but less than 1500 sq.m. multi storied buildings for the activities stated in sub clause (2) above is allowable anywhere within Planning area without extending the benefits of additional F.A.R. stated in the sub-clause (6) below.

5. *Height*: If the proposal relates to multistoreyed Building, the maximum permissible height of the building shall not exceed 1.5 times the width of the abutting road width, provided that the height may be exceeded to the extent of 1.0 m. for every 30 cm. by which the building is setback from the street or 30.0 m. whichever is less.

6. *Floor Area Ratio* : Floor Area Ratio for such development shall be allowed at 0.5 times in excess of the Floor Area Ratio ordinarily permissible in the Puducherry Bye-laws and Zoning Regulations, if such proposals falls within the land use zones listed in the sub- clause 1(a) above.

7. *Caution Deposit* : (a) Caution Deposit to be made by the applicant before issue of planning permission shall be 10% of the guideline value of the land, or 20% of the guideline value of the land area equal to which additional floor area is availed, whichever is higher. The caution deposit is acceptable in the form of Demand Draft, drawn on any scheduled bank in Puducherry, in favour of Member-Secretary, Planning Authority as a refundable interest bearing caution deposit before issue of the planning permission.

(a) The caution deposit paid is refundable after a period of five years from complete occupation and commencement of commercial operation, subject to confirmation by a certificate from the Competent Authority certifying that the construction is put into continuous usage for Information Technology Parks/Bio-informatics units for the said five years.

(b) If the building is utilised for any other purpose during this period, and the occupancy confirmation certificate from the Competent Authority is not furnished, the caution deposit shall be forfeited.

(c) The rate of interest for the caution deposit would be on par with the State Bank of India's five-year period deposit rate, which is in force on the date of drawal of the demand draft.

(d) The caution deposit referred to above shall be different from, and over and above, the security deposit to be paid in the normal course of issue of planning permission.

8. *Car Parking Standards*: The covered car parking space will be allowed G+3 floor level and the same shall not be included in the floor area ratio.

9. *Other parameters*: Except for the above said rules, the developments shall conform to the Puducherry Building Bye-laws and Zoning Regulations in respect of all other parameters.

ANNEXURE -XV

SPECIAL RULES FOR MULTI-STOREYED BUILDINGS

(1) (a) *Multi-Storeyed Building or High Rise Building*- A building above 4 stories, and/or a building exceeding 15 meters or more in height above the average level of front road is termed as Multi-Storeyed Building or High Rise Building.

(b) *Site extent*: The minimum extent of site for construction of multi-storeyed buildings shall not be less than 1000 sq.m.

(c) *Road width* : The site shall either abut on a road not less than 15.0 m. in width or gain access from a public road of not less than 15.0 m. through a part of the site which can be treated as an exclusive passage of not less than 15.0 m. in width.

Explanation: For the purpose of this paragraph, road width means average road width in front of the site in question and for a few meters on either side for purpose of measurements to be taken in conjunction with the average width of that road in general. To cite examples and illustrate the principle:

(i) If the road over its general length is of 15.0 m. width but because of some kinks in front of the site one end is 14.8 m. and the other end is 15.2 m. is acceptable.

(ii) If the general road is of width less than 15.0 m., but only widens opposite to or nearer to the site is more than 15.0 m., is not acceptable.

(iii) If the road is generally of 15.0 m. width up to a considerable length on one side, but discontinues and narrows into a road of smaller width on the other side of the site in question and the plot owner is willing to leave enough space for continuity of 15.0 m. road in front of his site, this will have to be checked and decided on case by case.

(iv) If the general road width is less than 15.0 m. and the site owner merely agrees to leave enough space to have 15.0 m. in front of his site only, this is not acceptable.

Note: All road width measurements shall be of the road as designed and laid and the existence of unauthorised encroachments for which no patta has been given shall not affect adversely the consideration that the road as "originally laid was wide".

(2) *Floor Area Ratio and plot coverage:* The maximum permissible F.A.R. and plot coverage shall be as given below:

Sl.No	Max. permissible plot coverage	Maximum permissible FAR
1.	Up to 45%	250

(3) *Set-back spaces:*

(a) There shall be space permanently open to sky forming an integral part of the site and of a minimum extent specified in this regulation, between each of the boundaries of the site and any building proposed within the site and also between building and any building proposed within the site.

(b) The extent of set-back space shall be as follows:

Height of building above ground level.(in metres)	Minimum required set back space from the property boundary. (in metres)	Spacing between blocks in the case of group development. (in metres)
(1)	(2)	(3)
Above 15.0 m. up to 30.0 m.	7	6

Explanation:

(i) For the purpose of these regulation, group development is one which has two or more blocks of buildings in a particular site irrespective of whether these structures are interconnected or not. Any inter-link between the structures in terms of connecting corridors shall not be construed as making any two structures into one. However if these blocks are connected solidly at least for 1/3rd the width of any one block on the connecting side then such blocks shall be construed as a single block.

(ii) In the cases where street alignment has been prescribed the front space shall be left from the street alignment.

(c) The space specified above shall be kept open to sky and free from any erection or projection (such as sunshade / balcony) of any building other than a fence or a compound wall provided that these open yards may be used for the provision of access ways to the building's parking facilities.

(d) A watchman or caretaker booth or kiosk or power transformer shall be permitted in the set back space at ground level after leaving 7.0 m. clear set-back from the main structure provided its height above ground level does not exceed 4. 0 m. provided that the height restriction shall not apply for an open transformer.

(4) *Height of building:* One and half times the width of the abutting road provided that the height may be exceeded to the extent of 1.0 m. for every 30 cm. by which the building is set back from the street or 30.0 m. which ever is less.

(5) *Parking and Parking facilities:*

For the use of the occupants and of persons visiting the premises for the purpose of profession, trade, business, recreation or any other work, parking spaces and parking facilities shall be provided within the site to the satisfaction of the Authority and conforming to the standards specified in the Annexure -X.

(6) *Vehicular access within the site:* The vehicular access way within the site shall have a minimum width of 7.2 m. and such vehicular access shall be available for every building block in the site. Further it shall be a clear width of open to sky and no projection in structured over it is permissible.

(7) *Corridor width:* The corridor serving as access for units in the development in whichever floor they may be situated shall not be less than the standards prescribed in clause 38(2) of Chapter-III.

(8) *Basement floor :*

(a) The height of the basement floor shall not exceed 1.20 m. above ground level and the head room shall be minimum of 2.40 m. Where the basement height exceeds 1.20 m., the same shall be included in the total floor area of the building for calculation of floor space index / floor area ratio etc.

(b) No part of the basement shall be constructed in the minimum required set back spaces.

(c) In cases where second basement is proposed for parking and incidental uses, sufficient provision for lighting and ventilation and also for protection from fire to the satisfaction of the Fire Service Department shall be made.

(d) During the construction of the basement floor, it shall be sole responsibility of the planning permission holder to ensure that the building/structure in the adjoining site are not weakened / damaged.

(9) The reservation of land for community recreational purposes such as park or playground required in these regulations shall be as given in the Annexure-II

(10) *Conformance to National Building Code of India / Bureau of Indian Standards:*

(a) In so far as the determination of sufficiency of all aspects of structural designs, building services, plumbing, fire protections, construction practice and safety are concerned the specifications, standards and code of practices recommended in the National Building Code of India, published from time to time, shall be fully complied with. Any breach thereof shall be deemed to be a breach of the requirements under these regulations. The design of multi - storeyed buildings for earthquake resistance should be in conformity to I.S. Code 4326 -1976 and I. S. 1983 -1984; as amended from time to time.

(b) Every multi-storied development erected shall be provided with

(i) lifts as prescribed in National Building Code;

(ii) a stand-by electric generator of adequate capacity for running lift and water pump, and a room to accommodate the generator;

(iii) an electrical room of not less than 6.0 m. by 4.5 m. in area with minimum head-room of 3.6 m. to accommodate the electric transformer in the ground floor; and

(iv) at least one meter room of size 2.4 m. by 2.4 m. for every 10 consumers or three floors whichever is less. The meter room shall be provided in the ground floor.

(11) *Fire Safety, detection and extinguishing systems :*

(a) All buildings in their design and construction shall be such as to contribute to and ensure individually and collectively the safety of life from fire, smoke, fumes and also panic arising from these or similar other causes.

(b) In building of such size, arrangement or occupancy that a fire may not itself provide adequate warning to occupants automatic fire detecting and alarming facilities shall be provided wherever necessary to warn occupants, of the existence of fires, so that they may escape or to facilitate the orderly conduct of fire exit drills.

(c) Fire protecting and extinguishing system shall conform to accepted standards and shall be installed in accordance with good practice as recommended in the National Building Code of India, published from time to time, and to the satisfaction of the Department of Fire Services by obtaining a 'No-objection certificate' from them.

(12) The structural design of the multi storied building shall conform to the provisions laid down in the Annexure-I.

(13) In areas where sewage system provided by the Public Health Division, Public Works Department / Local body concerned is not available and

(a) Where number of dwelling units exceeds 75 Nos. or 3750 sq.m. of commercial area (for this purpose 50 sq.m. is equated to one dwelling unit) sewage treatment plant shall be provided and maintained for the disposal of the sewage within the site itself with prior clearance from the Public Health Division, P.W.D. / Pollution Control Board as the case may be on location and design;

(b) Where number of dwelling units is less than 75 Nos. or 3750 sq.m. of commercial area, septic tank with up-flow filters shall be provided and maintained for the disposal of the sewage within the site itself.

(14) In the interest of the public for better circulation in the area and also to ensure that the proposed development does not block access to the properties around, in cases of large developments where link roads have to be provided for connectivity to the adjoining lands / areas, through the site applied for development, the Authority reserves the right to insist the applicant to set apart such road spaces within the site and the applicant shall hand over the same free of cost through a registered gift deed to the authority or Local body designated by it for declaring it as public road. In such cases set back from these roads to the buildings proposed shall be provided as prescribed in these regulations.

(15) The space set apart for formation of a new road proposal in Master Plan / Detailed Development Plan or road widening / street alignment shall be transferred to the Authority or the Agency or the Local Body designated by the Authority through a registered Gift Deed before actual issuance of planning permission.

(16) Rainwater harvesting provisions as prescribed in the Annexure-VII shall be provided.

(17) Special regulations for physically disabled stated in the Annexure-XVII shall be adhered to.

(18) Solar energy capture provisions as prescribed in the Annexure-XVIII shall be provided wherever applicable.

(19) Civil Aviation height and activity restrictions stated in National Building Code shall be adhered to. In case where helipads are proposed at terrace of commercial / industrial multistoreyed buildings, clearance of Civil Aviation Department / Airport Authority of India shall be produced.

(20) *Improvement Charges:* The cost of laying / improvements to the systems in respect of road / water supply, sewerage/drainage/electric power supply that may be required as assessed by the competent Authority, viz., Planning Authority/P.W.D. (Water Supply) / Electricity Department, Puducherry shall be borne by the applicant.

(21) *Security deposits:* The applicant shall deposit a sum at the rate of ₹ 100 per sq.m. of floor area as a refundable non-interest earning security and earnest deposit. The deposit shall be refunded on completion of development as per the approved plan as certified by the Planning Authorities, if not, it would be forfeited.

(22) *Display Board:* The details of the development for which planning permission issued, date of expiry of permit etc. shall be displayed in the format prescribed by the Authority on a board of size at least 60 cm. x 120 cm.

(a) The applicant shall pay a sum ₹ 10,000 as earnest money non-interest bearing refundable deposit and the same should be utilised for the purpose of installing the prescribed size board on the site by the Planning Authority, in the event of the applicant not fulfilling the condition stated in (22) above.

(b) If the applicant fulfills the conditions (22) above, the deposit shall be refunded after production of the completion certificate.

ANNEXURE -XVI

AREA DEDUCTION IN THE FLOOR AREA RATIO CALCULATION

The following shall not be counted towards F.A.R. calculation:-

(i) Areas covered by stair-case rooms and lift rooms and passages thereto above the top most storey, architectural features, chimneys, elevated tanks (provided its height below the tank from the floor does not exceed 1.5 m.) and WC (area not exceeding 10 sq.m.).

(ii) Stair case and lift rooms and passage thereto in the stilt parking floor.

(iii) Lift wells in all the floors except ground floor.

(iv) Area of the basement floor / floors used for parking.

(v) Area of the stilt parking floor provided its clear height (between lower floor and the bottom of the roof beam) does not exceed 2.4 m. and it is open on sides, and used for parking.

(vi) Area of structures exclusively for, accommodating machineries for water treatment plant and effluent treatment plant proposed with clearance from the Puducherry Pollution Control Board.

(vii) Areas covered by service ducts, and garbage shaft, chimneys in industries.

(viii) Area of balcony / Service verandah to an extent of 5% of each dwelling units area in case of residential buildings and 5% of room area in case of Hotels and lodges.

(ix) Porches / Canopies / Porticos / Loft.

(x) Service floor with height not exceeding 1.5 m.

(xi) Area of fire escape staircase and cantilever fire escape passages.

(xii) The following services and incidental structures necessary to the principle use subject to a maximum of 10 per cent. of the total floor area.

(a) Area of one office room not exceeding 15 sq.m for co-operative housing society or apartment / building owners association in each block.

(b) Servant's / drivers bath room and water closet (not exceeding 20 sq.m.) for each block in cases of special building, Group Development and Multi-Storeyed Building at ground floor / stilt parking floor.

(c) Gymnasium of 150 sq.m in floor area .

(d) area covered by

(i) Meter room in Ground floor or stilt parking floor.

(ii) Air-conditioning plant room in basement or ground floor.

(iii) Electrical / transformer room in Ground floor or Stilt parking floor.

(iv) Watchmen or caretaker booth / room in Ground floor / stilt parking floor.

(v) Pump room in Ground floor or stilt parking floor.

(vi) Generator room in basement floor or ground floor or stilt floor.

(vii) Lumber room in basement floor or ground floor.

(viii) A.H.U. in all the floors.

(ix) Electricals switch gear rooms in all the floors.

(e) Area of one room in ground floor of residential and commercial multi-storeyed building, special buildings, Group Developments for separate letter boxes.

ANNEXURE XVII

To Provide Facilities in the Public Building excluding Domestic Buildings for Differently abled Persons

1. Definitions:

Ambulant Disabled People:	Disabled who are able to walk but who may depend on prostheses (Artificial Limbs) orthoses (Calipers), Sticks, crutches or walking aids.
Non-Ambulant Disabled People:	Disabled people with impairments that confine them to wheelchair.
Wheel Chair:	Chair used by disabled people for mobility.

(i) Size of small wheel chair: 750 x 1050 mm.

(ii) Size of large wheel chair: 800 x 1500 mm.

2. Scope :

These bye-laws are applicable to public buildings and exclude domestic buildings.

Building which shall provide access to ambulant disabled and Non-Ambulant disabled are listed below. Distinction is made for buildings to be designed for the use of large wheel chairs and small wheel chair.

3. Building to be designed for Ambulant Disabled People:

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

Note:

(i) In sport stadiums provisions shall be made for non-ambulant spectators (small wheel chair)

(ii) @ 1:1000 up to 10,000 spectators and @ 1:2000 for spectators above 10,000.

(iii) In Theaters, Concert Halls, Cinemas and Auditoria, provisions shall be made for non- ambulant spectators (Small Wheel Chairs) @ 1/250 up to 1000 spectators and 1/500 for spectators above 1000.

4. Building to be designed for Non-Ambulant Disabled People:

Schools for physically handicapped, cremation, buildings as mentioned in 3, Botanical Gardens, Religious Buildings, Old People Clubs, Village Halls, Day Centers, Junior Training Centers, Post Offices, Banks, Dispensaries, Railway Stations, Shops, Super Markets, and Departmental Stores.

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

5. Building to be designed for Non-Ambulant People (using small wheel chairs):

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

6. Buildings Requirements:

6.1 The following buildings requirements are to be provided for building mentioned above.

6.2 Site Planning:

Access path from plot entry and surface parking to building entrance shall be minimum of 1800 mm. wide having regular surface without any steps. The parking of vehicles of disabled people two equivalent car spaces (E.C.S.) shall be provided near entrance of 30.0 m. from building entrance.

7. Approach to Plinth Level:

Ramp shall be provided to enter the building, minimum width of ramp shall be 1800 mm. with maximum gradient 1:12, length of ramp shall not exceed 9.0 m. having 900 mm. high hand rail on both sides extending 300 mm. both sides of ramps. Minimum gap from the adjacent wall to the handrail shall be 50 mm. Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800 X 2000 mm. Minimum Clear opening for the entrance door shall be 1000 mm. Threshold shall not be raised more than 12 mm. For stepped approach size of tread shall not be less than 275 mm. and maximum riser shall be 150 mm.

8. Stairways:

Height of the riser shall not be more than 150 mm. and width of the tread not less than 275 mm, nosing if provided shall not extend beyond 25 mm. Maximum number of risers on a flight shall be limited to 12 Nos.

9. Lifts:

Whenever lift is required as per bye-laws, provision of at-least one lift shall be made for Non-Ambulant disabled (using small wheel chairs with the following minimum dimensions of lift).

Clear internal depth 1090 mm.

Clear internal width 1750 mm.

Entrance door width 910 mm.

A handrail not less 600 mm. long at 1000 mm. above floor level shall be fixed adjacent to the control panel.

10. Toilets:

10.1 One special W.C. in a set of toilet shall be provided for the use of disabled. No additional provision of W.C. is to be made for disabled.

Size of the W.C. shall depend on the category of disabled for whom it has been provided.

All doors in W.Cs shall open outside.

The type of W.C. shall be European with seat height as 500 mm.

Handrails, where provided shall have min 25 mm. dia.

10.2 Provision of W.Cs in buildings without lift:

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

10.3 Provisions of W.Cs in building with lift:

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

10.4 Toilet Details:**10.4.1 For Toilets Designed for ambulant Disabled:**

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

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

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

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

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

ANNEXURE-XVIII

GENERAL GUIDANCE FOR WATER SUPPLY ARRANGEMENTS

(1) For new construction: Provisions shall be made for under ground tank for the storage of water, having capacity at 200 litres per person with adequate pumping arrangements to supply water to upper floors. Filtered water connection will be allowed only for use of drinking and bathing needs. For other purposes *i.e.* flushing and gardening etc., the individual shall be required to have own arrangements of tube well water within the premises. While according sanction to Layout Plan, the Authority shall make a special mention that provision for space shall be kept for the construction of under ground reservoir of adequate capacity along with booster pumping station.

(2) Arrangements as given in 1 above also be provided in Group Housing Societies.

(3) The plumbing arrangement in case of new constructions shall be made in a way that the potable water shall be used for drinking cooking & bathing only and for rest of the uses, provision for ground water can be made with dual piping system.

(4) Low capacity cistern should preferably be provided instead of normal 12.5 litres capacity.

5. *Water Harvesting:* Water harvesting through storing of water runoff including rainwater in all new buildings of plinth area 100 sq.m. or plots of 200 sq.m. and above will be mandatory. The plans submitted to the local Authority shall indicate the system of storm water drainage along with points of collection of rain water in surface reservoirs or in recharge wells as per the specifications given in Annexure-VII-A.

6. *Recycling of waste water:* All building having a minimum discharge of 10,000 litres and above per day shall incorporate waste water recycling system as per the specification given in the Annexure-VII-B.

7. *Installation of Solar Assisted Water Heating System in Buildings:*

(i) No new building in the following categories in which there is a system of installation for supplying hot water shall be built unless the system of the installation is also having an auxiliary solar assisted water heating system:

- (a) Hospitals and Nursing Homes.
- (b) Hotels, Lodges, and Guest Houses, Group Housing with the plot area of 4000 sq.m.
- (c) Hostels of Schools, Colleges and Training Centres with more than 100 Students.
- (d) Barracks of armed forces, paramilitary forces and police.
- (e) Individual residential buildings having more than 150 sq.m. plinth area.
- (f) Functional Buildings of Railway Stations and Air Ports like waiting rooms, retiring rooms, rest rooms, inspection bungalows and catering units.
- (g) Community Centres, Banquet Halls, Kalyana mandapam and building for similar use.

(ii) Definitions:

(i)	“Solar Assisted Water Heating System”	A device to heat water using solar energy as heat source.
(ii)	“Auxiliary back up”	Electricity operated or fuel fired boilers/systems to heat water coming out from solar water heating system to meet continuous requirement of hot water.
(iii)	“New Building”	Such buildings of above said categories for which construction plans have been submitted to the Authority for clearance.
(iv)	Existing building”	Such buildings, which are licensed to perform their respective business.

(iii) Installation of Solar Water Heating System:

(a) *New Buildings:* Clearance of plan for the construction of new buildings of the aforesaid categories shall only be given if they have a provision in the building design itself for an insulated pipeline from the rooftop in the building to various distribution points where hot water is required. The building must have a provision for continuous water supply to the solar water heating system. The building should also have open space on the rooftop, which receives direct sunlight. The load bearing capacity of the roof should at least be 50 kg. per sq.m. All new buildings of above said categories must complete installation of solar water heating systems before obtaining necessary licence to commence their business.

(b) *Existing Buildings:* Installation of Solar Assisted Water Heating System in the existing building shall be made mandatory at the time of change of use to above said category provided there is a system or installation for supplying hot water.

(iv) *Capacity:* The capacity of solar water heating system to be installed on the building of different categories shall be decided in consultation with the local bodies/Authorities concerned. The recommended minimum capacity shall not be less than 25 liters per day for each bathroom and kitchen subject to the condition that maximum of 50% of the total roof area is provided with the system.

(v) *Specifications:* Installation of Solar Assisted Water Heating Systems shall conform to BIS specification IS 12933 .The solar collectors used in the system shall have the BIS certification mark.

(vi) *Auxiliary System:* Wherever hot water requirement is continuous, auxiliary heating arrangement either with electric elements or oil of adequate capacity can be provided.

ANNEXURE-XIX
REGULATIONS FOR THE ERECTIONS OF HIGH MOBILE TELECOMMUNICATION TOWERS

In case of erection of non Governmental High mobile telecommunication tower / radio paging and cellular telecommunication towers, the local Authority / Planning Authority shall grant permission for execution of the works and the person who intends to execute the above work shall apply in the prescribed form and such application supported by plans and specifications in quadruplicate shall be in accordance with the guidelines prescribed below:

1. Applicability :

These provisions shall be applicable to all non Governmental Telecommunication constructions in the Union Territory. It shall be applicable to all such constructions whether completed or not as in the case of new constructions proposed at the time of commencement of these regulations.

2. Site Approval etc.:

(1) No site approval shall be necessary for the construction of telecommunication towers, telecommunication pole structures or accessory rooms essential for such service.

(2) Telecommunication towers or pole structures or accessory rooms shall be permitted in any zone or over any approved building roof tops irrespective of its occupancy or on the ground or open space within the premises subject to the other regulations.

3. Essentiality of Permit:

No person shall erect or re-erect non Governmental telecommunication tower or telecommunication pole structures or accessory rooms or make alteration or cause the same to be done to a tower without first obtaining a separate permit for each such tower from the Planning Authority.

4. Application and permit:

Application shall be submitted in the prescribed form used in the case of other buildings.

Application should contain:

(i) Attested copy of the Ownership documents, as the case may be, of the property or building. In the case of applications other than owners, legally valid written consent of the owner. Plans, elevations, site plans, clearly showing the area of plot, details of existing structures on the site, coverage, height, materials of construction etc.

(ii) Structural design and drawing of the telecommunication tower / structure to be erected.

(iii) Certificate regarding the structural safety and stability of the telecommunication tower. If the tower is proposed over an existing building, the structural safety and stability certificate shall be submitted for the building also.

(iv) Permission from the "Standing Advisory Committee on Radio Frequency Allocation (SACFA) issued by Ministry of Telecommunication shall be obtained before seeking building permit for the telecommunication structures.

(v) No Objection Certificate from the Electricity Department shall be submitted.

5. Persons competent to issue structural stability certificate:

Structural Stability Certificate shall be obtained from a qualified Engineer / Structural Engineer having Masters Degree in Structural Engineering recognised by the Government. The Engineer may be a person in the service of State Government, Central Government or Quasi Government Organisation or a Licensed Structural Engineer.

6. Fees:

(1) Application shall be affixed with a court fee stamp worth ₹ 5

(2) Cost of application ₹ 50

(3) Fee for application ₹ 1,000

(4) Permit fee:

(a)	Towers up to 10.0 m. height	₹ 10,000.
(b)	Towers above 10.0 m. height	₹ 10,000 + ₹ 1,500 per metre or portion thereof exceeding 10 metres.

7. Disposal of application:

The Member Secretary of the Planning Authority or any officer so authorised may on receipt of the application verify the same and if it is found in order, after making necessary enquiries consider the same and pass appropriate orders. In the case of allowable applications permit shall be issued within 30 days from the receipt of the correct and complete application.

8. Setback:

Minimum set back from the plot boundary abutting the road to the base of the tower shall be 3.00 m., irrespective of the set back of the existing building if any from the plot boundary and other setbacks from the boundaries of the plots to the base of the telecommunication tower or pole structure or accessory room shall be 1.2 m.

Note: No pager / Telecom tower shall project beyond the existing building line of the building on which it is erected in any direction.

9. F.A.R. and height:

Provisions regarding coverage, F.A.R. and height contained in the Puducherry Building Bye-laws and Zoning Regulations are not applicable in the case of telecommunication towers and ancillary cabins whether constructed on the ground or on an existing building or structure. An ancillary cabin constructed over a building shall not be reckoned as a floor or reckoned for the height of the building. Ancillary cabin for this purpose shall mean the minimum protection of whatever material constructed for the equipments necessary for the telecommunication tower not exceeding 15 sq.m. in area.

10. Protective wall :

(i) Any tower erected on earth or to which electric power is transmitted shall be provided with a protective wall or grill at a distance of one metre from any point of the base.

(ii) The wall or grill shall have a minimum of 1.20 m. height and if provided with door which shall be kept under lock and key, if provided with door.

11. Protection against under lightning:

Any telecommunication tower shall be provided with sufficient lightning protection and it shall conform to Indian Standard I.S. 2303-1969 Code of Practice as amended from time to time for protection of buildings and other structures against lightning.

12. Height and distance in Airport Vicinity:

Any restriction with regard to distance and height for constructions in Airport Vicinity laid down in notifications issued by Central Government and in this Bye-laws shall be applicable to the construction of telecommunication towers also. If the proposed tower is within eight Kilometres from any Airport, no objection certificate from the Airport Authority shall be obtained.

13. Clearance from electrical lines:

Any telecommunication construction shall satisfy vertical and horizontal clearance as provided in the Indian Electricity Act, 1910 and Indian Electricity Rules, 1956 as amended from time to time and also any Regulation issued by the Electricity department as amended from time to time.

14. Aviation Warning lights:

Any telecommunication tower shall be provided with two Aviation Warning Lights at 40.0 m. and 70.0 m. height from ground level and Aviation warning light at the top. The two lights at 40.0 m. height shall be fixed in one set of opposite corners and that at 70.0 m. height shall be fixed at other set of opposite corners.

15. Colour specifications:

Any telecommunication tower shall be painted with international orange and international white alternatively, each with 5.0 m. band, starting with international orange at the top.

16. Security aspects:

While making enquiry and considering the application for construction of telecommunication tower or related construction the Local Authority shall satisfy that such construction shall not affect the security of any establishment. In the case of constructions near any Central or State Government establishment requiring security clearance from such establishment shall also be obtained.

17. Ancillary and necessary constructions:

Any construction or installation ancillary or necessary for the telecommunication system shall conform to the relevant rules applicable to such construction or installation and any licence or permit required under such rules shall also be obtained before carrying on such construction or installation. "Installation of generators may be allowed as an ancillary facility, provided the generators are located within insulated sound proof cabins and shall not cause noise or air pollution".

18. Damage and Liability:

The applicant and the structural Engineer concerned shall be responsible for the structural stability of the structure and building and they shall be jointly and severally liable for any damage caused to life and property on account of structural failure of the tower and building. The applicant shall also be liable for any damage caused due to inadequate safety measures.

19. If the land, where the tower is proposed to be constructed on the ground, is included in any published Town Planning Scheme in which the existing road is envisaged to be widened, the proposed tower shall have adequate set back for road widening and further minimum set back of 3.0 m.

20. Towers shall be permitted only over authorised structures / buildings. If the existing building was permitted with certain conditions, the same stipulated conditions shall also be applicable to the towers constructed over those buildings.

21. If the tower is proposed over an existing building permitted in relaxation of regulations the proposed construction of tower and ancillary structures shall not further violate building regulations for the existing building. Such constructions shall also not obstruct or block the existing entry and exit openings of the existing building.

(see Bye laws: 21)

ANNEXURE- XX**Penal Action for violation of provisions of Development Code of Master Plan, Building Bye-laws and Zonal Regulation****(A) Non-Compoundable Items:**

Any deviations except those set in para "AA" hereunder, from the maximum, minimum prescribed limits regarding:

- (1) Coverage,
- (2) F.A.R.
- (3) Setbacks,
- (4) Open spaces,
- (5) Total height of the building
- (6) No. of floors,
- (7) No. of DUs and density
- (8) Parking norms,
- (9) Light and Ventilation provisions,
- (10) Use

(11) All other provisions of these bye-laws except item given in para 'B' below shall not be compounded/regularized and shall have to be rectified by altering/ demolition at the risk and cost of owner. Besides this any other action as per terms and conditions of lease and provisions of Act shall proceed.

(A.A) Compounding Excess Coverage/FAR

(i) Deviations in the coverage / F.A.R. to the extent of 10% of the permissible coverage / FAR in building(s) use premises, other than building(s) use premises where 100% ground coverage and fixed height is allowed as per Architectural control forming part of comprehensive schemes like District Centre, Community Centres, Cluster Court Housing etc. may be compounded after levying penalty at the following Rates:

Rates of excess coverage/floor area:

Up to 10% of excess coverage / F.A.R. a one time compounding fee equivalent to the land rated in the concerned locality applicable at the time of the application for compounding.

(ii) For excess coverage / F.A.R. for above 10%

Any excess coverage / F.A.R. above 10% would be liable to demolish to that extent.

(iii) Compounding at set back Infringements

The infringements of the set backs maximum to the extent of 30 cm. (1 ft.) may be compounded by way of levying compounding fee at the following rates:

Infringements	Residential Buildings	Non-Residential Buildings
Upto 15 cm. (6 inch)	₹ 1000 per sq. m. of area infringing the set back	₹ 2500 per sq.m. of area infringing the set back
Above 15 cm. (6 inch)	₹ 2000 per sq. m. of area infringing the set back	₹ 5000 of area of the infringing the set back

(B) Compoundable Items :

If a building or part thereof has been constructed unauthorizedly, i.e. without obtaining the requisite building permit from the concerned Authority as required under the building bye-laws, the same shall be compounded at the following rates provided the building or part thereof so constructed other wise conforms to the provisions contained in the Building Bye-laws and Master / Zonal Plan regulations. For this party shall have to submit the request for building permit in the prescribed procedure.

Rates:

(a) ₹ 50 per sq m. of the covered area constructed unauthorizedly in residential building up to 500 sq m. Plot size.

(b) ₹ 100 per sq m. of the covered area constructed unauthorizedly in the building categorized below:

- All Government Public and Semi-Public and Utility Buildings.
- Religious, Institutional and Educational Buildings.

(c) ₹ 250 per sq m. of the covered area constructed unauthorisedly

- Residential Building above 500 sq m. plot size, Group Housing and Guest Houses.
- Industrial Buildings:
- Storage buildings (underground or above ground)

(d) ₹ 1000 per sq m. of covered area constructed unauthorisedly.

- Cinema and Theatre Building.
- Petrol Pumps (Filing/Service Station)
- Hazardous Buildings.
- Commercial/Business Buildings

(1) The building not covered specifically under the above categories shall be compounded as decided by the Authority, considering the merit of each Individual case.

(2) Items which are exempted from the calculations of the coverage and F.A.R. e.g. cupboards, canopy, basement, and mezzanine, loft, watchman cabins, etc. but constructed unauthorisedly without obtaining prior permission from the Authority, but within the permissible limits shall also be compounded / regularized at the rate prescribed above.

(ii) Deviations of the building bye-laws other than specified in (A) (Non-compoundable) Deviation up to the maximum extent of 10% from the maximum / minimum prescribed limit (as prescribed by the building bye-laws) shall be compounded at the following rates:

(a) In case of deviations of areas of various components of the building, the rate of penalty will be @ ₹ 50 per 1% deviation.

(b) For deviations in terms of height the penalty shall be @ ₹ 50 per 1% of deviation for every 10 sq m. or part thereof of the affected area.

(c) Deviations from the prescribed limit of width, length, penalty shall be @ ₹ 50 per 1% of the deviation for every 10 sq m. or part thereof of the affected area.

Notes:

(1) Notwithstanding the provisions above, no penalty shall be levied for the first 3% of deviation but in case the deviation limit exceed 3% penalty shall be levied at above rates for the total deviation up to 10%.

(2) The penalties of the above rates as given in (ii) (a), (b), and (c) shall be charged for each deviation and for every component of the building separately.

(a) In case of increase in size of canopy in front open space form the prescribed limits of bye-laws the same shall be charged @ ₹ 100 per sq m.

(b) End walls up to 0.9 m. in width in a terrace type construction constructed purely as an architectural feature ₹ 50 each.

(c) Enclosing of front balcony with jail wall which is being used as a part of staircase ₹ 500 sq m.

(d) (i) An open Urinal Wall up to 1.7 m. height ----- No Penalty.

(ii) Water storage Tank over open urinal with walls up to 1.70 m. in height ----- No

Penalty, if sanctioned. If not sanctioned, ₹ 500 each.

(e) All roof projections beyond permissible limit of Bye-laws as specified shall be counted towards F.A.R. calculations if other wise the same do not infringe up to any other Bye-laws.

(f) Plinth steps in setback portion ----- ₹ 100 each.

(g) Extra slab in mumty constructed without sanction shall be compounded at the rate given in (B) (compoundable item) provided it does not infringe upon the provision of any other Bye-laws.

(h) Partition wall provided without sanction at any floor if the same are not infringing upon the provision of any other bye-laws ----- ₹ 50 per sq m. of the surface area of the wall (*i.e.* length X height).

(i) Projections / sunshade / (not more than 0.45 m. in width on public streets / roads over window opening above first floor shall be objected. However, at Ground Floor these shall be not permitted.

Note:

The Authority if satisfied that there are other deviations of general nature, which are not described above, may fix rates for compounding such deviations. However, there shall be no further relaxation in F.A.R. and coverage over that permitted above.

FORM I(A)

(See clause-4 in Chapter II)

Form for first application to erect, re-erect, demolish or to make material alteration in a building

To:

The Member-Secretary,

----- Planning Authority,

-----.

Sir,

I hereby give application that I intend to erect / re-erect / demolish or to make material alteration in the building on Plot No -----in R.S No-----, T.S.No-----, Ward-----, Block-----, in -----Revenue Village, -----Municipality / Commune ,-----in accordance with the Puducherry Building Bye-laws and Zoning Regulations and I enclose herewith the documents as per checklist 1-A / 1-B / 1-C annexed to this application. I request that the construction may be approved and permission accorded to me to execute the work.

Signature of the applicant

Name of applicant (in Block letters)

Address of the applicant :

Dated :

APPENDIX-I

(See Regulation 5, 5.1(B)(3)5.1(C) , 5.1 D)

GENERAL SPECIFICATIONS SHEET

Specification of proposed building

- (1) Total Plot Area..... sq. m. / Basement existingsq.m. / Basement proposedsq.m. / Ground floor existing sq. m. / Ground Floor Proposed sq. m.
- (2) First Floor existingsq.m./ First Floor Proposedsq.m. Second Floor existingsq.m. / Second Floor Proposed..... sq. m.
- (3) Mezzanine Floor existing sq.m. / Mezzanine Floor Proposedsq. m.
- (4) The purpose for which it is intended to use the building
- (5) Specification to be used in the construction of the
- (i) Foundation.....
- (ii) Walls
- (iii) Floors
- (iv) Roofs
- (6) Number of storeys of which the building will consist
- (7) Approximate number of persons proposed to be accommodated

- (8) The number of latrines to be provided
- (9) Whether the site has been built upon before or not
- (10) Source of water to be used for building purpose

Signature of the Applicant.....

Full Name (In Block Letters).....

Address

(i) NOTE-Strike out which is not applicable.

CHECKLIST -1 A (For buildings on individual residential plots)

(i) Ownership documents; copies of allotment letter (transfer letter in case of transfer) possession certificate, the lease deed (transfer deed in case of transfer), and Patta / Chitta / F.M.B. sketches issued by the Competent Authority.

(ii) Form for first application to erect, re-erect, demolish or to make material alteration in a building

(iii) Certificate for undertaking the supervision by the Licensed Technical Person. Any change of the technical personnel during construction work shall be intimated to the Planning Authority in writing.

(iv) Structural stability certificate from the Structural Engineers.

(v) Certificate for sanction of previous Building Plan.

(vi) Indemnity bond in case where basement is proposed to be constructed (on ₹ 100 stamp paper duly attested by a Notary).

(vii) Specification of proposed building as per Appendix -I.

(viii) Application for drainage of premises

(ix) Photocopy of the registration of the Licensed Technical Person duly authenticated with plot number for which it is submitted.

(x) Application form for water and sewer connection.

(xi) Photocopy of receipt of fees deposited, water and sewer connection charges, service connection and ramp charges and such other charges if any as required by the Authority from time to time.

(xii) Three copies of drawings duly signed by the Licensed Technical Person and Owner.

(xiii) Any other document as may be required by the Authority from time to time.

CHECKLIST -1 B (For buildings other than those on individual residential plots):

(i) Ownership documents; copies of allotment letter, possession certificate, the lease deed (transfer deed in case of transfer), Patta / Chitta / F.M.B. sketches issued by the Competent Authority.

(ii) Form for first application to erect, re-erect, demolish or to make material alteration in a building.

(iii) Certificate for undertaking the supervision by the Licensed Technical Person. Any change of the technical personnel during construction work shall be intimated to the Planning Authority in writing.

(iv) Structural stability certificate from the Structural Engineers.

(v) Certificate for sanction of previous Building Plan.

(vi) Indemnity bond in case where basement is proposed to be constructed (on ₹100 stamp paper duly attested by a Notary).

- (vii) Specification of proposed building as per Appendix -I.
- (viii) Application for drainage of premises,
- (ix) Photocopy of the registration of the Licensed Technical Person duly authenticated with Plot number for which it is submitted.
- (x) Application form for water and sewer connection (if applicable).
- (xi) Photocopy of receipt of fees deposited, water and sewer connection charges, service connection and ramp charges and such other charges if any as required by the Authority from time to time.
- (xii) Minimum three copies of drawings duly signed by the Licensed Technical Person and owner.
- (xiii) Certificate of registered structural engineer and owner regarding earthquake resistance of the building, if applicable.
- (xiv) Minimum three copies of the drawings giving details of provisions for fire safety, security as per National Building Code.
- (xv) Approval from the competent authority in case of hazardous buildings.
- (xvi) Soft copies of the drawings in floppy / compact disc.
- (xvii) Valid time extension, if applicable.
- (xviii) Any other document as may be required by the Authority from time to time.
- (xix) In case of revision and revalidation, original sanction plan to be surrendered.

CHECKLIST - 1C (For Temporary Structures)

- (i) Ownership documents; copies of allotment letter (transfer letter in case of transfer) possession certificate, lease deed (transfer deed in case of transfer), Patta / Chitta / F.M.B. sketches issued by the Competent Authority.
- (ii) Form for first application to erect, re-erect, demolish or to make material alteration in a building.
- (iii) Certificate for undertaking the supervision by the licensed technical person. Any change of the technical personnel during construction work shall be intimated to the Planning Authority in writing.
- (iv) Certificate for sanction of Building Plan / Layout Plan.
- (v) Specification of proposed building as per Appendix-I, enclosed with the Form-I.
- (vi) Photocopy of the registration of the Licensed Technical Person duly authenticated with Plot number for which it is submitted.
- (vii) Application form for water and sewer connection (if applicable).
- (viii) Photocopy of receipt of fees deposited, water and sewer connection charges, service connection and ramp charges and such other charges if any as required by the Authority from time to time.
- (ix) Minimum three copies of drawings duly signed by the Licensed Technical Person and owner.
- (x) Valid time extension, if applicable.
- (xi) Any other document as may be required by the Authority from time to time.
- (xii) In case of revision and revalidation original sanction plan to be surrendered.

FORM - I (B)

APPLICATION FOR PERMISSION**FOR SUB DIVISION /LAYOUT OR RECONSTITUTION OR AMALGAMATION OF LAND FOR BUILDING PURPOSES**

To
The Member-Secretary,
Planning Authority,

Sir,

I hereby apply for Planning Permission for laying out of my land in R.S.No....., T.S.No.....Ward-....., Block, inRevenue village, Municipality / Commune Panchayat, for building purposes / desire to find out whether under noted development is permissible.

I forward herewith the following particulars in Quadruplicate duly signed by the Registered Town Planner / Architect / Engineer / Developer and me.

(a) A topo plan of the site showing adjoining areas to a radius of 150.0 m. all round from the proposed layout under reference, marking clearly therein the boundaries of the proposed layout in red colour, existing roads, structures, streams, burial grounds and H.T. or L.T. power lines passing through layout and levels of the site.

(b) A detailed site plan to a scale of not less than 1:800 showing the proposed layout indicating size of plots, width of the proposed roads, open spaces and amenities provided and type of buildings to be built if any and

(c) The particulars in the Annexure.

I / We the owner / legal representative of the land to which the accompanying application relates request that the layout may be approved and Planning Permission may be accorded.

Date:

Signature of the Owner of the land/
Power of attorney holder / Lease holder.

ANNEXURE TO FORM 1(B)

**TO BE COMPLETED BY THE OWNER OF THE LAND /
POWER OF ATTORNEY HOLDER / LEASE HOLDER**

(a) Applicant Name (in block letters)

Address

Particulars of proposal for which permission or approval is sought

(b) Full address or location of the land to which this application relates and site area

R.S.No. / T.S.No.

Ward No. / Block No.

Revenue Village

Commune Panchayat / Municipalities

Name of the Town or Village

- (c) State whether the applicant owns or controls any adjoining land. If so give its location and extent. Particulars of present and previous use of land
- (i) Present use of land
 - (ii) If vacant, the last previous use
Information regarding the proposed use.
 - (iii) State number and type of dwelling units, (whether bungalows, houses, flats etc.) factories, shops, institutions, parks & play area etc. proposed.
 - (iv) Extent of land use proposed: (extent in hectares)
 - (a) Land allotted for residential purpose.
 - (b) Land allotted for commercial purpose.
 - (c) Land allotted for Industrial purpose.
 - (d) Land allotted for Institutional purpose.
 - (e) Land allotted for Park & Play area.
 - (f) Land allotted for roads and Pathways.
 - (g) Land allotted for other uses (to be specified).
- (d) Does the proposed development involve felling of any tree?
If yes, indicate the position on plan.
- (e) Does the proposed development involve erection of any advertisement board?
If yes, indicate its position on plan and type of the Advertisement board to be erected.
- (f) Whether the land in question is property belonging to a Wakf or a Hindu Religious Institution and if so whether proper prior approval or authority clearance has been obtained for the proposed development.

Signature of Registered Town
Planner/Architect/Engineer/
Licensed Supervisor.

Signature of the Owner of the land/
Power of attorney holder/Lease holder.

NOTE: Those applying only to find out whether the type of development is permissible or not, may furnish information against a, b, c (i) only.

CONDITIONS:

(i) I agree not to proceed with laying out of land for building purposes until the planning permission is granted by the Authority under Section 37 of the Puducherry Town and Country Planning Act, 1969 (Act 13 of 1970) as amended from time to time.

(ii) I agree not to do any development otherwise than in accordance with the layout plan, specifications which have been approved or in contravention of any provision of the Puducherry Town and Country Planning Act, 1969 (Act 13 of 1970) or Bye-law, order or other declaration made there under or of any direction or requisition lawfully given or made under the said Act, Rules or Bye-laws.

(iii) Under Section 37 of the Puducherry Town and Country Planning Act, 1969, I agree to make any modifications which may be required by any notice issued by any order confirmed by the Authority.

(iv) I agree to keep one copy of the approved layout plans at the site at all reasonable times when development is in progress and also agree to see that the plan is available and the site is open at all reasonable times for the inspection of the Planning Authority.

(v) I agree to furnish a set of completion plans within fifteen days from the date of completion of the development.

(vi) I agree to hand over all the proposed roads after duly forming them to the satisfaction of the local body concerned and sites reserved for parks, play grounds, open spaces for public purpose free of cost to the local authority concerned in which the site falls when so directed by the authority.

Signature of the Owner of the land /
Power of attorney holder / Lease holder

CHECKLIST - (For layouts and sub-division of plots)

(i) Ownership documents; copies of allotment letter (transfer letter in case of transfer) possession certificate, lease deed (transfer deed in case of transfer), Patta / Chitta / F.M.B. sketches issued by the Competent Authority.

(ii) Form for first application to erect, re-erect, demolish or to make material alteration in a building (Appendix-1).

(iii) Certificate for undertaking the supervision by the Licensed Technical Person. Any change of the technical personnel during construction work shall be intimated to the Planning Authority in writing.

(iv) Structural stability certificate from the structural Engineer.

(v) Certificate for sanction of Building Plan / Layout Plan.

(vi) Specification of proposed building as per Appendix -I.

(vii) Application for drainage of premises.

(viii) Photocopy of the registration of the Licensed Technical Person duly authenticated with Plot number for which it is submitted.

(ix) Application form for water and sewer connection (if applicable).

(x) Photocopy of receipt of fees deposited, water and sewer connection charges, service connection and ramp charges and such other charges if any as required by the Authority from time to time.

(xi) Minimum three copies of drawings duly signed by the Licensed Technical Person and owner.

(xii) Certificate of registered structural engineer and owner regarding earthquake resistance of the building, if applicable.

(xiii) Minimum three copies of the drawings giving details of provisions for fire safety, security as per National Building Code.

(xiv) Soft copies of the drawings.

(xv) Valid time extension, if applicable.

(xvi) Any other document as may be required by the Authority from time to time.

(xvii) In case of revision and revalidation original sanction plan to be surrendered.

. FORM 2
(See Bye-law 24 (4))

**APPLICATION FOR REGISTRATION OF TOWN PLANNER / ENGINEER / ARCHITECT / STRUCTURAL
ENGINEER / QUALITY AUDITOR / CONSTRUCTION ENGINEER/ DEVELOPER /
LICENSED SUPERVISOR**

Pass port size photograph
(size 3"x2" of the applicant
taken not earlier than 3
months from the date of
application)

- (1) Full name and address
of applicant (in block letters)
- (2) Date of birth
- (3) Details of academic and technical examinations
passed by the applicant (certificate in original
to be enclosed for verification and return)
- (4) Details of past and present experience
- (5) Are you a Registered Planner/Engineer/Architect /
Structural Engineer/Quality Auditor/
Construction Engineer/Developer/
Licensed Supervisor in any other State?
If so, state registration No. and date
- (6) Are you a member of any profession body?

I request that I may be registered and necessary certificate of competency may be issued. I hereby declare that the particulars stated above are correct and true to the best of my knowledge. I remit the sum of ₹. 500 as security deposit and ₹. 250 as license fee for the year.....as required under Bye-Law 24(4) in favour of the Chairman, Planning Authority, Puducherry.

Signature of applicant

Date:

Name and designation of witness:

Signature of witness:

1.

1.

2.

2.

FORM 3
(See Bye-law 24 (5))

**FORM OF LICENCE FOR REGISTERED TOWN PLANNER / ENGINEER / ARCHITECT / STRUCTURAL
ENGINEER / QUALITY AUDITOR / CONSTRUCTION ENGINEER/ DEVELOPER /
LICENSED SUPERVISOR**

The Chairman, Planning Authority on the recommendation of the Registration Committee appointed by Government *vide* G.O.....Dated.....hereby licenses Thiru / Thirumathi.....son / daughter / wife of.....residing at to be registered Planner / Engineer / Architect / Structural Engineer / Quality Auditor / Construction Engineer / Developer / Licensed Supervisor for a period of one year from

The licence is not transferable to any other person and should be produced by the Licensee whenever required to do so by the Chairman.

The licensee shall be entitled to charge for the preparation of plans or other works from the owner or other person who employs or engages him, a reasonable fee or fees not exceeding the rate or rates prescribed by the Planning Authority from time to time.

The licensee is bound to comply with all the conditions annexed hereto.

Any failure on the part of the licensee to abide or comply with any of the conditions will entail not only a fine which along with any loss occasioned to the Planning Authority by anything done or omitted to be done by him, will be recovered from his security deposit and also cancellation of his license but will further involve him in all the necessary consequences, of penal action, if any, instituted against him including any civil liabilities.

Dated:

(Office seal of the Planning Authority.)
Chairman, Planning Authority.

FORM 4
(See Bye-law 8 (1))

FORM OF SANCTION

No.....Dated.

To

Thiru / Thirumathi

With reference to your application No.....dated.....for the grant of permission to erect/re-erect/add to/alter/execute the work specified at R.S No..... T.S.No....., Ward,.....Block,.....in.....Revenue village.....street,.....Municipality / Commune Panchayat,I have to state that the same has been permitted unconditionally/subject to the following conditions:-

(Here mention conditions, if any)

Yours faithfully,

(Member-Secretary)
Planning Authority.

FORM-5

(See Bye-law 8 (3))

FORM OF REFUSAL OF SANCTION

No.....

Dated

To

Thiru / Thirumathi

With reference to your application.....dated.....for the grant of permission to the erection of a building/execution of work in house at . R.S.No...../ T.S.No.....,Ward,.....Block,.....in.....Revenue village,street,.....Municipality / Commune Panchayat,....., I have to inform you that permission has been refused on the following grounds:

(Here mention the grounds of refusal)

Yours faithfully,

(Member-Secretary)
Planning Authority.

FORM-6

(See Bye-law 16)

FORM OF NOTICE OF COMPLETION

To

The Planning Authority,

Sir,

I / We hereby give notice as required by the above bye-law. I / We have commenced the erection of the building/execution of the work in site at R.S.No...../ T.S.No.....,Ward,.....Block,.....in.....Revenue village,street,.....Municipality / Commune Panchayat,.....,in pursuance of permission granted by the Planning Authority vide No.....dated.....and completed the same on.....

*A certificate from the qualified Architect / Engineer is appended herewith.

(Permission to occupy or use the building may be granted)

Yours faithfully,

(Signature of owner and address)

*Note: May be struck off, if not required.

FORM-7
(See Bye-law 17)

FORM OF OCCUPANCY CERTIFICATE

I hereby certify that building constructed at. R.S.No...../
T.S.No....., Ward,.....Block,.....in.....
Revenue village,.....street,.....

Municipality / Commune Panchayat,....., completed ** under the supervision of Architect/Engineer has been inspected by me and I declare that the building conforms in all respect to the requirements of the building bye-laws in respects of structural safety fire safety hygienic and sanitary condition inside and in the surroundings and fit for occupation.

Planning Authority.
Office of the Planning Authority.

Dated:

**Note: May be struck off if not required.

FORM NO. - 8

**CERTIFICATE OF UNDERTAKING
FOR MULTISTOREYED / SPECIAL / GROUP DEVELOPMENT BUILDINGS
SAFETY REQUIREMENT**

To
The Member-Secretary,
Planning Authority.

REF: Proposed work of _____
(Title of project)

R.S.No.. _____ T.S.No. _____ Block No. Ward No. _____ at Revenue Village
_____ Of _____ Municipality / Commune.

- (1) Certified that the building plans submitted for approval will satisfy the safety requirements as stipulated under Building Bye-law and Zoning Regulations and the information given therein is factually correct to the best of our knowledge and understanding.

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

Signature of Owner with date _____

Name in Block Letters

Registered Structural Engineer on

Record with date

Adress -----

Name in Block letters -----

Signature of Developer with date-----

Signature of the Architect / Engineer on Record with

date -----

Name in Block Letters-----

Name in Block Letters-----

Address-----

Address-----

FORM NO - 9

CERTIFICATE OF UNDERTAKING OF REGISTERED ARCHITECT / REGISTERED ENGINEER / TOWN PLANNER

To
The Member-Secretary,
Planning Authority.

Ref: Proposed work of _____
(Title of the project)

R.S.No. _____ T.S.No. _____ BlockNo. _____ WardNo. _____
at _____ Revenue Village _____ Municipality / Commune
of _____ (Village / Town / City)

For _____ (Name of Owner / Developer / Builder)

Address: _____

Tel.No.: _____

I am a member of Council of Architects/Institution of Engineers (India) / Institution of Town Planner and I am possessing current registration to act as registered Architect / Engineer / Town Planner.

I hereby certify that I am appointed as the Registered Town Planner /Registered Architect / Registered Engineer to prepare the plans, sections and details as required under the provisions of the Act / 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 of a Licensed Supervisor, as per the approved drawings. I am fully conversant with the provisions of the Building Bye-laws and Zoning Regulations, which are in force, and about my duties and responsibilities under the same and I undertake to fulfill them in all respects, except under the circumstances of natural calamities.

I also undertake to provide my guidance for the adequate measure to be taken by the owners for installation of plumbing, drainage, sanitation and water supply. The appointment of a Licensed Supervisor, building contractor, plumbing contractor and electrical contractor shall be made at the appropriate stage by the owner before the relevant work commences.

Signature: _____

Reg. No. _____ Date: _____

Name: _____

Address: _____

Tel.No. _____

FORM NO. - 10

CERTIFICATE OF UNDERTAKING OF REGISTERED STRUCTURAL ENGINEER

To
The Member-Secretary,
Planning Authority.

Ref: Proposed work of _____
(Title of the project)

R.S.No. _____ T.S.No. _____ Block No. _____ Ward No. _____ at Revenue
Village _____ Municipality / Commune _____
of _____ (Village / Town / City)

Owner : _____

Address: _____

Tel.No: _____

I am a Registered Structural Engineer (R.S.E.). This is to certify that I have been appointed as a Structural Engineer to prepare the Structural design basis report, detailed structural design and detailed structural drawings for above mentioned project. I am fully conversant of my duties and responsibilities under the Building Bye-laws and Zoning Regulations and assure that I shall fulfill them in all respects.

I have prepared and signed a structural design basis report (S.D.B.R.).

I undertake to carry out a detailed structural design and prepare detailed structural drawings of the proposed building as per the latest Indian Standard Specifications, and as indicated in the Structural Design basis report.

I undertake to supply the owner and the supervisor the detailed structural drawings. If my services are terminated, I undertake to intimate the Authority in writing.

Signature: _____

Reg. No. _____ Date: _____

Name: _____

Address: _____

Tel.No. _____

.FORM NO.-11

**CERTIFICATE OF UNDERTAKING OF THE CONSTRUCTION ENGINEER /
LICENSED SUPERVISOR**

To
The Member-Secretary,
Planning Authority.

Ref: Proposed work of _____
(Title of the work)

R.S.No. _____ T.S.No. _____ Block No. _____ Ward _____ at
Revenue village _____ Municipality / Commune _____

Owner :
Address :
Tele.No.....

* I posses a current Registration to act as Construction Engineer/ Licensed Supervisor.

* I hereby certify that I am appointed as a Construction Engineer /Licensed Supervisor on the above mentioned project and that all the works under my charge shall be executed in accordance with the drawings and specifications prepared for this project.

* I am fully conversant with the provisions of the Building Bye-laws and Zoning Regulations which are in force and above the Duties and Responsibilities under the same and I undertake to fulfill them in all respect.

* I undertake not to supervise more than ten works at a given time.

* I undertake not to supervise work simultaneously at one point of time on any other sites during my supervision of the execution of this work.

Signature: _____

Reg. No. _____ Date: _____

Name: _____

Address: _____

Tel.No.: _____

FORM NO.-12

STRUCTURAL DESIGN BASIS REPORT

- (1) This report to accompany the application for Building Permission.
- (2) In case information on items 3,10,17,18 and 19 can not be given at this time, it should be submitted at least one week before commencement of construction.

Part 1			
General Data			
S.No	Description	Information	Notes
(1)	Address of the building <ul style="list-style-type: none"> • Name of the building • Plot Number • Sub plot Number • Village <ul style="list-style-type: none"> (a) Name (b) R.S. / T.S. Number • Locality/Township • District 		
(2)	Name of owner		
(3)	Name of Builder		
(4)	Name of Registered Architect / Engineer		
(5)	Name of Registered Structural Engineer		
(6)	Use of the building		
(7)	Number of storeys above ground level (including storeys to be added later, if any)		
(8)	Number of basements below ground level		
(9)	Type of structure <ul style="list-style-type: none"> • Load bearing walls • R.C.C. frame • R.C.C. frame and Shear walls • Steel frame 		
(10)	Soil data <ul style="list-style-type: none"> • Type of soil • Design safe bearing capacity 		IS:1893 CI.6.3.5.2 IS:1904

(11)	Dead loads (unit weight adopted) <ul style="list-style-type: none"> • Earth • Water • Brick masonry • Plain cement concrete • Reinforced cement concrete • Floor finish • Other fill materials • Piazza floor fill and landscape 		IS:875 Part 1
(12)	Imposed (live) loads <ul style="list-style-type: none"> • Piazza floor accessible to Fire Tender • Piazza floor not accessible to Fire Tender ♥• Floor loads ◆• Roof loads 		IS:875 Part 2
(13)	Cyclone / Wind <ul style="list-style-type: none"> • Speed • Design pressure intensity 		IS:875 Part 3
14)	Seismic Zone		IS:1893 (2002)
(15)	Importance factor		IS:1893 (2002) Table 6
(16)	Seismic Zone factor(Z)		IS:1893 Table 2
(17)	Response reduction factor		IS:1893 Table 7
(18)	Fundamental natural period – approximate		IS:1893 CI.7.6
(19)	Design horizontal acceleration spectrum value (A_h)		IS:1893 CI.6.4.2
(20)	♣ Expansion / Separation Joints		

- ♥ Enclose small scale plans of each floor on A₄ sheets
- ◆ In case terrace garden is provided, indicate additional fill load and live load
- ♣ Indicate on a small scale plan on A₄ sheet

FORM NO.-12 (Continued)

Part 2		Load bearing masonry buildings																					
S.No	Description	Information	Notes																				
(1)	Building category		I.S.:4326 CI.7 Read with I.S.:1893 <table border="1"> <tr> <td>Zone</td> <td>II</td> <td>III</td> <td>IV</td> <td>V</td> </tr> <tr> <td>Bldg</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Ordinary</td> <td>B</td> <td>C</td> <td>D</td> <td>E</td> </tr> <tr> <td>Important</td> <td>C</td> <td>D</td> <td>E</td> <td>E</td> </tr> </table>	Zone	II	III	IV	V	Bldg					Ordinary	B	C	D	E	Important	C	D	E	E
Zone	II	III	IV	V																			
Bldg																							
Ordinary	B	C	D	E																			
Important	C	D	E	E																			
(2)	Basement Provided																						
(3)	Number of floors including Ground Floor (all floors including stepped floors in hill slopes)																						
(4)	Type of wall masonry																						
(5)	Type and mix of mortar		I.S.:4326 C.I..8.1.2																				
(6)	Re-size and position of openings (See note No.1) <ul style="list-style-type: none"> • Minimum distance (b_5) • Ratio $(b_1+b_2+b_3)/l_1$ or $(b_6+b_7)/l_2$ • Minimum pier width between consequent opening (b_4) • Vertical distance (h_3) • Ratio of wall height to thickness • Ratio of wall length between cross wall to thickness 		I.S.:4326 Table 4, Fig.7																				

		P	IP	NA	
(7)	Horizontal seismic band <ul style="list-style-type: none"> • at plinth level • at window sill level • at lintel level • at ceiling level • at eave level of sloping roof • at top of gable walls • at top of ridge walls 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(see note no.2) IS:4326 Cl.8.4.6 IS:4326 Cl.8.3 IS:4326 Cl.8.4.2 IS:4326 Cl.8.4.3 IS:4326 Cl.8.4.3 IS:4326 Cl.8.4.4
(8)	Vertical reinforcing bar <ul style="list-style-type: none"> • at corners and T junction of walls • at jambs of doors and window openings 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	IS:4326 Cl.8.4.8 IS:4326 Cl.8.4.9
(9)	Integration of prefab roofing/flooring elements through reinforced concrete screed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	IS:4326 Cl.9.1.4
(10)	Horizontal bracings in pitched truss <ul style="list-style-type: none"> • in horizontal plane at the level of ties • in the slopes of pitched roofs 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Notes:

1. Information in item 6 should be given on separate A4 sized sheets for all walls with large number of openings,
2. P- indicated "Information Provided" - TP-"Information to be provided" – NA indicates "Not applicable".
Tick mark one box

FORM NO.-12 (Continued)

Part 3		Reinforced concrete framed buildings	
S.No	Description	Information	Notes
(1)	Type of Building <ul style="list-style-type: none"> • Regular frames • Regular frames with Shear walls • Irregular frames • Irregular frames with shear walls • Soft storey 		IS:1893 Cl.7.1
(2)	Number of basements		
(3)	Number of floors including ground floor		
(4)	Horizontal floor system <ul style="list-style-type: none"> • Beams and slabs • Waffles • Ribbed Floor • Flat slab with drops • Flat plate without drops 		
(5)	Soil data <ul style="list-style-type: none"> • Type of soil • Recommended type of foundation <ul style="list-style-type: none"> - Independent footings - Raft - Piles • Recommended bearing capacity of soil • Recommended, type, length diameter and load capacity of piles • Depth of water table • Chemical analysis of ground water • Chemical analysis of soil 		IS:1498
(6)	Foundations <ul style="list-style-type: none"> • Depth below ground level • Type <ul style="list-style-type: none"> - Independent - Interconnected - Raft - Piles 		
(7)	System of interconnecting foundations <ul style="list-style-type: none"> • Plinth beams • Foundation beams 		IS:1893 Cl.7.12.1
(8)	Grades of concrete used in different parts of building		
(9)	Method of analysis used		
(10)	Computer software used		
(11)	Torsion included		IS:1893 Cl.7.9
12)	Base shear <ul style="list-style-type: none"> a. Based on approximate fundamental period b. Based on dynamic analysis c. Ratio of a/b 		IS:1893 Cl.7.5.3

13)	Distribution of seismic forces along the height of the building		IS:1893 Cl.7.7 (provide sketch)
14)	The column of soft ground storey specially designed		IS:1893 Cl.7.10
(15)	Clear minimum cover provided in <ul style="list-style-type: none"> • Footing • Column • Beams • Slabs • Walls 		IS:456 Cl.26.4
(16)	Ductile detailing of RC frame <ul style="list-style-type: none"> • Type of reinforcement used • Minimum dimension of beams • Minimum dimension of columns • Minimum percentage of reinforcement of beams at any cross section • Maximum percentage of reinforcement at any section of beam • Spacing of transverse reinforcement in 2-d length of beams near the ends • Ratio of capacity of beams in shear to capacity of beams in flexure • Maximum percentage of reinforcement in column • Confining stirrups near ends of columns and in beam-column joints <ul style="list-style-type: none"> a) Diameter b) Spacing • Ratio of shear capacity of columns to maximum seismic shear in the storey 		IS:456 Cl.5.6 IS:13920 Cl.6.1 IS:13920 Cl.7.1.2 IS:456 Cl.26.5.1(a) IS:13920 Cl.6.2.1 IS:456Cl.26.5.1.1(b) IS:13920 Cl.6.2.2 IS:13920 Cl.6.3.5 IS:456 Cl.26.5.3.1 IS:13920 Cl.7.4

General Note:

(1) A certificate to the effect that this report will be completed and submitted at least one month before Commencement of Construction shall be submitted with the application for Building Permission.

(2) In addition to the completed report following additional information shall be submitted, at the latest, one month before commencement of Construction.

(2.1) Foundation:

2.1.1. In case raft foundation has been adopted indicate K value used for analysis of the raft.

2.1.2. In case pile foundation have been used give full particulars of the piles, type, dia, length, capacity.

2.1.3. In case of high water table indicate system of countering water pressure, and indicate the existing water table, and that assumed to design foundations.

(2) Idealization for Earthquake analysis:

2.2.2 In case of a composite system of shear walls and rigid frames; give distribution of base shear in the two systems on the basis of analysis, and that used for design of each system.

Indicate the idealization of frames and shear walls adopted in the analysis with the help of sketches.

(3) Submit framing plans of each floor.

(4) In case of basements. Indicate the system used to contain earth pressures.

FORM NO.-12 (Continued)

Part 4		Buildings in Structural Steel	
(1)	Adopted method of Design	<input type="radio"/> Simple <input type="radio"/> Semi-rigid <input type="radio"/> Rigid	IS:800;Cl.3.4.4 IS:800;Cl.3.4.5 IS:800;Cl.3.4.6 IS:800; Section-9 SP:6 (6)
(2)	Design based on	<input type="radio"/> Elastic analysis <input type="radio"/> Plastic analysis	
(3)	Floor Construction	<input type="radio"/> Composite <input type="radio"/> Non-Composite <input type="radio"/> Boarded	
(4)	Roof Construction	<input type="radio"/> Composite <input type="radio"/> Non-composite <input type="radio"/> Metal <input type="radio"/> Any other	
(5)	Horizontal force resisting system adopted	<input type="radio"/> Frames <input type="radio"/> Braced Frames <input type="radio"/> Frames & shear walls	Note: Seismic force As per IS:1893 Would Depend on system IS:800; Cl.3.7
(6)	Slenderness ratios maintained	Members defined in Table 3.1, IS:800	IS:800;Cl.3.13
(7)	Member deflection limited to	Beams, Rafters Crane Girders Purlins Top of Columns	
(8)	Structural members	<input type="radio"/> Encased in Concrete <input type="radio"/> Not encased	IS;800;Section-10
(9)	Proposed material	<input type="radio"/> General weld-able <input type="radio"/> High strength <input type="radio"/> Cold formed <input type="radio"/> Tubular	IS;2062 IS;8500 IS;801,811 IS;806
10)	Minimum metal thickness Specified for corrosion protection	<input type="radio"/> Hot rolled sections <input type="radio"/> Cold formed sections <input type="radio"/> Tubes	IS;800,Cl.3.8 Cl.3.8.1 to Cl.3.8.4 Cl.3.8.5
(11)	Structural connections	<input type="radio"/> Rivets <input type="radio"/> C T Bolts <input type="radio"/> S H F G Bolts <input type="radio"/> Black Bolts <input type="radio"/> Welding Field shop (Specify welding type proposed) <input type="radio"/> Composite	IS;800;Section-8 IS;1929,2155,1149 IS;6639,1367 IS;3757,4000 IS;1363,1367 IS;816,814,1395,7280, 3613,6419,6560,813, 9595
(12)	Minimum Fire rating Proposed, with	<input type="radio"/> Rating – hours <input type="radio"/> Method proposed- - In tumescent Painting - Spraying Quilting - Quilting - Fire retardant boarding	IS;1641,1642,1643

FORM No. - 13
PROGRESS CERTIFICATE

Plinth Stage / In case of basement, casting of basement slab

Reference No.

Owner's Name:

Submitted on:

Location:

Received on:

To

The Member-Secretary,
Planning Authority.

Sir,

We hereby inform you that the work of execution of the building as per approved plan, working drawing and structural drawings has reached the Plinth Level and is executed under our supervision.

We declare that the amended plan is not necessary at this stage.

Yours faithfully,

Signature of the Construction
Engineer on Record

Date:

Name in block letters

Address: _____

Signature of the Owner / Developer / Builder

Date:

Name in block letters

Address _____

FORM NO. - 14
PROGRESS CERTIFICATE - FIRST STOREY

Reference No.

Owner's Name:

Submitted on:

Location:

Received on:

To

The Member-Secretary,
Planning Authority.

Sir,

We hereby inform you that the work of execution of the building as per approved plan, working drawing and structural drawings has reached the first storey level and is executed under our supervision.

We declare that the amended plan is not necessary at this stage.

Yours faithfully,

Signature of the Registered Construction Engineer

Date:

Name in block letters

Address: _____

Signature of the Owner / Developer / Builder

Date:

Name in block letters

Address _____

FORM NO. - 15

PROGRESS CERTIFICATE - MIDDLE STOREY IN CASE OF HIGH-RISE BUILDING

Reference No.

Owner's Name:

Location:

Submitted on:

Received on:

The Member-Secretary,

Planning Authority.

Sir,

We hereby inform you that the work of execution of the building as per approved plan, working drawing and structural drawings has reached _____ storey level and is executed under our supervision.

We declare that the amended plan is not necessary at this stage.

Yours faithfully,

Signature of the Registered Construction Engineer

Signature of the Owner / Developer / Builder

Date:

Date:

Name in block letters

Name in block letters

Address: _____

Address _____

FORM NO. - 16

PROGRESS CERTIFICATE - LAST STOREY

Reference No.

Owner's Name:

Location:

Submitted on:

Received on:

To

The Member-Secretary,

Planning Authority.

Sir,

We hereby inform you that the work of execution of the building as per approved plan, working drawing and structural drawings has reached _____ storey level and is executed under our supervision.

We declare that the amended plan is not necessary at this stage.

Yours faithfully,

Signature of the Registered Construction Engineer

Signature of the Owner / Developer / Builder

Date:

Date:

Name in block letters

Name in block letters

Address: _____

Address _____

FORM NO.-17

COMPLETION REPORT

Reference No.

Owner's Name:

Location:

Submitted on:

Received on:

To

The Member-Secretary,

Planning Authority.

Sir,

The work of erection /re-erection of building as per approved plan is completed under the Supervision of Registered Architect/ Construction Engineer who have given the completion certificate which is enclosed herewith.

We declare that the work is executed as per the provisions of the Act and Building Bye-laws and Zoning Regulations and to our satisfaction. We declare that the construction is to be used for _____ the purpose as per approved plan and it shall not be changed without obtaining written permission.

We hereby declare that the plan as per the building erected has been submitted and approved.

We have transferred the area of parking space provided as per approved plan to an individual / association before for occupancy certificate.

Any subsequent change from the completion drawings will be our responsibility.

Yours faithfully,

(Developer's / Builder's Signature)

(Owner's Signature)

Name of Developer / Builder

Name of Owner

Date:

Address:

Encl: Completion Certificate

FORM NO.-18

BUILDING COMPLETION CERTIFICATE BY REGISTERED ARCHITECT

Reference No.

Owner's Name:

Location:

Submitted on:

Received on:

To

The Member-Secretary,

Planning Authority.

Sir,

(1) The building/s has / have been constructed according to the sanctioned plan.

(2) The building/s has / have been constructed as per approved plan and designs as per detailed architectural drawings and specifications prepared by the Registered Architect.

(3) Construction has been done under our supervision / guidance and adheres to the drawings submitted.

Signature of the Owner

Signature of Registered Architect

Date:

Date:

Name in block letters:

Name in block letters:

Address: _____

Address: _____

FORM No. - 19

BUILDING COMPLETION CERTIFICATE BY REGISTERED CONSTRUCTION ENGINEER

Reference No.

Owner's Name:

Location:

Submitted on:

Received on:

To

The Member-Secretary,
Planning Authority.

Sir,

(1) The building/s has / have been constructed according to the sanctioned plan.

(2) The building/s has / have been constructed as per

- the detailed structural drawings and structural specifications prepared by the registered Structural Engineer.
- the detailed Architectural drawings and Architectural specifications prepared by the registered Architect.
- detailed drawings and specifications of all services.

(3) All materials used in the construction have been tested as provided in specifications and a record of test reports has been kept.

Signature of the Owner

Signature of Registered Construction Engineer

Date:

Date:

Name in block letters:

Name in block letters:

Address: _____

Address: _____

FORM No. -20

BUILDING COMPLETION CERTIFICATE BY REGISTERED STRUCTURAL ENGINEER

Reference No.

Owner's Name:

Location:

Submitted on:

Received on:

To

The Member-Secretary,
Planning Authority.

Sir,

This is to certify that detailed structural drawings of the buildings has / have been prepared on the basis of a detailed analysis and a detailed design carried out according to relevant provisions of the latest Indian Standard Codes, National Building Code and as indicated in the structural design basis report.

Signature of the Owner

Signature of Registered Structural Engineer

Date:

Date:

Name in block letters: Name in block letters:

Address: _____

Address: _____

FORM No.-21

MODEL PROFORMA FOR TECHNICAL AUDIT REPORT

1. Design

COMMENTS

1.1 Design / Drawings available?

Yes / No

Design category

Yes / No

Type design?

Design to be collected to Refer
to Design Consultant / H.O.

Specific design?

Drawings prepared/checked by Planning Authority?

Yes / No

Design Drawings / details

Yes / No

Structural detailed included

Earthquake / cyclone resistant features included?

Yes / No

Design verified / vetted by Department /

Government approved agency / competent authority?

Yes / No

Design changes approved by department / Government
approved agency / competent authority?

Yes / No

2. Foundation

2.1 Foundation used

Existing / New

2.2.1 If existing foundation used

2.2.1 Depth of foundation below ground

: <50 cm / 50-70 / >70 cm

2.2.2 Type of masonry

Stone / Bricks / PCC Blocks

2.2.3 Thickness of masonry (above ground)

23 cm / 35 / >35

2.2.4 Mortar used

Cement - sand / lime / mud

2.2.5 Mix of cement mortar

1:4 / 1:6 / Leaner

2.2.6 Height up to Plinth

_____ cm.

2.2.7 If stone masonry

2.2.7.1 Through Stones

Yes / No, if Yes Adequate / Inadequate

2.2.7.2 Corner Stones

Yes / No, if Yes Adequate / Inadequate

2.3 If new foundation used

2.3.1 Depth of foundation below ground

_____ <50 / 50-70 / >70 cm

2.3.2 Type of masonry blocks

Stone/Bricks/PCC

2.3.3	Thickness of Masonry above plinth	23 cm / 35 / >35 cm
2.3.4	Mortar used	Cement – sand / lime / mud
2.3.5	Mix of cement mortar (1:4)	Yes / No
2.3.6	Height up to Plinth	<60 / >60CM
2.3.7	If stone masonry	
2.3.7.1	Through Stones	Yes / No, if Yes dequate / Inadequate
2.3.7.2	Corner Stones	Yes / No, if Yes Adequate / Inadequate
2.4	Vertical reinforcement in foundation	Yes / No.
3	Walling	
3.1	Type of masonry	Stone / Brick / PCC Blocks
3.2	Mortar used	Cement – Sand / Lime / Mud
3.3	Mix of cement mortar	1:4 / 1:6 / Leaner
3.4	Thickness of wall	>23 cm / 23 cm / <23 cm
3.5	Mixing of mortar	Ok / Not Ok
3.6	Joint Property filled	Ok / Not Ok
3.7	Wetting of bricks	Good / Medium / Poor
3.8	If stone masonry	
3.8.1	Through Stones	Yes / No.
3.8.2	Corner Stones	Yes / No.
3.9	Overall workmanship	Good / Medium / Poor
4.0	Roofing	
4.1	Type of roof	: Flat / Sloping
4.2	If sloped	:Morbid tiles / A.C.Sheet / G.I. Sheet
4.3	Purlins	: Angle-Iron / Timber / NA
4.4	Truss type	: _____
4.5	Anchorage with wall	: Adequate / Inadequate / NA
5	Materials	
5.1	Cement	
5.1.1	Source	: Authorized Dealer / Market
5.1.2	Types of cement	: OPC / PPC / PSC
5.1.3	If OPC	: Grade (33 / 43 / 53)
5.2	Sand	
5.2.1	Type of sand	: River sand / Stone dust
5.2.2	Presence of deleterious materials	: Mild / Moderate / High
5.3	Coarse Aggregates	
5.3.1	Type coarse Aggregates	: Gravel / Crushed Stone
5.3.2	Presence of deleterious material	: Mild / Moderate / High
5.4	P.C.C. Blocks (Applicable for onsite production)	
5.4.1	Type of P.C.C. Blocks	: Solid blocks / Hollow blocks
5.4.2	Ratio of concrete in blocks	: _____
5.4.3	Interlocking feature	: Yes / No
5.4.4	Course aggregates used	: Natural / Crushed stone

5.5	Bricks Blocks, Stone etc:		
5.5.1	Strength (field assessment)	: Low / Medium / High	
5.5.2	Dimensional accuracy	: Yes / No	
5.5	Concrete		
5.5.1	Mix of concrete	: (1:1 ½:3) / (1:2:4) / Design Mix	
5.5.2	Batching	: Weigh batching / Volume batching	
5.5.3	Compaction	: Vibrators / Thappies and rods	
5.5.4	Workability	: Low / Medium / High	
5.5.5	Availability of water	: Sufficient / Insufficient	
5.5.6	Curing	: Satisfactory / Unsatisfactory	
5.7	Reinforcing Steel		
5.7.1	Type of steel	: Plain mild steel / HYSD bars	
5.7.2	Source	: Authorized Dealer / Market	
5.7.3	Whether IS marked	: Yes / No	
5.7.4	Conditions of bars	: Clean / Corroded	
5.7.5	Fixing of reinforcement as per drawing	: Yes / No	
5.7.6	Suitable cover	: Yes / No	
5.7.7	Spacing of bars	: Regular / Irregular	
5.7.8	Overlaps as per specifications	: Yes / No.	
5.8	Form Work		
5.8.1	Type of Form Work	: Timber / Plyboard/Steel	
5.8.2	Use of mould oil	: Yes / No	
5.8.3	Leakage of cement slurry	: Observed / Not observed	
5.9	Source		
5.9.1	Cement		
5.9.2	Sand		
5.9.3	Coarse Agg.		
5.9.4	Bricks		
5.9.5	PCC blocks		
6	Seismic resistance features		
6.1	Masonry Structures		
6.1.1	Provision of bands at	Provided	Adequate
6.1.1.1	Plinth level	Yes / No	Yes / No
6.1.1.2	Still Level	Yes / No	Yes / No
6.1.1.3	Lintel level	Yes / No	Yes / No
6.1.1.4	Roof Level (if applicable)	Yes / No	Yes /No
6.1.2	If sloped Roof, whether seismic bands are provided at		
		Provided	Adequate
6.1.2.1	Gable wall top	Yes / No	Yes / No
6.1.2.2	Eaves Level	Yes / No	Yes / No

6.1.3	Provision of vertical steel in masonry at	Provided	Adequate
6.1.3.1	Each corner	Yes / No	Yes / No
6.1.3.2	Each T-junction	Yes / No	Yes / No
6.1.3.3	Each door joint	Yes / No	Yes / No
6.1.3.4	Around each window	Yes / No	Yes / No
6.1.4	Openings		
6.1.4.1	Total width of openings (*42% for double storey)	:<50% / 50*-60% / >60%	
6.1.4.2	Clearance from corner	: Ok / Not Ok	
6.1.4.3	Pier width between two openings	: Ok / Not Ok	
6.2	Framed Structures		
6.2.1	Ductile detailing	: Ok / Not Ok	
6.2.1.1	Spacing of stirrup	: Ok / Not Ok	
6.2.1.2	Sizes of members	: OK / Not OK	
6.2.1.3	End anchorage	: OK / Not OK	
6.2.1.4	Lapping (length, location, etc.)	: OK / Not OK	
6.2.1.5	Angle of stirrup hook	:90/135 degrees	
6.3	Any testing carried out by Owner / Engg. Supervisor on		
		Testing done	Testing results
6.3.1	Water	Yes / No	Ok / Not OK
6.3.2.	Cement	Yes / No	Ok / Not OK
6.3.3	Bricks / P.C.C. blocks / Stones	Yes / No	Ok / Not OK
6.3.4	Aggregate	Yes / No	Ok / Not OK
6.3.5	Mortar	Yes / No	Ok / Not OK
6.3.6	Concrete	Yes / No	Ok / Not OK
6.3.7	Reinforcement	Yes / No	Ok / Not OK

, FORM NO.-22

STRUCTURAL INSPECTION REPORT

(This form has to be completed by registered Structural Engineer after his site inspection and verification regarding compliance of all recommendation by the owner, which in the opinion of the registered structural designer are necessary for safety of the structure)

- (I) Description by title and location of the property including Re-Survey Nos. and T.S. Nos. etc.:
- (II) Name of the present owner:
- (III) Description of the structure: Class-I or Class-II (Briefly described the property in general and the structure in particular)

(a) Function	(b) Framed construction							
	Residence (with or without shops)	Apart- ments (with or without shops)	Office Buildings	Shopping Centre	School, College	Hostel	Auditoria	Factory
	1	2	3	4	5	6	7	8
A. Load bearing masonry wall construction								
B. Framed structure								
Construct Ion and structural materials	Critical Load Bearing Element	Brick	R.C.C.	Stone	Timber	Steel		
	Roof Floor	R.C.C.	Timber	R.B.C.	Steel	Jackarch		

- (IV) Year of construction:
Year of subsequent additions or rectification's (Please describe briefly the nature of additions or rectification's)
- (V) Date of last inspection report filed: Last filed by whom :
(This does not apply to the first report).
- (VI) Soil on which building is founded :
- (i) Any change subsequent to construction :
- (ii) Nearby open excavation :
- (iii) Nearby collection of water :
- (iv) Proximity of drain :
- (v) Underground water-tank :
- (vi) R.W. Pipes out-lets :
- (vii) Settlements :

- (VII) The Super-structure (R.C.C. Frame structure) :
- (i) Crack in beam or column nature and extent of Crack probable causes.
 - (ii) Cover spell :
 - (iii) Exposure of reinforcement :
 - (iv) Subsequent damage by user for taking pipes conduits, hanging, fans for any ther fixtures, etc.
 - (v) Crack in slab :
 - (vi) Spalling of concrete or plaster of slab :
 - (vii) Corrosion of reinforcement :
 - (viii) Loads in excess of design loads :
 - (viii) The Super-Structure :
 - (Steel Structure)
 - (i) Paintings :
 - (ii) Corrosion :
 - (iii) Joint, nuts, bolts, rivets, welds, gusset plates :
 - (iv) Bending or buckling of members :
 - (v) Base plate connections with columns orpedestals:
 - (vi) Loading :
- (IX) The Super-Structure (Load bearing masonry Structure, Cracks in masonry walls) (Please describe some of the major cracks, their nature, extent and Location, with a sketch, if necessary.)
- (X) Recommendations if any

This is to certify that the above is a correct representation of facts as given to me by the owner and as determined by me after Site Inspection to the best of my ability and judgment.

The recommendations made by me to ensure adequate safety of the structure are complied with by the owner to my entire satisfaction.

(Signature of the Registered Structural Engineer)

Date : _____

Name of the registered Structural Engineer:

Registration No. Address:

SCHEDULE - I
(See Bye-law 64(1))

Safe bearing capacities of rocks and soils

Material		Safe bearing capacity	
		Tonnes per sqm.	Tonnes per sq.ft.
(a)	Rocks and cemented material:		
	(1) Rocks- hard without lamination and defects e.g. granite, trap and diorite	328	30
	(2) Laminated rocks (e.g. sandstone, limestone) in sound Condition	164	15
	(3) Residual deposits of shattered and broken bed rock and hard shale; cemented material	87	8
	(4) Soft rock	44	4
(b)	Dense non-cohesive:		
	(1) Gravel sand and gravel; compact and offering high resistance to penetration when excavated by tools	44	4
	(2) Coarse sand; compact and dry	44	4
	(3) Fine sand; compact and dry	22	2
	(4) Very fine sand; silt (dry lumps easily pulverized by the finger)	16	1.5
(c)	Non-cohesive soils in loose conditions:		
	(1) Loose gravel or sand gravel mixture loose course to medium sand; dry	22	2
	(2) Fine sand; loose and dry	11	1
(d)	Cohesive soils :		
	(1) Soft shale; hard or stiff clay in deep bed; dry	44	4
	(2) Medium clay; readily indented with a thumb nail	22	2
	(3) Moist clay and sand clay mixture which can be indented with strong thumb pressure	16	1.5
	(4) Soft clay indented with moderate thumb pressure	11	1
	(5) Very soft clay which can be penetrated several centimeters with the thumb	5	0.5
	(6) Black cotton soil or other shrinkable or expansive clays in dry condition (50 per cent saturation)	16	1.5
(e)	Granite soil, fills etc. :		
	(1) Fills or made up ground	*See foot note below	
	(2) Peat, etc.		

* Foundation design of made-up soil and peat requires careful study and expert technical advice should be taken while designing foundation in such situation. No figures for bearing capacities of these soils can be given in a general way.

SCHEDULE-II*(See Bye-law 65 (1))***Minimum thickness of external and party masonry walls (excluding plaster) of residential and business building:**

Storey above ground level	Height of wall in metres above plinth level		Length of wall in metres	Thickness of walls in centimetres						
	Exceeding	Not exceeding		Basement Floor	Ground floor	I st floor	II nd floor	III rd floor	IV th floor	V th Floor
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
1	-	3.0	Any length	30	20	-	-	-	-	-
1	3.0	4.9	Do	40	30	-	-	-	-	-
1	4.0	6.0	Do	50	40	-	-	-	-	-
2	-	6.0	Under 10	30	20	20	-	-	-	-
2	-	6.0	Over 10	40	30	20	-	-	-	-
2	6.0	9.8	Under 10	40	30	30	-	-	-	-
2	6.0	9.8	Over 10	50	40	30	-	-	-	-
3	-	9.0	Under 10	40	30	20	20	-	-	-
3	-	9.0	Over 10	50	40	30	20	-	-	-
3	9.0	13.7	Under 10	50	40	30	30	-	-	-
3	9.0	13.7	Over 10	60	50	40	30	-	-	-
4	-	12.0	Under 10	50	40	30	30	20	-	-
4	-	12.0	Over 10	60	50	40	30	30	-	-
4	12.0	18.3	Under 10	60	50	40	30	30	-	-
4	12.0	18.3	Over 10	70	60	50	40	30	-	-
5	-	15.0	Under 10	60	50	40	30	30	30	-
5	-	15.0	Over 10	70	60	50	40	30	30	-
5	15.0	22.0	Under 10	70	60	50	40	30	30	-
5	15.0	22.0	Over 10	80	70	60	50	40	30	-
6	-	18.0	Under 10	70	60	50	40	30	30	30
6	-	18.0	Over 10	80	70	60	50	40	30	30
6	18.0	27.4	Under 10	80	70	60	50	40	30	30
6	18.0	27.4	Over 10	90	80	70	60	50	40	30

SCHEDULE- III*(See Bye-law 65 (2))***Minimum thickness of external and partition masonry walls in public and industrial buildings:**

Height of wall (h) in metres		Length of wall to metres		Thickness t1 in centimetres	Thickness t2 in centimetres
Exceeding	Not exceeding	Exceeding	Not exceeding		
(1)	(2)	(3)	(4)	(5)	(6)
-	7.6	Unlimited		30	-
7.6	9.1	-	13.7	30	-
7.6	9.1	13.7	-	40	-
9.1	12.2	-	9.1	30	-
9.1	12.2	9.1	13.7	40	-
9.1	12.2	13.7	-	50	-
12.2	15.2	-	9.1	50	-
12.2	15.2	9.1	13.7	60	-
12.2	15.2	13.7	-	70	-
15.2	18.3	-	13.7	60	-
15.2	18.3	13.7	-	70	-
18.3	21.3	-	13.7*	60	-
18.3	21.3	13.7	-	-	70
21.3	24.4	-	13	60	-
21.3	24.4	13.7*	-	-	70

*The extra 10 cm. (or 4") thickness of wall is required because the length exceeds 13.7 m. (or 45') which may be confined to plasters properly distributed, of which the collective widths amount to at least a quarter of total length of the wall.

Note: t1 is the thickness at the base of a wall of any length and not greater than 18.3 m. (or 60') in height and of any height and length not greater than 13.7 m. (or 45').

t2 is the thickness at the base of wall of height greater than 18 m. (or 60') and of length greater than 13.7 m. (or 45').

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