BIHAR BUILDING BYELAWS - 2026

DRAFT

बिहार सरकार

Urban Development and Housing Department
Government of Bihar

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CHAPTER -I
PRELIMINARY

1. Short title, Extent and commencement

1) These byelaws shall be called the Bihar Building Byelaws 2026.

2) These byelaws shall apply to all building activities in the areas falling in:
   a. All Municipal Corporations
   b. All Municipal Councils
   c. All Nagar Panchayats
   d. All Metropolitan Areas
   e. All Planning Areas
   f. All Industrial Areas falling under BIADA, Department of Industries or any other Industrial area declared by any statute of the Government provided the Department of Industries has expressly notified the adoption of these byelaws.

3) All existing rules, regulations, byelaws, orders that are in conflict or inconsistent with these byelaws shall stand modified to the extent of the provisions of these byelaws.

4) The State Government may notify certain areas on its own or on the recommendation of the Planning Authority or Municipalities, where these byelaws shall not apply.

5) In case Master Plans/ Development Plans/ Zonal Plans/ Local Area Plans/ Town Planning Schemes/ Area Development Schemes are notified by the Planning Authority subsequent to the publication of these byelaws, the corresponding provisions made in these plans shall override the provisions made in these byelaws.

6) These byelaws shall come into force on the date of their publication in the Bihar Gazette.

2. Definitions

In these byelaws, unless the context otherwise requires:

1) **"Act"** means the Bihar Urban Planning and Development Act, 2012;

2) **"Addition/ Alteration"** means structural change, such as addition to the covered area or height or the removal of part of a building or construction or cutting into or removal of any wall, partition, column, beam, joist, floor or other support, or a change to the fixture of equipment of the building;

3) **"Advertising Sign"** means any surface or structure with characters, letters or illustrations applied there to 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 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;

4) **"Agricultural use"** means use of land for the purpose of agriculture, horticulture, sericulture, animal husbandry, poultry farming, plant nursery, piggery, dairy farming, vegetable farming and any activity related to agriculture or milk chilling plant;

5) **"Air-Conditioning"** means the process of treating air so as to control simultaneously its temperature, humidity, cleanliness and distribution to meet the requirement of conditioned space;

6) **"Airport Reference Point"** means a designated point, which is established in the horizontal plane at or near the geometric center of the landing area as defined by the concerned Airport Authority;
7) **"Amenity"** means roads, street, open spaces, parks, recreational grounds, play grounds, gardens, water supply, electric supply, street lighting, sewerage, drainage, public works and other utilities, services and conveniences;
8) **"Annexure"** means an Annexure appended to these byelaws;
9) **"Apartment"** means an Apartment as defined under Section 3(b) of Apartment Ownership Act 2006
10) **"Applicant"** means the owner or builder or authorized empanelled technical person applying for building permission or land development as specified in these byelaws.
11) **"Balcony"** means a projection to serve as passage or sit out place including a hand rail or balustrade;
12) **"Barsati"** means a covered space of the roof used as a shelter during rain. It will have at least one side open and will not cover more than 20% of the area of the roof and in no case such covered area will not exceed more than 20 sq.m. Barsati shall be a common area of the building and shall not be sold out as a separate unit. In case construction is made in violation of the norms mentioned the barsati shall be treated and accounted for as a separate floor under these byelaws.
13) **"Basement or cellar"** means lower storeys of a building, below or partly below the ground level;
14) **"Builder"** means an applicant, land owner, contractor, holder of power of attorney of the land owner, partnership, trust or company which has responsibility for construction, leasing, selling or disposing otherwise of a building for residential and other purposes and duly registered or empaneled by the Competent Authority or the State Government;
15) **"Building"** means any structure or erection or part of a structure or erection which is intended to be used for residential, commercial or for the purpose of any business, occupation, profession or trade, or for any other related purposes. The building shall be classified based on the occupancy as below:
    A. **"Assembly Building"** refers to a building or part of a building where group of people congregate or gather for amusement, recreation, social, religious, patriotic and similar purposes and includes theaters, assembly halls, auditoria, exhibition halls, museum, skating rinks, gymnasium, dance hall, clubrooms, recreation piers and stadia;
    B. **"Commercial Building"** refers to a building or part of a building, which is used for transaction of business, keeping of accounts and records or for similar purposes and includes Banks and Commercial Offices and Corporate offices. It shall include mercantile buildings like shops, stores, market display and sale of merchandise either in wholesale or retail, or offices, storage or services facilities incidental to the sale of merchandise and includes Cinema Halls, Petrol Pumps, Hotels, Restaurants, Clinics, Pathology Labs Lodge-cum-guesthouses & Dharma Kantas, etc.;
    C. **"Educational Building"** refers to a building used for school, college or daycare purpose for more than 8 hours per week involving assembly, instructions, education or recreation;
    D. **"Hazardous Building"** refers to a building or part of a building which is used for the storage, handling, manufacture or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/or

producing poisonous fumes, or the storage, handling, manufacturing or processing of which involves highly corrosive, toxic, obnoxious alkalis, acids or other liquids, gases or chemicals, producing flame, fumes and explosion, poisonous irritant or corrosive gasses and for the storage, handling or processing of any material producing explosive mixture of dust or which result in the division of matter into fine particles subject to spontaneous ignition. This shall include petrol filling stations;

E. **"Industrial Building"** refers to a building or part of a building in which products or materials of all kind and properties are fabricated, assembled or processed such as assembly plants, laboratories, power plants, smoke houses, refineries, gas plants, mills, dairies or factories;

F. **"Institutional Building"** refers to a building or part of a building which is used for purposes such as Research and Training Centre, Public/Semi Public offices, Hospitals, Dispensaries and Health Centers;

G. **"Residential Building"** refers to a building in which sleeping accommodation is provided for normal residential purpose with or without cooking or dining or both facilities and includes one or two or multi-family dwelling, dormitories, apartment houses, flats and hostels;

H. **"Public Utility Building"** means and includes Post Office, Police Station, Fire Station, Telephone Exchange, sub-station, water works, Taxi Stands, Bus Terminals, etc.;

I. **"Storage Building"** refers to a building or part of building used primarily for the storage or sheltering of goods, storehouses, hangers, terminal depot, grain elevators, barn or stables;

J. **"Multi-Level Car Parking "** means 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 motorized vehicles;

16) **"Building Accessory"** means a subordinate building, use of which is incidental to that of a principal building, on the same plot such as garage, coal or fuel shed, peons, chowkidars, or domestic servant's quarters, etc;

17) **"Building Envelope"** means the horizontal spatial limits up to which a building may be permitted to be constructed on a plot above ground level.

18) **"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 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 midpoint 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.

In case the contiguous ground level of the building is above the average level of the centre line of the adjoining street, the height of the building shall be measured from such contiguous ground level or plinth, subject to limit of 0.90 m from the existing average level of the centre line of the adjoining street.

In case of basement, the height of the building shall be measured from the ceiling level of the basement, not exceeding 1.20 m from the average level of the ground around and contiguous to the building.

19) **"Building Line"** means the line up to which the plinth of a building adjoining a street or an extension of a street or on a future street may lawfully extend and includes the lines prescribed in any development plan in operation for any area under the jurisdiction of the Competent Authority or specification indicated in any Development Plan or Scheme, or in these Byelaws;
20) **"Built up Area"** means the total covered areas on all floors of an immovable property;
21) **"Cabin"** means a non-residential enclosure constructed of non-load bearing partitions.
22) **"Canopy"** means cantilevered projection over any entrance;
23) **"Carpet Area**" means the net usable floor area of an apartment, excluding the area covered by the external walls, area under service shafts, exclusive balcony or verandah and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.
24) **"Chajja/Sun-Shade"** means a sloping or horizontal structural overhang, usually provided at lintel level for protection from sun and rain or for architectural considerations.
25) **"Chimney"** means an upright shaft containing and encasing one or more flues 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;
26) **"Combustible materials"** means a material, which burns or adds to a fire when used for combustibility in accordance with good practice;
27) **"Competent Authority"** means the Authority which has been created by a statute and which, for the purpose of administering the Code/Part/Byelaw. Competent Authority can be any Municipality, Planning Authority or any other authority as notified by the State Government as the case may be;
28) **"Corner plot"** means a plot at the junctions of and fronting on two or more intersecting streets. In cases, where the two streets are of same width, then the larger side of the plot will decide the frontage. In such case, the location of a garage (on a corner plot) if provided, within the open space shall be located diagonally opposite to the point of intersection;
29) **"Cornice"** means a sloping or horizontal structural overhang usually provided over openings or external walls to provide protection from sun and rain; or for architectural consideration.
30) **"Courtyard"** means a space permanently open to sky, with or without pergola, enclosed fully or partially by buildings and may be at ground level or any other level within a building;
31) **"Coverage"** means percentage of covered area on the ground floor which is not open to sky excluding the chajja/roof projections up to 0.75 metre width overhanging the open space to the total plot area;
32) **"Covered Area"** means in respect of ground floor, area covered immediately above the plinth level by the building but does not include the open space covered by:
    A. gardens, rockery, well and well-structures, rainwater harvesting structures, plant nursery, water-pool (if uncovered), platform round a tree, tank, fountain, bench, chabutara with open top unenclosed on sides by walls, boundary wall, swing, and area covered by chhajja without any pillars etc. touching the ground;
    B. 'drainage culvert conduit', catch-pit, gully pit, inspection chamber, gutter and the like; and
    C. compound wall, gate, slide/ swing door, canopy, and areas covered by chajjas or similar projections and staircases which are uncovered and open at least on three sides and also open to sky;
    D. Watchmen booths, pump houses, garbage shafts, electric cabins or substations, and such other utility structure meant for the services of the building under construction;
33) **"Cul-de-sac"** means such means of access having length up to 150 m. with an additional turning space not less than 81 square meters in area having no dimension less than 9 m.;

34) **"Damp-Proof Course"** means course consisting of some appropriate water proofing material provided to prevent penetration of dampness;
35) **"Detached building"** means a building whose walls and roof are independent of any other building with open spaces on all sides;
36) **"Development Plan"** means any Development Plan as defined under Section 2 (xvi) of Bihar Urban Planning and Development Act, 2012 for the development or redevelopment or improvement of an area within the jurisdiction of a Planning Authority;
37) **"Deviation"** means any construction made in departure from the approved plan by way of alterations or additions, modifications in the total floor area, coverage, floor area ratio (FAR), setbacks, height, parking space, provision of public utilities etc.;
38) **"Drain"** means a line of pipes including all fittings and equipment such as manholes, inspection chamber, traps, gullies and floor traps, used for the drainage of a building or a number of buildings, or yards appurtenant to the buildings within the same cartilage and includes open channels used for conveying surface water;
39) **"Drainage"** means the removal of any liquid by a system constructed for purpose;
40) **"Dwelling Unit"** means an independent housing unit with facilities for living, cooking and sanitary requirements;
41) "**ECSBC**" means Energy Conservation and Sustainable Building Code rating standards.
42) **"Empaneled Architect"** means an Architect registered with the Council of Architecture and empaneled with the Urban Development and Housing Department, Government of Bihar;
43) **"Empaneled Builder/ Developer"** means a builder/ developer empaneled with the Urban Development and Housing Department, Government of Bihar;
44) **"Empaneled Engineer"** means a Civil/ Structural engineer empaneled with the Urban Development and Housing Department Government of Bihar;
45) **"Empaneled Town Planner"** means a Town Planner empaneled with the Urban Development and Housing Department Government of Bihar;
46) **"Empaneled Technical Person (ETP)"** means Architect/ Civil Engineer/ Structural Engineer/ Town Planner empaneled by the Urban Development and Housing Department, Government of Bihar;
47) **"Empaneled Third Party Architect (ETPA)"** means a registered Architect with Council of Architecture under Architects Act 1972 and are empaneled by Urban Development and Housing Department, Government of Bihar for providing services in connection with Trust & Verify provisions in these byelaws;
48) **"Enclosed stair-case"** means a stair-case, separated by fire resistant walls from the rest of the building;
49) **"Encroachment"** means an act to enter into the possession or rights either of permanent or temporary nature on a land or buildup property of local body or State/ Central Government;
50) **"Existing Building or Use"** means a building, structure or its use as sanctioned/ approved/ regularized by the Competent Authority, existing before the commencement of these Byelaws;
51) **"Exit"** means a passage, channel or means of egress from any building, storey or floor area to a street or other open space of safety;
52) **"External Wall"** means an outer wall of a building even though adjoining to a wall of another building and also means a wall abutting on an interior open space of a building;
53) **"Farm House"** means a plot of land including construction thereon in the area designated for agricultural use by the Authority.
54) **"Farm Shed"** shall include permanent or temporary structures erected in the plot used for farmhouse;

55) **"Fire Alarm System"** means an arrangement of call points or detectors, sounders and other equipment for the transmission and indication of alarm and sometimes used as signals for testing of circuits and whenever required for the operation of auxiliary services. This device may work automatically or manually to alert the occupants in the event of fire;
56) **"Fire Lift"** means lift specially designed for use by fire service personnel in the event of fire;
57) **"Fire Proof Door"** means a door or shutter fitted to a wall opening, and constructed and erected with the requirement to check the transmission of heat and fire for a specified period;
58) **"Fire Resisting Material"** means the material, which is normally used for fire resistance;
59) **"Flat"** means a dwelling unit in building.
60) **"Floor"** means the lower surface in a storey on which one normally walks in a building;
61) **"Floor Area Ratio (FAR)"** means the quotient obtained by dividing the combined covered area (plinth area) of all floors, excepting areas specifically exempted under these byelaws, by the total area of the plot;
62) **"Footing"** means the part of a structure, which is in direct contact with the ground and transmitting loads to the ground;
63) **"Forms"** means forms appended to these byelaws;
64) **"Foundation"** means that part of a structure, which is indirect contact with and meant for transmitting loads to the ground;
65) **"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 structures provided for seating in stadia;
66) **"Garage-Private"** means a building or a portion thereof designed for parking of privately owned motor vehicles or any other vehicles;
67) **"Garage-Public"** means a building or a portion thereof designed or used for repairing, servicing, hiring, selling or parking of motor driven or any other vehicles;
68) "**GRIHA**" means Green Rating for Integrated Habitat Assessment rating standards.
69) **"Ground Floor"** shall mean storey, which has its floor surface nearest to the ground around the building;
70) **"Group Housing"** means a residential development where multiple independent dwelling units (such as apartments, flats, or plotted row houses) are built on a single, large plot of land;
71) **"Habitable room"** means a room having an area of not less than 9.0 sq.m., width 2.4 m. (min.), height 2.75 m. (min.) occupied or designed for occupancy by one or more persons for study, living, sleeping, eating, cooking if it is used as a living room, but does not include bathrooms, water closet compartments, laundries, serving and storage pantries, corridors, cellars, attics and spaces that are not used frequently or during extended periods;
72) **"Hazardous and obnoxious industry"** means industry which creates nuisance to the surrounding development in the form of smell, smoke, gas, dust, air pollution, water pollution and other unhygienic conditions;
73) **"Hazardous material"** means :
    A. radioactive substances;
    B. Material which is highly combustible or explosive and/or which may produce poisonous fumes explosive emanations, or storage, handling, processing or manufacturing of which may involve highly corrosive, toxic, obnoxious alkalis or acids or other liquids;
    C. Other liquids or chemicals producing flame, fumes, explosive, poisonous, irritant or corrosive gases or which may produce explosive mixtures of dust or fine particles capable of spontaneous ignition;

74) **"Heritage Zone"** means the area as delineated in Development Plan or delineated as such under the concerned central or state statute;
75) **"High Rise Building"** means a multi-storey building whose height is 15m (without stilt) or greater than 17.5m (with stilt) or more.
76) "**IGBC**" means Indian Green Building Council rating standards.
77) **"Illuminated Exit Signs"** means a device for indicating the means of escape during normal circumstances and power failure;
78) **"Jhamp"** means a downward vertical or sloping projection hanging below the balcony to provide protection from direct sun or rain;
79) **"Katra/Chawl"** means a building so constructed as to be suitable for living in separate tenements each consisting a single room, or of two, but not more than two rooms and with common sanitary arrangements;
80) **"Land Use"** means use of the land proposed in the Development Plans/ Zonal Plans/ Local Area Plans/ Town Planning Schemes/ Area Development Schemes or any designated land use zone with the approval of the State Government;
81) **"Land Use Zone"** shall be considered as per section 27 of Bihar Urban Planning and Development Rules 2014;
82) **"Latrine-connected"** means a latrine connected to the municipal sewer system;
83) **"Latrine-unconnected"** means a latrine not connected to the municipal sewer system; it may be connected to a septic tank or suitable treatment or disposal system;
84) **"Layout"** means the laying out a parcel of land into building plots with laying of roads or streets with formation, leveling, metalling or black topping or paving of the roads and footpaths, and laying of the services such as water supply, drainage, street lighting, open spaces and includes land sub-division for the purpose of building in such plots;
85) **"Ledge/Tand"** means a shelf-like projection supported in any manner whatsoever, except by means of vertical supports within a room itself having at a minimum clear height of 2.1 meters from the floor level;
86) "**LEED**" means Leadership in Energy and Environmental Design rating standards
87) **"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';
88) **"Lobby"** means a covered space in which all or some of the adjoining rooms open.
89) **"Loft"** means an intermediate floor between two floors or a residual space in a pitched roof, above normal floor level with a maximum height of 1.5 meters and which is constructed or adopted for storage purposes;
90) **"Masonry"** means an assemblage of masonry units properly bonded together with mortar;
91) **"Mezzanine Floor"** means an intermediate floor between any two floors, above ground level, accessible only from the lower floor;
92) **"Mitigation"** means measures taken in advance of a disaster aimed at minimizing or eliminating its impact on society and on environment including preparedness and prevention;
93) **"Mixed Land Use/ Mixed Use"** refers to an area or zone as per the Development Plans/ Zonal Plans/ Local Area Plans/ Town Planning Schemes/ Area Development Schemes where residential, commercial, institutional or mixed use of premises can be co-located in an integrated way as per provisions made in these byelaws or Development Control Regulations (DCR);
94) **"Mixed Occupancy of premises/ building"** is where a compatible secondary use may be permissible in the premises/ building apart from its principal use as per provisions made in these byelaws or Development Plan.

95) **"Mumty or Stair Cover"** means a structure with a covering roof over staircase and its landing built to enclose only the stairs for the purpose of providing protection from weather and not used for human habitation;
96) **"Municipal Act"** means Bihar Municipal Act, 2007;
97) **"Natural hazard prone areas"** means areas likely to have moderate to high intensity earthquake, or cyclonic storm, or significant flood flow or inundation, or landslides/mud flows/avalanches, or one or more of these hazards;
98) **"New Area"** means such area as notified by the Competent Authority with approval of Urban Development & Housing Department, Government of Bihar;
99) **"Non-Combustible Material"** means a material, which does not burn nor add heat to a fire when tested for combustibility in accordance with good practice;
100) **"Non-Conforming Use of a Building or Land"** means the use of a building or land existing at the time of commencement of these Byelaws, and which does not conform to the Byelaws pertaining to the zone in which it is located;
101) **"Non Residential"** means all building activities other than Residential.
102) **"Occupancy or Use"** means the principal occupancy for which a building or a part of a building is used or intended to be used.
103) **"Old Area"** means such area as notified by the Competent Authority with approval of Urban Development & Housing Department Government of Bihar;
104) **"Open Space"** means an area forming an integral part of the plot, left open to the sky;
105) **"Owner"** means a person, group of persons, a company, trust, Institute, Registered body, State or Central Government and its departments, undertakings and the like in whose name the property stands registered in revenue records. The owner shall include :
    A. An agent or trustee who receives the rent on behalf of the owner;
    B. An agent or trustee who receives the rent of or is entrusted with or is concerned with any building devoted to religious or charitable purpose;
    C. A receiver, executor or administrator or a manager appointed by any court of competent jurisdiction to have the charge of or to exercise rights of the owners, and
106) **"Parapet"** means a low wall or railing built along the edge of a roof or a floor having a height as prescribed from the finished floor level;
107) **"Parking Space"** means an area enclosed or unenclosed, covered or open, of sufficient size to park vehicles, together with a driveway connecting the parking space with a street or any public area and permitting ingress and egress of the vehicles;
108) **"Partition"** means an interior non-load bearing wall, one storey or part of a storey in height;
109) **"Permit"** means a permission or authorization in writing by the Competent Authority to carry out the work regulated by these Byelaws;
110) **"Plantation"** means plantation of plants and trees;
111) **"Plinth"** means the portion of a structure between the surface of the surrounding ground and the surface of the floor, immediately above the ground;
112) **"Plinth Area"** means the built-up area measured at the floor level of the ground floor;
113) **"Porch"** means a covered surface supported on pillar or otherwise for the purpose of pedestrian or vehicular approach to a building;
114) **"Principal use of land/ premises"** refers in the case of an area where Development Plans/ Zonal Plans/ Local Area Plans/ Town Planning Schemes/ Area Development Schemes has been notified, means the use defined for that area in the Plan and in case of an area where these plans have not been notified, means the existing predominant use of the land/ premises;

115) **"Prohibited area"** means any area specified or declared to be a prohibited area under Section 20A of the Ancient Monuments and Archaeological Sites and Remains Act (AMASR), 1958 or any other prevailing statutes;
116) **"Protected monument"** means an ancient monument which is declared to be of national importance by or under the Ancient Monuments and Archaeological Sites and Remains Act (AMASR), 1958 or any other prevailing statutes;
117) **"Public Utility service"** means drainage, sewerage, electricity, water supply, solid waste disposal, sanitation, fire services, roads and any other support or infrastructure and the like for which a building has to depend on public bodies, authorities or agencies;
118) **"Ramp"** means a passage with gradual slope joining two level surfaces;
119) **"Regulated Area"** means any area specified or declared under Section 20B under the Ancient Monuments and Archaeological Sites and Remains Act (AMASR), 1958 or any other prevailing statutes;
120) **"Road"** means any access viz. highway, street, lane, pathway, alley, or bridge, whether a thoroughfare or not, over which the public have right of passage or access or have passed and had access uninterruptedly for a specified period and includes all bunds, channels, ditches, storm water drains, culverts, side tracks, traffic islands, road side trees and hedges, retaining walls, fences barriers and railings within the road line.
121) **"Road Width or Width of Road or Right of Way (ROW)"** means the whole extent of space within the boundaries of a road when applied to a new road/street as laid down in the city survey or development plan or prescribed road lines by any act of law and measured generally at right angles. Plans under these byelaws, shall be approved on the basis of width of the road/street that exists on the day of sanctioning of the plans.
122) **"Room Height"** means the vertical distance measured from the finished floor level to the finished ceiling;
123) **"Row Housing"** means a row of contiguous houses with only front, rear and interior open spaces;
124) **"Semi-Detached Building"** means building detached on three sides (front, rear and side) with open spaces as specified under the Byelaws;
125) **"Service Floor"** means a floor dedicated to building services (not to be used for any inhabitation) in any type of high rise building with height of ceiling from finished ground level between 2.1 m to 2.2 m and it shall not be counted in FAR;
126) **"Service Lane"** means a lane provided at rear or side of a plot for service purposes;
127) **"Service Road"** means a road provided at the front, rear or side of a plot for service purpose;
128) **"Set back"** means the distance between the plinth lines of the building and the boundary of the plot. The setback shall be measured at ground level;
129) **"Setback line"** means a line usually parallel to the plot boundaries and laid down in each case by the Authority beyond which nothing can be constructed towards the plot boundaries;
130) **"Settlement"** means a human settlement, whether urban or rural in character. It includes habited villages, towns, townships, cities and the areas notified under the control of the Planning Authority;
131) **"Site"** means a parcel or piece of land enclosed by definite boundaries;
132) **"Site Depth"** means horizontal distance between the front and rear side boundaries;
133) **"Site Plan"** means a detailed Plan showing the proposed placement of structures, parking areas, open space, landscaping, and other development features, on a parcel of land, as required by specific clauses of the Administration Chapter;

134) **"Site with Double Frontage"** means a site having frontage on two streets other than corner plot;
135) **"Smoke Stop Door"** means a door for preventing or checking the spread of smoke from one area to another;
136) **"Stilt Floor"** means a floor supported by pillars with all sides open to be used for parking, switch room, generator room, society room &information room with minimum height of 2.5 meter;
137) **"Store Room"** means a room used as storage;
138) **"Storage Space"** means a space where goods of non-hazardous nature are stored and includes cold storage and banking safe vaults;
139) **"Spiral Staircase"** means a staircase forming continuous winding curve round a central point or axis provided in a open space having tread without risers;
140) **"Storey"** means the space 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, but shall not include a service or mezzanine floor;
141) **"Tenements"** means room or rooms in the occupation of, or meant for the occupation of one tenement;
142) **"To abut"** means to abut on a road so that any portion of the building or land is on the road boundary;
143) **"To erect"** a building means:
    A. to erect 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 or destroyed.
144) **"Tribunal"** means Municipal Building Tribunal under Section 329 of the Municipal Act or Tribunal constituted under Section 79 of Chapter XII of the Bihar Urban Planning and Development Act 2012;
145) **"Unauthorized construction"** means the erection or re-erection, addition or alteration of any building constructed without approval or in direct violation of a sanctioned building plan by the Competent Authority;
146) **"Underground/Overhead Tank"** means an underground/ overhead water tank, constructed or placed to store water;
147) **"Unsafe Building"** means buildings which are structurally and construction wise unsafe, or in-sanitary, or do not provide adequate means of egress, or which constitute fire hazard, or are otherwise dangerous to human life or property, or which in relation to existing use constitute a hazard to safety/health/public welfare by reason of inadequate maintenance, dilapidation or abandonment;
148) **"Ventilation"** means the supply of outside air into a building through window or other openings due to wind outside and convection effects arising from temperature, or vapour pressure differences (or both) between inside and outside of the building;
149) **"Verandah"** means space with at least one side open to the outside with the exception of one-meter parapet on the upper floors to be provided on the open side;
150) **"Water Closet/ W.C."** means a privy with arrangement for flushing the pan with water but does not include a bath room;
151) **"Watercourse"** means a natural channel or an artificial channel formed by draining or diversion of a natural channel meant for carrying storm and wastewater;
152) **"Window"** means an opening to the outside other than a door, which provides all or part of the required light or ventilation, or both to an interior space.

153) **"Zoning"** means the planning areas where various land use zones viz, residential, commercial, industrial, public and semi-public, public utility, recreational, transport & communication, agriculture, water bodies and eco-sensitive areas having their zonal boundaries have been indicated.

CHAPTER - II
ADMINISTRATION

3. Applicability

Subject to the provisions of the Act and the Municipal Act, these byelaws shall apply:

(1) To the planning, design, construction, removal, demolition, alteration, change in occupancy/ use of a building or part thereof.
(2) Where any building has been constructed partly before the notification of these byelaws, and the validity period has lapsed, then the provisions of these byelaws shall be insisted upon the construction of the remaining portion, after extension of the validity. (These byelaws shall also be applicable even if the construction has not started and the validity period has lapsed).

4. Deemed Permission

(1) The construction of any building in respect of which permission has been issued before coming into force of these byelaws, shall, so far as it is not inconsistent with the provisions of the old byelaws, continue to be validly made and the said permission shall be deemed to have been issued under the corresponding provisions of those byelaws.
(2) Where any building has been constructed before the notification of these byelaws with deviation of an approved plan, the provisions of old byelaws shall be insisted upon.
(3) Where any building has been constructed without an approved plan, the provisions of these byelaws shall be insisted upon.

5. Exemption from permission-

(1) No permission or notice shall be required for the works related to the following alterations and the like which do not otherwise violate any provisions regarding general building requirements, structural stability and fire and life safety requirements of these byelaws:

(2) No permission shall be necessary for works carried out by Central Government and State Government Departments/ if the plans are approved by Government Architects/ Engineers. However, the Government Architects/ Engineers shall ensure that the plans are prepared as per the provision of these byelaws and the development plan wherever applicable.

6. Application.

(1) Any applicant who intends to develop land, erect, re-erect or make additions or alterations in any building, demolish any building or subdivide a plot for development shall apply to the Competent Authority as applicable or through the Online facility.
(2) Layers of drawings- Plans shall be shown as specified in below mentioned table. Where items of work are notified, the coloring notation used shall be indexed (However separate guidelines may be issued for preparation of drawings in a format to adapt to the Online facility).

Table 1: Coloring notation of the plans

Sl. No.	Item	Land Subdivision	Building Plan
		Computer Print/White Print	Computer Print/White Print
1	Plot Line	Thick Black	Thick Black
2	Existing Street	Green	-
3	Future Street	Green dotted	Green dotted
4	Permissible Building	Thick dotted black	Thick
5	Open Spaces	No Colour	No Colour
6	Existing out line	Black	Black
7	Work Proposed to be demolished	Yellow hatched	Yellow hatched
8	Proposed work- (a)Additions and alterations	Red filled	Red
	(b) Entirely new work	Not to be coloured	Not to be coloured
9	Drainage and sewerage work	Red dotted	Red dotted
10	Water Supply work	Black dotted thin	Black dotted thin

(3) **Application for development permit (Land Development)-**The application shall be made to the Competent Authority as prescribed and shall be accompanied by application for development permit in the case of development or re-development of land into plots, sub-divisions or land use zones. The documents shall be submitted with CAD format along with prescribed scrutiny fees, shelter fund, labour cess and other statutory dues as may be notified from time to time. The application shall also include the following components:

(i) **Key Plan-** This shall show the location of land proposed to be subdivided. This shall also show the North point and scale used. (Revenue Survey sheet/Municipal Survey sheet with Khesra no. or mutation record shall also be attached)

(ii) **Site Plan**- This shall be drawn on a scale of not less than 1:1000 for plots up to10 hectares and not less than 1:2000 for plots above 10 hectares and shall show-

(a) The boundaries of the site with dimensions and the details of contiguous land belonging to application indicating the Khesra numbers or any other equivalent local denomination, and in case, the continuous land owned by the applicant had been subdivided earlier, public facilities provided in it and all streets within it opening out in the site for which the permission is being sought.

(b) The means of access for existing street (name and width of the street is to be mentioned) to the land, which, the applicant intends to sub-divide.

(c) The position of all existing structures and features like high tension line, telegraph and electrical poles, underground pipe lines, trees, grave yards,

religious buildings, railway lines, etc. within a distance of 30 meters from the nearest edge of the site.

(d) All major physical characteristics of land proposed to be developed which include the approximate location and size of water body, normal flood-affected areas and contours at an interval of 0.5meters in case of the site which has a slope of more than 1 in 20.

(e) Location of the site in Development Plan or in zoning as specified by the Competent Authority

(f) Existing and proposed use of land.

(g) Scale used and North point.

(iii) **Sub-division Plan**- This shall be drawn on a scale of not less than 1:500 for Plot upto 10 hectares and not less than 1:1000 for plots above 10 hectares. This shall apply to plans for integrated development schemes also. This shall contain the following-

a. Scale used and North point,
b. The location of all proposed and existing roads with their widths within the land,
c. Building lines showing the set-backs with dimensions within each plot where applicable,
d. The location of drains, sewers, public facilities and services and electrical lines etc. and their connections to existing public utility services system,
e. An analysis indicating, size, area and use of all the plots in the subdivision lay out plan,
f. A statement indicating the total area of the site area utilised under roads, open spaces, schools, shopping and other public places along with their percentage with reference to the total area of the site proposed to be subdivided,
g. In case of plots which are subdivided in built up areas in addition to the means of access to the subdivision from existing streets and the exiting service lines laid.

(iv) **Details to be submitted-** Every application for permission of sub-division of land shall also be accompanied by the following statements-

a) A statement containing general specification of all improvements proposed to be made within the area for example, grading and paving of roads and lanes, provision of gutters, side drains, provision of sufficient, safe and assured water supply, arrangement of sewage disposal, street lighting and development of parks and playfields and public utilities,
b) The purpose for which the land is to be used and a written analysis of distribution of land under different uses,
c) General specifications of the materials to be used and estimated cost of the proposed development of the area,
d) The quality and quantity of effluent in respect of industrial units. Any other statement required by the Competent Authority.
e) Registered Development Agreement between land owner and developer if applicable.

(4) **Application for building permit-** Application shall be made to the Competent Authority in prescribed form or through an online facility provided by the competent Authority The following shall accompany the application for building permit in the case of permission for erection, re-

erection or making material alternation. The documents shall be submitted in CAD format along with prescribed scrutiny fees, along with applicable shelter fund and labour cess and other fee

(i) **Site Plan-**Plan sent with an application shall be drawn to a scale of not less than 1:500 for areas up to 1 hectare and not less than 1:1000 for areas more than 1 hectare and shall show-

(a) The boundary of the site with plot dimensions and the contiguous land around it.

(b) The position of site in relation to neighbouring street along with the municipal plot number and revenue plot number the name of the street in which the building is proposed to be situated, if any;

(c) The name of street in which the building is proposed to be situated if any;

(d) All existing buildings standing on over or under the site and proposed buildings with dimensions;

(e) The position of the building or of all other building (if any) which the application intents to erect upon his contiguous land to in (a) in relation to:

1. The boundaries of the site and in case where the site has been partitioned, the boundaries of the portion owned by the applicant and also of the portion owned by the other.
2. All adjacent streets, buildings (with number of the stories) and premises within a distance of 15m of the site of the contiguous land (if any) referred to in (a); and
3. If there is no street within a distance 15m of the site, the nearest existing street.

(f) The means of access from the street to the building and all other building which the owner intends to erect upon his contiguous land referred to in (a);

(g) Dimension of the spaces to be left in and around the building to secure a free circulation of air, admission of light and access for scavenging purposes and details of projection (if any) on the open spaces;

(h) The width of the street (if any) in front and of any street (if any) at the side or rear of the proposed building;

(i) Scale used and the direction of north point relating to plan of the building.

(j) Any existing physical features, such as wells, drains etc.

(k) Sewerage and drainage lines upto discharge point and water supply lines .

(l) Location of trees.

(m) Such other particulars as may be prescribed by the authority.

(i) **Key Plan-** This shall show the location of land where the building is proposed. This shall also show the North point and scale used. (Shall include attested copy of the Revenue Survey sheet/Municipal Survey sheet with Khesra no. or mutation record.)

(ii) **Building Plan-** The plan of the building and two elevations (front and side) and sections accompanying the application shall be drawn to a scale not less than (1:100). The plan shall-

(a) Include the floor plans /mezzanine plan/ service floor of all floors together with the covered area clearly indicating the size and spacing of all framing members and sizes of rooms and the position of staircase, ramps and lift wells;

(b) Show the use or occupancy of all parts of the building;

(c) Details of the parking space;

(d) Show exact location of essential services for example: WC, sink, bath and the like including the water supply and drainage line;

(e) Include two elevation (front and sides) and sectional drawing showing clearly the size of footings, thickness of basement wall, wall construction size and spacing of framing members, floor slabs and roof slabs with their materials and size and locations of doors, windows and other openings. The section shall indicate the heights of building and rooms and also the height of the parapet and the drainage and slope of the roof. At least one section should be taken through the staircase;

(f) Show two sectional elevations of all street (levels) with existing and proposed ground level of plot; Show building elevations on all streets with existing and finished ground levels.

(g) Indicate details of compound walls (including height and sections) around the boundary;

(h) give dimensions of the permissible projected portions within open spaces;

(i) rain water harvesting system, terrace plan indicating the drainage and the slope of the roof;

(j) give indications of the north point relative to the plan and scale used; and

(k) any other particulars as required by the Authority.

(iii) **Services Plan-** Plans, elevations and sections of private water supply and sewerage disposal system independent of the municipal services (if any) drawn to a scale of 1:10 shall be included.

(iv) **Specifications-** General specification giving type and grade of materials to be used shall accompany the application.

(v) **Ownership Title-** Every application for building permit shall be accompanied by the following for verifying proof of ownership.

(a) Self-Attested or certified copy of the ROR/ original sale/lease deed, /partition deed/ court decree, and

(b) Self-Attested or certified copy of updated revenue receipt (Malguzari receipt) or

(c) Updated Municipal Holding Tax receipt (applicable in urban areas) with khesra/holding no.

(d) Land possession certificate or Mutation order

(e) Registered Development Agreement between land owner and developer if applicable.

(5) **Additional documents and information required for Building Plan for High Rise /special buildings :** For all high rise buildings and for special buildings like health, educational, assembly, institutional, industrial, storage, shopping complex and multiplex and hazardous and mixed occupancies with any of the aforesaid occupancies having ground coverage area more than 500 sqm.The following additional information shall be furnished/indicated in the building plan in addition to the items given in (4) as applicable:

(a) Access to fire appliances/vehicles with details of vehicular turning circle and clear motorable access way around the buildings;

(b) Size (width) of main and alternative staircases along with balcony approach, corridor, ventilated lobby approach;/

(c) Location and details of lift enclosures;

(d) Location and size of fire lift;
(e) Smoke stop lobby/door, where provided;
(f) Refuse chutes, refuse chamber, service duct, etc;
(g) Vehicular parking space, parking space for fire brigade and ambulance;
(h) Details of how the fire brigade/ ambulance will travel within the plot;
(i) Refuse area, if any;
(j) Details of building services- Air-conditioning system with position of fire dampers, mechanical ventilation system, electrical services, boilers, gas pipes, etc;
(k) Detail of exits including provision of ramps, etc., for hospitals and special risk buildings/uses;
(l) Location of generator, transformer and switch gear room;
(m) Smoke exhauster system, if any;
(n) Details of fire alarm system network;
(o) Location of centralized control, connecting all fire alarm systems built-in-fire protection arrangements and public address system, etc.;
(p) Location and dimension of static water storage tank and pump room along with fire service inlets for mobile pump and water storage tank;
(q) Location and details of fixed fire protection installations, such as sprinklers, wet risers, hose-reels, drenchers, etc; and
(r) Location and details of first-aid firefighting equipment/ installations.
(s) longitudinal cross section of the building including size of footings, basement and super structure framing members and details of building and room heights and of staircase.
(t) Location and details of provisions for Gas supply and other related equipment.
(u) Location and details of provisions for solid waste management, differently abled, children and elderly, rainwater harvesting, green building& sustainability provisions made under these byelaws if applicable.

(i) **Services plans:** The services plan shall include all details of building and plumbing services, and also plans, elevations and sections of private water supply, sewage disposal system and rain water harvesting system.

(ii) **Parking Plan:** Parking Plan shall be submitted separately for approval along with group housing, commercial institutional office and other multi-storey building maps, in which parking area for all types of vehicles along with proper circulation arrangements for their entry and exit shall be shown.

(iii) **Landscape Plan:** The landscape if any, plan shall include the area to be developed as lawn, garden, plantation etc

(iv) **Specifications of building material:** Specifications, both general and detailed, giving type and grade of materials to be used shall be jointly signed by the registered architect, / engineer, structural engineer and shall accompany the application.

(6) Certificates/Clearances:

a) No Objection Certificate from the Bihar State Housing Board / any Regional Development Authority, for the additional constructions, in case the house/ plot is delivered by the Board / Authority.
b) Necessary environmental clearance from the appropriate authority wherever applicable.

c) Applicable NoC from the prescribed Fire Authority for buildings with a height of 9.0 meters and above or ground coverage more than 500 sq m.
d) NOC from Airport Authority of India shall be furnished wherever applicable as per the proposed CCZM (Colour Coded Zone Map).
e) A certificate from the registered Engineer/ Architect that the building plan and the design complies with the Earthquake Safety requirements as stipulated by Bihar State Disaster Management Authority .
f) A structural stability certificate for High Rise buildings with Structural Design Basis Report by the Empaneled Engineer .

7. Authorization in respect of Building Plan.-

(1) All the plans shall be prepared by an Empaneled Technical Person and the plan shall indicate their names and registration numbers on the body of the plan and in all other related documents.
(2) All plans, drawings, statements and design details shall be duly endorsed by the applicant or his authorized Empaneled Technical Person.
(3) For land area greater than 500 sq.m, or more than 8 apartments/ flats, registration of builder with the Urban Development and Housing Department, Govt. of Bihar shall be mandatory.

8. Fees.-

(1) All applicable fees shall be levied as notified from time to time by the Authority

9. Procedure for permission

(1) **Risk based classification of Buildings for fast tracking building plan approvals:**

For fast-tracking building permission procedures, buildings are hereby classified on the basis of risk parameters/ risk-based classification. The following risk matrix for residential buildings may be referred:

Table 2: Risk Matrix for residential buildings

Risk Parameter	Low	Moderate	High
Height of the building	Up to 10 m (G+2)	Above 10 m and up to 15 m	Above 15 m
Area of the plot	Up to 300 sq.m.	300-500 sq.m.	Above 500 sq.m.

Table 3: Risk Matrix for Commercial buildings

Risk Parameter	Low	Moderate	High
Height of Building	Upto 10m (G+2)	Above 10m upto 15m	Above 15m
Area of Plot	Upto 100 sq.m.	Above 100 sq.m. & upto 300 sq.m.	Above 300 sq.m.

Activities	Non-obnoxious, non-noxious and non-hazardous activity	Non-obnoxious, non-noxious and non-hazardous activity	All other activities.

Table 4: Risk Matrix for industrial buildings

Risk Parameter	Low	High
Height of Building	Upto 11m (G+2)	Above 11m
Area of Plot	Upto 1000 sq.m.	Above 1000 sq.m.
Activities	Non-obnoxious, non-noxious and non-hazardous activity. No use of water and hazardous chemicals or raw material, effluents or by-products etc.	Use of water and hazardous materials, chemicals etc.

*Note:

i For the risk matrix given above, if a building is found to be in a category belonging to more than one risk based classification, it will be considered under the higher risk based classification.

ii Also, if a building doesn't qualify under any risk matrix shall be treated as High-risk building. Residential buildings exceeding 8 units or apartments shall be categorized as High-risk.

(2) **Additional provisions for Low Risk buildings:**

a. For all buildings that satisfy the low risk classification criteria, the owner/developer through Empaneled Third-party Architect shall submit all the requisite plans made by ETPA, applicable documents, an affidavit in the prescribed format that the construction shall be carried out as per the submitted plans and the authority may take suitable action in case of deviation from the submitted plan, NoCs, fees and charges etc. as applicable in the Byelaws along with drawing certification and positive site inspection report from Empaneled Third-party Architect . Once submitted, the building permit shall be deemed granted by the Authority and the owner/developer can immediately commence construction as per the submitted plans.

b. In case it is found that the building permit has been secured through misrepresentation or fraud, the permission may be revoked by the Authority.

(3) **Additional provisions for Moderate Risk buildings:**

In addition to provisions as prescribed for low-risk buildings, a certificate issued by an ETPA to the effect that the building plan complies with the State Disaster Management Authority guidelines.

(4) **Additional provisions for High Risk buildings:**

a. In addition to provisions for low risk and moderate risk buildings following shall apply

b. All clarifications with respect to deficiency in the plan, documents will be sought for from the applicant in one go within 15 days. The site inspection of all concerned bodies as required should also be conducted within this period.

c. Once the plan has been scrutinized and all the objections have been pointed out in one go, the applicant shall modify the plan to comply with the objections raised and re-

submit it within 7 days along with any further documents that may have been asked for. The Competent Authority shall scrutinize the re-submitted plan and convey its final decision on the submitted plan and documents within 7 days of the receipt of the plan and/ or documents.

d. Any rejection of submitted plan should be accompanied by a speaking order of the competent authority.

e. The Applicant will have to deposit building permit fee after receiving communication of approval of plan but before issue of formal sanction letter.

f. The Competent Authority shall communicate either approval or refusal in prescribed form within 30 days from date of receipt of application under these byelaws

g. An appeal against the order of the Competent Authority may be filed before the Municipal Building Tribunal as contained in Section 329 of Bihar Municipal Act, 2007.

10. Duration of Permission:

(1) Every permission granted under these byelaws shall remain valid up to five years from the date such a permission is granted. The notice of completion shall have to be submitted within this period. However in case of failure to submit the notice of completion within the prescribed period the permission shall have to be revalidated before the expiry of the above period on payment of such fee as specified in these bylaws and such revalidation maybe valid for another two years.

(2) If the building/development works is not completed within the above mentioned seven years period, the applicant shall make a fresh application for approval of building plan.

11. Information at the site of construction of high risk buildings. –

(1) Whereas tests of any material are made to ensure conformity of the requirements of these byelaws, records of the tests data (cube test and soil test report) shall be kept available for inspection during the construction of building and for such period thereafter as required by the Authority.
(2) The persons to whom a permit is issued during construction shall keep pasted in a conspicuous place on the property in respect of which the permit was issued, a copy of approved drawings and specifications;
(3) Copy of the periodic progress report, maintained register (FORM XI and IV).
(4) The names and contact details of representatives of developers/ owners and site supervisors/ technical persons etc

12. Inspection.

(1) All construction or work for which a permit is required shall be subject to inspection by the concerned agencies at all reasonable hours with prior intimation.
(2) Inspection, where required, shall be made within seven days following the receipt of periodic report of construction in prescribed form. At the first inspection, the Authority shall determine that the building construction has been taken up in accordance with approved plans. A copy of the inspection report shall made available to the applicant.

13. Completion of construction-

(1) An authorized ETPA shall be eligible to certify completion of building for low and moderate risk building cases. The responsibility of compliance with respect to provisions of these byelaws shall rest with the authorized ETPA.

(2) For all other types of buildings, the owner/, authorized empanelled technical person shall submit the notice of completion in the prescribed Form to the Competent Authority. The said notice shall be accompanied by:

a) As-built drawings in CAD format, site photographs,
b) A Certificate in the prescribed format issued by empanelled technical person showing compliance with the various fire life safety provision as well as applicable environment clearance

(3) The deviations shall also be brought to the notice of the Authority (with relevant documents including periodic progress reports submitted earlier).

(4) The inspecting officials of the authority shall verify the following within 7 days of submission of notice of completion

a) Number of floors
b) Building height
c) External Setbacks including projections
d) Obstructions or construction in the setback area
e) Building Line
f) Parking space provision
g) Abutting road width
h) FAR
i) Basement (extent and height)
j) Tree Cover and green strip
k) Water harvesting structures
l) Land if required to be surrendered through deed of transfer in favour of authority.
m) Removal of structures, as required according to the sanctioned plan
n) Energy efficiency, green building, solar water heating, disabled-friendly, rain water harvesting, segregated public toilet provisions etc. as per applicability.
o) Provisions for fire-fighting wherever applicable
p) STP provisions wherever applicable.
q) Provisions to connect to CGDN (City Gas distribution Network) if applicable.

14. Certificate for occupancy for high-risk buildings

(1) The Authority shall issue a certificate for occupancy for all category of buildings, for part of a building during its construction or whole of the building after construction in prescribed form or refuse occupancy, as the case may be, within 15 days from the date of submission of Completion Certificate. The refusal of occupancy certificate shall be a speaking order clearly mentioning the reason for refusal of occupancy certificate. If the Occupancy Certificate is not issued within time limit mentioned above, the applicant shall submit a notice (online on the portal or offline)with an affidavit that the construction is strictly as per the approved plans and no dues in development charges or any other form of payment to be made to the Authority are pending and all the conditions for issuing of occupancy permission are complied with. In case of non-compliance

of such notice within 15 days, it will be deemed to have been granted. In case of any false statement the applicant shall be liable for punishment under the provisions of these Byelaws and other suitable legal action.

(2) Temporary occupancy -On the request of the Architect/ licensed technical personnel, the Authority may issue a temporary certificate of occupancy for a building or a part thereof before the entire work covered by the building permit shall have been completed, provided such portion or portions may be occupied safely prior to full completion of building without endangering life or public welfare.

(3) Development Certificate- No land or plot thereafter developed shall be given possession in whole or in part until the issue of a development certificate by the authority after affirming that such development is in accordance with the sanctioned plan and prescribed specification as per Performa given in Form-XIII. The Development Certificate shall be issued within 15 days of receipt of the application. The refusal of development certificate shall be a speaking order clearly mentioning the reason for refusal.

(4) Before issuing occupancy certificate, the competent authority and its team of professionals shall verify that the building complies

(5) The department/line agencies dealing with electric power, water supply, drainage and sewerage shall not give connections to building unless such occupancy/ development certificate is produced. Any violation by the department/Authority/Agencies in this regard shall be treated as an offence under the Bihar Municipal Act 2007 and the Act.` However a limited connection of water supply and electricity for the purposes of construction can be given after the approval of the Building Plan. In case the building use is changed or unauthorized construction is made, the Authority is authorized to discontinue such services or cause discontinuance of such services.

(6) The occupancy/development certificate shall also state the use/type of occupancy of the building. However, the applicant may apply for change of use/occupancy permitted within the purview of the Development Plan/Zonal Plan/ Zoning Regulations, where so required.

(7) An appeal against the decision of the Authority shall lie with the respective Tribunal under the Act or the Municipal Act.

15. Penal Action

(1) The Authority reserves the right to take action and to debar/blacklist the Town Planner, Architect, Engineer, Supervisor or Plumber, if found to have deviated from professional conduct or to have made any false statement or on account of misrepresentation of any material facts or default either in authentication of a plan or in supervision of the construction against the building Byelaws and the sanctioned building plans.

(2) If the Authority finds at any time any violation of the building Byelaws or misrepresentation of facts, or construction at variance with the sanction or building Byelaws, inclusive of the prescribed documents, the Authority shall revoke the sanction and take appropriate action against such professional and such professional shall not be authorized to submit fresh plans till finalization 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 facts, the Authority shall issue a show cause notice with an opportunity of a personal hearing and shall pass an order to debar her/him for submission and supervision of the construction with full justification for the same. An appeal against this order shall lie with the department

16. Unauthorized Development and construction without map sanctioning

In case of unauthorized development, the Authority shall take suitable action, which may include demolition of unauthorized works, sealing of premises, prosecution and criminal proceeding against the offender in pursuance of relevant laws in force.

17. Construction not according to plan.

(1) If the Authority finds at any stage that the construction is not being carried on according to the sanctioned plan or is in violation of any of the provisions of these byelaws, it shall notify the applicant giving details of deviation and no further construction shall be allowed until necessary corrections in the plan are made and the corrected plan is approved. In case the deviation is within condonable limits the construction shall not be stopped.

(2) If the applicant fails to comply with the requirement at any stage of construction, the Authority may cancel the building permission issued and shall issue show cause notice of such cancellation to be pasted upon the said construction. If the applicant is not traceable at the address given in the notice, pasting of such notice on the premises shall be considered as sufficient notification of cancellation to the owner thereof. No further work shall be undertaken or permitted upon such construction until a valid building permission is issued thereafter.

(3) The notice under sub-bye law (2) shall also be published in as public notice

(4) The above-mentioned procedure shall also be followed in case of deviation of the layout and misrepresentation and fraud in Trust and verify cases (Low risk).

(5) An appeal against an order under sub-bye law (2) above shall lie with the respective tribunals under the Act and Municipal Act.

(6) A list of projects for which notice(s) has been issued shall be displayed on the website of the Authority.

18. Single Window Clearance.

The Authority may provide single window for receipt, processing and issuance of various notices and certificates in a digital manner. In case of rejections of clearances or approvals with modification by the respective authority, the Nodal Authority shall examine the issues involved, may ask the applicant for such modifications as required by the respective authority for further consideration;

19. Unsafe building. -

(1) All unsafe buildings shall be considered to constitute danger to public safety and shall be restored by repairs or demolished or dealt with otherwise as directed by the Authority.

(2) The 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.

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

(4) The Authority may record the reasons thereof directing in writing that the building which in its opinion is dangerous, or has no provision for exit in the event of fire, shall be vacated immediately or within the period specified for the purpose.
(5) If any person does not comply with the orders of vacating a building, the Authority may with the help of police remove the person from the building.
(6) In case the owner or occupier fails, neglects or refuses to comply with the notice to repair or to demolish the said building or portion thereof, the Authority shall cause the danger to be removed either by demolition or repair of the building or portion thereof or otherwise.
(7) In case of emergency, which, in the opinion of the Authority involves imminent danger to human life or health, the decision of the Authority shall be final. The Authority shall forthwith or with such notice as may be possible promptly cause such building or portion thereof to be rendered safe by retrofitting/strengthening to the degree of safety or removed. For this purpose, the Authority may at once enter such structure or land on which it stands, or abutting land or structure, with such assistance and at such cost as may be deemed necessary. The Authority may also get the adjacent structures vacated and protect the public by appropriate fencing or such other means as may be necessary.
(8) Costs incurred under sub-byelaws (6) & (7) shall be charged to the owner of the premises involved. Such cost 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 law.

20. Demolition of building.

(1) Before a building is demolished, the owner shall notify all utilities having service connections within the building, such as water, electricity, gas, sewer and other connections. A permit to demolish a building shall not be issued until a release is obtained from the utilities departments 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.

(2) The owner shall take all precautionary measures to avoid noise and dust pollution and shall not create any inconvenience to the neighboring plot owners.

21. Responsibility and Duty of the applicant and his authorized ETP.

(1) The applicant shall indemnify the Authority against claims of any damages, suites, liabilities and things of same nature. The applicant and his authorized ETP shall be fully responsible for carrying out the work in accordance with the requirements of these byelaws.

(2) Every owner/applicant shall permit the Authority to enter the building or premises, for which the permission has been granted at any reasonable time for purpose of enforcing the byelaws and be present personally or through representatives with all relevant maps and certificates during inspection;

CHAPTER - III

LAND USE CLASSIFICATION AND PERMISSIBLE USES

22. Zoning.-

Zoning shall be regulated as per list of prohibited activities in different land use zones as follows:

(1) **List of Prohibited activities in different Land Use Zones**

Table 5 List of prohibited activities

Sl.	Zone	Prohibited activities
1	Residential Use	(i) CPCB Red and Orange category industries.
		(ii) Slaughterhouses, abattoirs, tanneries, piggeries and cattle colonies.
		(iii) Godowns and storage of inflammable goods, oil / gas depots, LPG refilling plants, junk / scrap yards.
2	Commercial Use	(i) CPCB Red and Orange category industries.
		(ii) Godowns and storage of inflammable goods, oil / gas depots, LPG refilling plants, junk / scrap yards.
3	Agricultural Use	(i) CPCB Red and Orange category industries.
		(ii) Non-agricultural landfill, dumping ground and hazardous waste storage.
		(iii) Godowns and storage of inflammable goods, oil / gas depots, LPG refilling plants, junk / scrap yards.
4	Recreational Use	(i) CPCB Red and Orange category industries.
		(ii) Slaughterhouses, abattoirs, tanneries, cattle colonies and piggeries.
		(iii) Landfills and dumping grounds.
		(iv) Godowns and storage of inflammable goods, oil / gas depots, LPG refilling plants, junk / scrap yards.
5	Public Purpose	(i) CPCB Red and Orange category industries.
		(ii) Slaughterhouses, abattoirs, tanneries, cattle colonies, piggeries; landfills and dumping grounds.
6	Transport & Communications	(i) CPCB Red and Orange category industries, except transport-related repair and maintenance facilities permitted under applicable law.
		(ii) Slaughterhouses, abattoirs, tanneries; landfills and dumping grounds.
7	Public Utilities	(i) CPCB Red and Orange category industries.

Sl.	Zone	Prohibited activities
		(ii) Slaughterhouses, abattoirs, tanneries; landfills and dumping grounds (except at authorised solid waste management sites).
8	Water Body	(i) All permanent construction within the water body boundary.
		(ii) All CPCB-categorised industries; untreated effluent discharge.
		(iii) Landfills, dumping grounds, hazardous waste storage.
9	Industrial Use	No prohibited activities — all uses permitted as of right.

CHAPTER - IV

GENERAL CONDITIONS

23. Requirements of parts of Building

The various components of building shall follow the minimum standards as mentioned below: -

Table 6: Minimum Size, Width and Height of Different Components of building

S. No.	Components of Building	Area (sq.m)	Width (m)	Height (m)
1	Habitable Rooms	9.0	2.4	2.75
2	Kitchen	4.5	1.8	
3	Pantry	3.0	1.4	
4	Kitchen with Dining Area	7.5	2.1	
5	Bathroom	1.8	1.2	2.2
6	WC	1.2	0.9	
7	Combined Bath & WC	2.8	1.2	
8	Door Ways	–	0.9	2.1
9	Plinth (permissible height)	-	-	0.45 (Minimum) 0.9 (Maximum)
10	Parapet	-	-	1.2 (Minimum) 1.5 (Maximum)

Note: Minimum clear headway under any beam shall not be less than **2.4 m**.

(1) Staircase/Exit Requirements. -

(1) Every building meant for human occupancy shall be provided with exits sufficient to permit safe escape of occupants, in case of fire or other emergency.
(2) In every building exit shall comply with the minimum requirement of exit except those not essential for general public use.
(3) All exits shall be free from obstructions.
(4) No building shall be altered so as to reduce the number, width of protection of exits to less than that required.
(5) Exits shall be clearly visible and the routes to reach the exits shall be clearly marked and signposted to guide the population of floor concerned.
(6) Adequate and reliable illumination shall be provided for exits.
(7) Fire fighting equipment shall be suitably located and clearly marked.
(8) Alarm devices shall be installed to ensure prompt evacuation of the population concerned.
(9) All exits shall provide continuous means of egress to the exterior of building or to an exterior open space leading to street.
(10) Exits shall be so arranged that they may be reached without passing through another occupied unit.

(2) Arrangement of exits

Exits shall be so located so that the travel distance on the floor shall not exceed 20 meters for residential, educational, institutional, and hazardous occupancies and 30 meters for assembly, business mercantile, industrial and storage occupancies.

(3) Capacities of Exits-

(1) The unit of exit width used to measure capacity of any exit shall be 50cm. Aclear width of 25cm. shall be counted as an additional half unit. Clear width less than 25cm. shall not be counted for exit width.

(2) The occupancies per unit exit which shall be as given in table below:-

Table 7:- Number of occupants as per type of occupancy

S.No.	Type of Occupancy	Number of occupants per unit exit	
		Stair Case	Door
(1)	(2)	(3)	(4)
1	Residential	25	75
2	Educational	25	75
3	Institutional	25	75
4	Assembly	60	90
5	Business	50	75
6	Mercantile	50	75
7	Industrial	50	75
8	Storage	50	75
9	Hazardous	25	10

Explanation:

a) Lifts and escalators shall not be considered as an exit.

b) Travel distance' means the distance from any point in the floor area to any exit measured along the path or egress except that when the floor areas are sub-divided into rooms, used singly or of rooms and served by suite corridors and passage, the travel distance may be measured from the corridor entrance of such rooms or suites to the nearest staircase or verandah having access to the street.

c) For the dormitory portions of homes for the aged, orphanages, mental hospitals, etc. these multipliers will be doubled.

d) The plinth or covered area shall include, in addition to the main assembly rooms or usable space, any occupied connecting room or space in the same storey or in the storey above or below where entrance is common to such rooms and space and they are available for use by the occupants of the assembly place.

e) No deductions shall be made in the gross area of the corridors, closets or other sub-divisions; all space serving the particular assembly occupancy shall be reckoned.

(4) Other requirements of Exits-

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

(2) No exit doorway shall be less than 100c.m. in width. Doorways shall be not less than 200 c.m. in height.

(3) Exit doorways shall open outwards, that is away from the room but shall not obstruct the travel along any exit. No door, when opened shall reduce the required width of stairway or landing to less than 90cm. Over head or sliding doors shall not be installed.
(4) Exit door shall not open immediately upon a flight or stairs; a landing equal to atleast the width of the door shall be provided in the stairway at each doorway; level of landing shall be the same as that of the floor which it serves.
(5) Exit doorways shall be operable from the side which they serve without the use of key.

(5) Other Exits

i. Revolving Doors-

(1) Revolving doors shall not be used as required exits except in residential, business and mercantile occupancies, but shall not constitute more than half the total required door width.
(2) When revolving door is considered as required exitway the following assumptions shall be made.
   a) Each revolving door shall be constituted on half unit exit width.
   b) Revolving door shall not be located at the foot of a stairway. Any stairway served by a revolving door shall discharge through a lobby or foyer.

ii. Stairways -

(1) Interior stairs shall be constructed of non-combustible materials throughout.
(2) Interior staircase shall be constructed as a self-contained unit with at least one side shall be completely adjacent to an external wall.
(3) A staircase shall not be arranged around a lift shaft unless the latter is entirely enclosed by a material of fire-resistance rating as for that type of construction itself.
(4) Hollow combustible construction shall not be permitted.
(5) Hand rails shall be provided with a minimum height of 90 cm. from the centre of the tread.
(6) Minimum clear width

Table 8: minimum width for staircase for respective occupancies

Sl.No.	Building Occupancy	Minimum Width
(A)	Residential buildings (low rise): - (NOTE: - For row housing with 2 storeys, the minimum width shall be 0.75 m.)	1.00 m
(B)	Other Residential buildings (Like Flat, Hostel, Group housing, Guest house, etc.)	1.25 m
(C)	Assembly buildings like auditoria, theatre and cinemas: - NOTE. The width of stairs may be accepted to be 1.50 m in case of assembly occupancy having less than 150 persons.	2.0 m
(D)	All Other Buildings including Hotels	1.5 m
(E)	Institutional Building (like Hospital)	2.0 m
(F)	Educational Building (like school, collage, etc.)	1.5 m

Minimum tread

The minimum width of tread without nosing shall be 300 mm. However, for one or two family dwelling, it may be reduced to not less than 250 mm.

Maximum riser

The maximum height of riser shall be 150 mm. However, for one- or two-family dwelling, it may be increased to not more than 190 mm. The number of risers shall be limited to 12 per flight.

The minimum head-room in a passage under the landing of a staircase shall be 2.2 m. The minimum clear head-room in any staircase shall be 2.2 m.

iii. Fire Escape or external stairs-

(1) Fire escapes shall not be taken into account in calculating the evacuation time of a building.
(2) All fire escapes shall be directly connected to the ground.
(3) Entrance to fire escape shall be separate and remote from the internal staircase.
(4) The route of fire escape shall be free from obstructions at all times except a doorway leading to the fire escape which shall have the required fire resistance.
(5) Fire escape shall be constructed of non-combustible materials.
(6) Fire escape stairs shall have straight flight not less than 100 cm. wide with minimum 25cm. treads and riser not more than 19 cm. The number of riser shall be limited to 12 per flight.
(7) Handrails shall be of a height not less than 90 cm.

iv. Spiral Stair (Fire escape)-

The use of spiral staircase shall be limited to low occupant load and to a building of maximum height 9m. unless they are connected to platforms, such as balconies and terraces to allow escapes to pause.A spiral fire escape shall be not less that 150cm. in diameter and shall be designed to give adequate headroom.

v. Ramps-

(1) Ramps with a slope of not more than 1:12 may be substituted for and shall comply with all the requirements of required stairway as to enclosure, capacity and limiting dimensions; large slopes shall be provided for special uses but in no case greater that 1:10. The ramp with a slope between 1:12 to 1:10 shall be allowed only upto height of 2.4 Meter.
(2) For any height more that 2.4 Meter the slope of ramp shall not exceed 1:20.
(3) For all slopes exceeding 1:12 and where the use is such as to involve danger of slipping the ramp shall be surfaced with approved non-slipping materials.
(4) Ramps with slope up to 1:20 shall be counted towards the covered area for calculating the fees.
(5) After providing 3.66 m for fire tender ramps may be provided within required minimum setbacks.
(6) The ramps can be permitted in Basement, Semi-basement, within the minimum set back provided it should not obstruct the movement of fire-engine.
(7) Ramps for Hospital- In case of Hospital, ramp shall not be greater than 1:20.

(6) Roofs

The roof of a building shall be so designed and constructed as to effectively drain water by means of sufficient rain-water pipes of adequate size, wherever required, so arranged, jointed and fixed as to ensure that the rain-water is carried away from the building without causing dampness in any part of the walls, roof or foundations of the building or an adjacent building.

The 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 rainwater rainwater pipe to the road gutter or in any other approved manner.

Rain-water pipes shall be affixed to the outside of the external walls of the building or in recesses or chases cut or formed in such external walls or in such other manner as may be approved by the Authority.

(7) **Interior open space.**

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 15 m in height, and in case of buildings above 15 m it shall have mandatory mechanical ventilation in addition.

(8) **Chimneys**

The chimneys shall be built at least 0.9 m above flat roofs, provided the top of the chimneys is not below the top of the adjacent parapet wall. In the case of sloping roofs, the chimney top shall not be less than 0.6 m above the ridge of the roof in which the chimney penetrates.

(9) **Boundary wall**

The requirements of the boundary wall shall be as follows:

(1) The maximum height of the compound wall shall be 1.5 m above the centre line 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 construction of as approved by the Authority.

(2) In the case of a corner plot, the height of the boundary wall shall be restricted to 0.75 m for a length of 10 m on the front and side of the inter-sections and the balance height of 0.75 m if required in accordance with (a) may be made up of open type construction (through railings) and of design to be approved by the Authority.

(3) In industrial buildings, electric sub-stations, transformer stations, institutional buildings like sanitoria, hospitals, industrial buildings like workshops, factories and educational buildings like schools, colleges, including hostels, and other uses of public utility undertakings and strategically sensitive buildings, a height up to 2.4 m shall be permitted by the Authority.

(10) **Septic tanks**

Location of the Septic Tanks and Subsurface Absorption Systems

A sub-soil dispersion system shall not be closer than 18 m from any source of drinking water, such as well, to mitigate the possibility of bacterial pollution of subsurface water. It shall also be as far removed from the nearest habitable building as economically feasible but not closer than 6 m, to avoid damage to the structures.

(11) **Mezzanine**

Mezzanine floor may be permitted above any floor in all types of buildings up to an extent of one-third of the actual covered area of that floor. All Mezzanine floors shall be counted toward FAR calculation.

(12) **Basement / Cellar**

(1) Basements/cellars shall not be permitted in low lying area as defined in development plan or notified by authority and shall ensure drainage from the basement. Basement shall not be allowed in flood prone areas.The basements/cellars shall not be used for residential purpose or any storage of combustible and hazardous items.

(2) Individual residential and small commercial buildings of plot size minimum 100 Sq. Meter may have one basement. maximum three basements/cellars may be permitted to be constructed for other buildings leaving the prescribed set back/ open space applicable to the building. the basements may be allowed to be constructed under the entire plot area leaving 2 meter or half of the depth of the basement whichever is maximum from the boundary of the premises subject to the portion of the basement projecting out of the building line shall flush with the ground.

(3) The basement shall fulfill the following requirements:

a) Every basement shall be in every part at least 2.4 m. in height from the floor to the soffit of the roof slab or ceiling;

b) Adequate ventilation shall be provided for the basement.

c) The access to the basement shall be separate from the main and alternative staircase providing access and exit from higher floors shall be provided. 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 floor.

d) The ramp providing access to basement to be used for parking shall have a gradient not steeper than 1:10 and this shall not obstruct the clear vehicular and pedestrian movement around the building including movement of fire tender (3.66 meters).

e) For parking spaces in basements and upper storey of parking floors, at least two ramps of minimum 3.6 meter width or one ramp of minimum 5.4 m width and in maximum [1:8 slope] shall be provided. Access to these may also be accomplished through provisions of mechanical lifts. The ramp slab over which the fire tender shall move shall be capable of taking the load of fire engine, fire vehicle of at least 45 tonnes.

f) Up to 10% of cellar may be utilized for utilities and non-habitation purpose like A/C plant room, Generator room, Electrical installations, laundry etc.

(13) **Provision of Lift.**

(1) Lift shall be provided for buildings above 15 m. height (2)The Number and capacity of lift shall be provided as specified in the table below:

Table 9: Provision for lift size

All dimensions in millimetres.

Sl No.	No. of Passengers	Rated Load	Car Size		2 P COPD Door	1.0 m/s ≤ Rated Speed ≤ 2.0 m/s		Rated Speed = 2.5 m/s		Rated Speed = 3.0 m/s	
						Shaft Size		Shaft Size		Shaft Size	
		kg	Width	Depth	Width	Width	Depth	Width	Depth	Width	Depth
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
i)	4	272	800	950	700	1 600	1 300	–	–	–	–
ii)	6	408	1 000	1 100	800	2 000	1 550	–	–	–	–
iii)	8	544	1 300	1 100	800	2 150	1 550	–	–	–	–
iv)	10	680	1 300	1 350	800	2 250	1 800	2 300	2 150	–	–
v)	13	884	1 500	1 450	900	2 250	1 900	2 550	2 150	2 550	2 250
vi)	15	1 020	1 500	1 600	1 000	2 550	2 050	2 650	2 150	2 650	2 250
vii)	16	1 088	1 500	1 650	1 000	2 550	2 050	2 650	2 200	2 650	2 300
viii)	20	1 360	1 700	1 800	1 000	2 550	2 350	2 850	2 350	2 850	2 350
ix)	22	1 496	1 800	1 900	1 000	2 700	2 400	2 800	2 450	2 750	2 450
x)	24	1 632	1 500	2 400	1 000	2 500	2 900	2 750	2 850	2 750	2 850
xi)	26	1 768	1 900	2 000	1 000	2 850	2 700	2 850	2 700	2 850	2 700
xii)	29	1 972	1 900	2 200	1 200	2 900	2 750	3 100	2 200	–	–

NOTES

1 All dimensions given above for lifts having centre opening power operated doors (COPD) with counterweight at side, are recommended dimensions primarily for architects and building planners. Any variations mutually agreed to between the manufacturer and the purchaser are permitted. However, variation in:

a) car inside dimensions shall be within the maximum area limits specified in accordance with Table 37;

b) entrance width on higher side is permitted; and

c) entrance width on lower side is permitted up to 100 mm subject to minimum of 700 mm.

2 The minimum size of the lift car and all other requirements relating to accessibility, in all public buildings shall be in accordance with good practice

(2) Notwithstanding anything contained in these byelaws in case of building with 21 m. or more in height, at least two lifts shall be provided.

(14) Barrier free access for the physically challenged person.

i. **Applicability**

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

ii. Guidelines and Provisions

a. Site development:

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

b. Access Path/ Walk Way:

Access path from plot entry and surface parking to building entrance shall be a minimum of 1800 mm. wide having even surface without any steps. Slope, if any, shall not have gradient greater than 5%. Selection of floor materials shall be made suitably to attract or to guide visually impaired persons (Limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emit

different sound to guide visually impaired persons hereinafter referred to as "guiding floor material"). Finishes shall have non slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

c. Parking:

For parking of vehicles of specially abled people the following provisions shall be made:

(1) Surface parking for two car spaces shall be provided near entrance for the physically specially abled persons with maximum travel distance of 30 meter from building entrance.

(2) The width of parking bay shall be minimum 3.6 meter.

(3) The information stating that the space is reserved for specially abled persons shall be conspicuously displayed.

(4) Guiding floor materials shall be provided or a device which guides visually impaired persons with audible signals or other devices which serves the same purpose shall be provided.

d. Building requirements:

The specified facilities for the buildings for specially abled persons shall be as follows:

(1) Approach at plinth level: Every building must have at least one entrance accessible to the specially abled and shall be indicated by proper signage. This entrance shall be approached through a ramp together with stepped entry.

(2) Ramp Approach: Ramp shall be finished with non-slip material. Minimum width of ramp shall be 1800 mm. with maximum gradient1:12, length of ramp shall not exceed 9 meter having 800 mm high hand rail on both sides extending 300mm beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50mm.

(3) Stepped Approach: For stepped approach width of tread shall not be less than 300 mm. and maximum riser shall be 150 mm. Provision of800 mm. high hand rail on both sides of the stepped approach similar to the ramp approach shall be made.

(4) Exit/Entrance Door: Minimum clear opening of the entrance door shall be 900mm and it shall not be provided with a step that obstructs the passage of a wheel chair user. Threshold shall not be raised more than 12 mm.

(5) Entrance Landing: Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800mm X 2000 mm. The entrance landing that adjoins the top end of a slope shall be provided with floor materials to attract the attention of visually impaired persons (limited to colored floor material whose color and brightness is conspicuously different from that of the surrounding floor material or the material that emits different sound to guide visually impaired persons hereinafter referred to as "guiding floor material"). Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided must blend to a common level.

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

a) Guiding floor materials, shall be provided or devices that emit sound to guide visually impaired persons,
b) The minimum width shall be 1250 mm.
    i. In case there is a difference of level, slope ways shall be provided with a slope of 1:12
    ii. Hand rails shall be provided for ramps/slope ways at a height of800mm.
    iii. Minimum Width Provisions for Passageway/Corridors
c) The following minimum width provisions shall be made for each passage way/corridor.
    i. Residential buildings, dwelling unit type. 1.25 m.
    ii. Residential buildings, e.g., hostels, etc. 1.25 m.
    iii. Assembly buildings like auditorium theatres and cinemas. 2.00 m.
    iv. All other buildings including hotels. 1.50 m.
    v. Hospital, Nursing Homes, Educational etc. 2.40 m.

e. Stair ways:

One of the stairways near the entrance/exit for the specially abled shall have the following provisions:

(1) The minimum width shall be 1350 mm.

(2) Height of the riser shall not be more than 150mm and width of the tread300mm. The steps shall not have abrupt (square) nosing.

(3) Maximum number of risers on a flight shall be limited to 12.

(4) Hand rails shall be provided on both sides and shall extend 30mm on the top and bottom of each flight of steps.

f. Lifts:

(1) Wherever lift is required as per byelaws, provision of at least one lift shall be made for the wheel chair user with the following cage dimensions of lift recommended for passenger lift of 13-person capacity by Bureau of Indian Standards.
    a) Clear internal depth: 1100mm
    b) Clear internal width: 2000mm.
    c) Entrance door width: 900 mm.

(2) A handrail not less than 600 mm. long at 1000mm. above floor level shall be fixed adjacent to the control panel.

(3) The lift lobby shall be of an inside measurement of 1800 mm x 1800mm or more.

(4) The time of an automatically closing door shall be minimum 5secondsand the closing speed should not exceed 0.25 meter/sec.

(5) The interior of the cage shall be provided with a device that audibly indicates the floor the cage has reached and indicates that the door of the cage for entrance/exit is either open or closed.

(6) The control panel shall have marking in Braille to help visually impaired.

g. Toilets:

One special Water Closet, in a set of toilets shall be provided for the use of abled with essential provision of washbasin near the entrance for the specially abled.

(1) The minimum size shall be 1500 x 1750 mm.

(2) Minimum clear opening of the door shall be 900mm and the door shall swing out.

(3) Suitable arrangement of vertical/horizontal handrails with 50mmclearance from wall shall be made in the toilet.

(4) The Water Closet seat shall be 500 mm from the floor.

h. Drinking Water:

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

i. 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.

j. Provisions of W.Cs in buildings with lift

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

k. Toilet Details: For Toilets Designed for Ambulant Disabled

(1) The minimum size of W.C. shall be 1075 x 1650 mm with a minimum depth of 1450 mm from entry door.

(2) 900 mmlong 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.

(3) Minimum size of the clear door opening shall be 780 mm.

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

(1) 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 center line 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.

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

(3) Designing for Children: In a building meant for the predominant use of the children, it is necessary to suitably alter the height of the handrail and other fittings and fixtures. In the buildings meant for the pre-dominant use of the children, it will be necessary to suitably alter the height of the handrail and other fittings & fixtures etc.

Note: Guiding / Warning Floor Material: The floor material to guide or to warn the visually impaired persons with a change of colour or material texture and easily distinguishable from the rest of the surrounding floor materials. The material with different texture gives audible signals with sensory warning when a person moves on this surface with walking stick. The guiding/warning floor material is meant to give the directional effect or warn a person at critical places. It should be provided in the following areas:

a. The access path to the building and to the parking area.
b. The landing lobby towards the information board, reception, lifts, staircases and toilets
c. Immediately at the beginning/end of walkway where there is a vehicular traffic.
d. At the location abruptly changing in level or beginning/end of a ramp.
e. Immediately in front of an entrance/exit and the landing.

(15) Refuge

An alternative to immediate evacuation of a building via staircases and/ or lifts is the movement of disabled persons to areas of safety within a building. If possible, they could remain there until the fire is controlled and extinguished or until rescued by the fire fighters.

(1) It is useful to have the provisions of a refuge area, usually at the fire protected stair landing on each floor that can safely hold one or two wheelchairs.

(2) Hand Doorways with clear opening width of 900 mm and regular compliance

(3) Have an alarm switch installed between 900 mm and 1200 mm from floor level.

(16) Proper signage

(1) Appropriate identification of specific facilities within a building for the differently abled persons should be done with proper signals.

(2) Visually impaired persons make use of other senses such as hearing and touch to compensate for the lack of vision, whereas visual signals benefit those with hearing disabilities. Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm high).

(3) For visually impaired persons, information board in brail should be installed on the wall at a suitable height and it should be possible to approach them closely.

(4) To ensure safe walking, there should not be any protruding sign which creates obstruction in walking.

(5) Public Address System may also be provided in busy public areas.

(6) The symbols/information should be in contrasting colour and properly illuminated because people with limited vision may be able to differentiate amongst primary colours.

(7) International Symbol Mark for wheel chair be installed in a lift, toilet, staircase, parking areas, etc., that have been provided for the differently abled.

(17) Service ducts/refuge chute

(1) Service duct shall be enclosed by walls and door, if any, of 2 hours fire rating. If ducts are larger than 10 sq m. the floor should seal them, but provide suitable opening for the pipes to pass through, with the gaps sealed.

(2) A vent opening at the top of the service shaft shall be provided between one-fourth and one-half of the area of the shaft. Refuge chutes shall have an outlet at least of wall of non-combustible material with fire resistance of not less than two hours. They shall not be located within the staircase enclosure or service shafts or air-conditioning shafts. Inspection panel and door shall be tight fitting with 1 hour fire resistance; the chutes should be as far away as possible form exits.

(3) Refuge chutes shall not be provided in staircase walls and A/C shafts etc.

(18) Electrical services

Electrical Services shall conform to the following:

(1) The electric distribution cables/wiring shall be laid in a separate duct shall be sealed at every floor with non-combustible material having the same fire resistance as that of the duct. Low and medium voltage wiring running in shaft and in false ceiling shall run in separate conduits.

(2) Water mains, telephone wires, inter-com lines, gas pipes or any other service lines shall not be laid in ducts for electric cables.

(3) Separate conduits for water pumps, lifts, staircases and corridor lighting and blowers for pressuring system shall be directly from the main switch panel and these circuits shall be laid in separate conduit pipes, so that fire in one circuit will not affect the others. Master switches controlling essential service circuits shall be clearly labeled.

(4) The inspection panel doors and any other opening in the shaft shall be provided with airtight fire doors having fire resistance of not less then 1 hour.

(5) Medium and low voltage wiring running in shafts, and within false ceiling shall run in metal conduits. Any 230 voltage wiring for lighting or other services, above false ceiling should have 660V grade insulation. The false ceiling including all fixtures used for its suspension shall be of non-combustible material.

(6) An independent and well-ventilated service room shall be provided on the ground floor with direct access from outside or from the corridor for the purpose of termination of electrical supply from the licenses service and alternative supply cables. The doors provided for the service room shall have fire resistance of not less than 1 hour.

(7) Miniature circuit breakers(MCB) and Earth leakage circuit breaker (ELCB) shall be provided for electrical circuit.

(19) Staircase and corridor lights

The staircase and corridor lighting shall be on separate circuits and shall be independently connected so that it could be operated by one switch installation on the ground floor easily accessible to fire fighting staff at any time irrespective of the position of the individual control of the light points, if any. It should be of miniature circuit breaker type of switch so as to avoid replacement of fuse in case of crisis.

(1) Staircase and corridor lighting shall also be connected to alternate source of power supply.

(2) Suitable arrangement shall be made by installing double throw switches to ensure that the lighting installed in the staircase and the corridor does not get connected to two sources of supply simultaneously. Double throw switch shall be installed in the service room for terminating the stand by supply.

(3) Emergency lights shall be provided in the staircase and corridor.

(20) Air-conditioning

(1) Air- conditioning system should be installed and maintained so as to minimize the danger of spread of fire, smoke or fumes thereby from one floor of fire area to another or from outside into any occupied building or structure.–

(2) Air -Conditioning systems circulating air to more than one floor area should be provided with dampers designed to close automatically in case of fire and thereby prevent spread of fire or smoke. Such a system should also be provided with automatic controls to stop fans in case of fire, unless arranged to remove smoke from a fire, in which case these should be designed to remain in operation.

(3) Air- conditioning system serving large places of assembly (over one thousand persons), large departmental stores, or hostels with over 100 rooms in a single block should be provided with effective means for preventing circulation of smoke through the system in the case of fire in air filters or from other sources drawn into the system even though there is insufficient heat to actuate heat smoke sensitive devices controlling fans or dampers. Such means shall consist of approved effective smoke sensitive controls.

(i) Air- Conditioning should conform to the following:

a) Escape routes like staircase, common corridors, lift lobbies; etc should not be used as return air passage.

b) The ducting should be constructed of metal in accordance with BIS 655:1963

c) Wherever the ducts pass through fire walls or floor, the opening around the ducts should be sealed with fire resisting material of same rating as of walls/floors.

d) Metallic ducts should be used even for the return air instead of space above the false ceiling.

e) The material used for insulating the duct system (inside or outside) should be of flame resistant (IS 4355: 1977) and non- conductor of heat.

f) Area more than 750 sq m. on individual floor should be segregated by a firewall and automatic fire dampers for isolation should be provided.

g) In case of more than one floor, arrangement by way of automatic fire dampers for isolating the ducting at every floor from the floor should be made. Where plenums used for return air passage, ceiling and its features and air filters of the air handling units, these should be flame resistant. Inspection panels should be provided in the main trenching. No combustible material should be fixed nearer than 15 cm. to any duct unless such ducting is properly enclosed and protected with flame resistant material

h) In case of buildings more than 24 m. in height, in non-ventilated lobbies, corridors, smoke extraction shaft should be provided.

(ii) Fire Dampers

a) These shall be located in air ducts and return air ducts/passages at the following points:

i) At the fire separation wall.

ii) Where ducts/passages enter the central vertical shaft.

iii) Where the ducts pass through floors.

iv) At the inlet of supply air duct and the return air duct of each compartment on every floor.

b) The dampers shall operate automatically and shall simultaneously switch off the air-handling fans. Manual operation facilities shall also be provided.

Note: For blowers, where extraction system and dust accumulators are used, dampers shall be provided.

c) Fire/smoke dampers (for smoke extraction shafts) for building more than 24 m. in height.

For apartment houses in non-ventilated lobbies/corridor operated by detection system and manual control sprinkler system.

For other buildings on operation of smoke/heat detection system and manual control/sprinkler system.

d) Automatic fire dampers shall be so arranged so as to close by gravity in the direction of air movement and to remain tightly closed on operation of a fusible link.

(21) Boiler Room

Provisions of boiler and boiler rooms shall conform to Indian Boiler Act, 2007. Further, the following additional aspects may be taken into account in the location of boiler/ boiler room -

(1) The boiler shall not be allowed in sub-basement, but may be allowed in the basement away from the escape routes.

(2) The boilers shall be installed in a fire resisting room of 4 hours fire resistance rating, and this room shall be situated on the periphery of the basement. Catch pits shall be provided at the low level.

(3) Entry to this room shall be provided with a composite door of 2 hours fire resistance.

(4) The boiler room shall be provided with fresh air inlets and smoke exhaust directly to the atmosphere.

(5) The furnace oil tank for the boiler if located in the adjoining room shall be separated by fire resisting wall of 4 hours rating. The entrance to this room shall be provided with double composite doors. A curb of suitable height shall be provided at the entrance in order to prevent the flow of oil into boiler room in case of tank rupture.

(6) Foam inlets shall be provided on the external walls of the building near the ground level to enable the fire services to use foam in case of fire.

(22) Alternate source of electric supply

A stand by electric generator shall be installed to supply power to staircase and corridor lighting circuits, lifts detection system, fire pumps, pressurization fans and bowlers, Public Addressal (PA) system, exit sign, smoke extraction system, in case of failure of normal electric supply. The generator shall be capable of taking starting current of all the machines and circuits stated above simultaneously.

If the standby pump is driven by diesel engine, the generator supply need not be connected to the standby pump. The generator shall be automatic in operation.

(23) Safety measures in electric sub-station

1) Clear independent approach to the sub-station from outside the building shall be made available round the clock
2) The approaches/corridors to the sub-station area shall be kept clear for movement of men and material at all times.

3) The sub-station space is required to be provided with proper internal lighting arrangements.
4) In addition to natural ventilation proper ventilation to the sub-station area is to be provided by grill shutters and exhaust fans at suitable places so as to discharge all smoke from the sub-station without delay in case of fire so that sub-station operations can be carried out expeditiously.
5) Cable trenches of 0.6 m. X 0.6 m. dummy floor of 0.6 mt. depth shall be provided to facilitate laying of cable inside the building for connecting to the equipment.
6) Steel shutters of 8'X 8' with suitable grills shall be provided for transformers and sub-station room.
7) The floor of the sub-station should be capable of carrying 10 tons of transformer weight on wheels.
8) Built up substation space is to be provided free of cost.
9) Sub-station space should be clear from any water, sewer, air conditioning, and gas pipe or telephone services. No other service should pass through the sub station space or the cable trenches.
10) Proper ramp with suitable slope may be provided for loading and unloading of the equipment and proper approach will be provided.
11) RCC pipes at suitable places as required will be provided for the cable entries to the substation space and making suitable arrangement for non-ingress of water through these pipes.
12) The substation space is to be provided in the approved/sanctioned covered area of the building.
13) Any other alteration /modification required while erection of the equipment will be made by the Owner / builder at site as per requirement.
14) Adequate arrangement for fixing chain pulley block above the fixing be available for load of 15 tons.
15) Provision shall be kept for the sumps so as to accommodate complete volume of transformer oil, which can spillover in the event of explosion of the transformer in the basement of the building. Sufficient arrangement should exist to avoid fire in the sub-station building from spread of the oil from the sumps.
16) Arrangement should be made for the provision of fire retardant cables so as to avoid chances of spread of fire in the sub-station building.
17) Sufficient pumping arrangement should exist for pumping the water out, in case of fire so as to ensure minimum loss to the switchgear and transformer.
18) No combustible material should be stacked inside the substation premises or in the vicinity to avoid chances of fire.
19) It should be made mandatory that the promoters of the multi-storeyed building should get substation premises inspected once a year to get their license revalidated for the provision of electric supply from Electricity Board so that suitable action can be taken against the Owner / Builder in case of non- implementation of Byelaws.
20) The sub-station must not be located below the 1st basement and above the ground floor.
21) The sub-station space should be totally segregated from the other areas of the basement by fire resisting wall. The ramp should have a slope of 1:10 with entry from ground level. The

entire Sub-station space including the entrance at ground floor be handed over to the licensee of electricity free of cost and rent.

22) The sub-station area shall have a clear height of 15 feet (4.5 m.) below beams. Further the Sub-station area will have level above the rest of basement level by 2 feet.
23) It is to be ensured that the Sub-station area is free of seepage / leakage of water.
24) The licensee of electricity will have the power to disconnect the supply of the building in case of violation of any of the above points. However, provision of emergency lights has to be made in the sub-station for emergency operations.
25) Electric sub-station enclosure must be completely segregated with 4-hours fire rating wall from remaining part of basement.
26) The sub-station should be located on periphery /sub-basement and (not above ground floor).
27) Additional exit shall be provided if travel distance from farthest corner to ramp is more than l5 m.
28) Perfect independent vent system 30 air changes per hour linked with detection as well as automatic high velocity water spray system shall be provided.
29) All the transformers shall be protected with Nitrogen Injection System Carbon Dioxide total flooding system in case of oil filled transformer. In addition to this, manual control of auto high velocity spray system for individual transformers shall be located outside the building at ground floor.
30) Suitable arrangement for pump house, water storage tanks with main electrical pump and a diesel-operated pump shall be made if no such arrangement is provided in the building. In case the water pumping facilities are existing in the building for sprinkler system, the same should however be utilized for high velocity water spray system. Alternatively automatic CO2 total flooding system shall be provided with manual controls outside the electric sub-station.
31) System shall have facility to give an audio alarm in the basement as well as at the control room.
32) Fire control room shall be manned round the clock.
33) The electric sub station shall have electric supply from alternate source for operation of vent System lighting arrangements.
34) Cable trenches shall be filled with sand.
35) Partition walls shall be provided between two transformers as per the rules.
36) Electric control panels shall be segregated.
37) Exits from basement electric substation shall have self-closing fire smoke check doors of 2-hours fire rating near entry to ramp.
38) All openings to lower basement or to ground floor shall be sealed properly.
39) Yearly inspection shall be carried out by electrical load sanctioning Authority.
40) Ramp to be designed in a manner that in case of fire no smoke should enter the main building.
41) Electric sub-station transformer shall have clearance on all sides as per BBL/relevant electric rules.
42) Other facility will be as per Building Byelaws and relevant electric rules.

43) Rising electrical mains shall consist of metal bus bars suitably protected from safety point of view.

44) Oil less transformer shall be preferred. If the sub-station is located in basement / ground floor of the main building, the transformers shall be essentially of dry type. In case of dry type transformer room with wall enclosure is not essential.

Note: The sub-station installations shall be carried out in conformity with the local fire regulations and rules there under wherever they are in force.

24. The RWH system

All buildings having a plot size of 100 sq.m. or more, while submitting the building plans for sanction, shall mandatorily include the complete proposal of rainwater harvesting.

25. ICT Landing Points

All high rise building complex shall have provision for Information and Communication Technology (ICT) landing point in the form of a room near the main entrance gate of dimension not less than 3 m x 4 m. and having 3 m. clear height. The room shall have two fire proofs doors of 1.2 m. width opening outwards along with adequate ventilation in the form of windows/ ventilators. Such room shall not be counted in coverage and FAR calculations.

26. Distance from Electric lines.

No verandah, balcony, projection, chhajja, cornice, weather shade, or any similar appurtenant structure shall be erected, re-erected, extended, altered or added to any building so as to infringe the minimum safety clearance from any overhead electric supply line. The minimum vertical and horizontal clearances from such overhead electric supply line shall be maintained in accordance with SP 7:2026 — National Building Construction Standards 2026, read with the applicable provisions of the Indian Electricity Rules, 1956 / Central Electricity Authority safety regulations, as specified in Table below.

Table 10: Minimum distance from electric line

	Vertical distance in meters	**Horizontal distance in meters**
For lines of voltage exceeding 650Volts upto and including 11, 000 Volts	3.7	1.2
High voltage lines above 11,000 volt and up to and including 33,000 Volt	3.7	2.0
Extra high voltage line beyond 33,000 Volt	3.7 (Plus 0.3 meters for every additional 33,000 volts or part thereof)	2.0 (Plus 0.3 meters for every additional 33,000 volts or part thereof)

27. Means of Access. –

(1) Every building/ plot shall abut on a public/ private means of access.

(2) In rural areas within the planning area, the minimum road width for 'micro and small-scale industries', falling under non-polluting household industry (not more than 10 employees); cottage industry; professional service industry/startup (not more than 10 employees); information technology and information technology enabled service industry/startup (not more than 10 employees); agro serving; agro-processing; agro-based industry, shall be as follows:

Table 11: Means of access for industrial building

Min. Road Width	Type of Industry (Size)	Max. Permissible Built Up Area
6 m	Micro	as per F.A.R upto 500 sqm.
9 m	Micro & Small	as per F.A.R upto 1000 sqm.

(3) **Access from Highways/ Important Roads.-**. In case of access from national highway, state highway, expressway or any such roads, NOC shall be obtained from the authority concerned.

28. Minimum road width.

The minimum road width for different categories of building is given in Table below: -

Table 12:Category wise applicable minimum road width

Category	Min. road width(m)	
Marriage Halls	9.00 (Old Area)	12.20 m (New Area)
Cinéma, Multiplex, Shopping Malls, Convention centers, Game centers,	18.00	
Social clubs and allied amenities	9.0	
Multi-level car parking	9.0	
Office buildings	9.0	
Primary/Upper Primary school	9.0	
Other Technical and Educational Institutions	12.00	
Petrol pumps / Filling stations	12.00	
Restaurant	12.00	
LPG storages	12.00	
Assembly building	12.00	
Public libraries	12.00	
Conference hall	18.00	
Community hall	12.00	
Nursing homes/polyclinics/Hospitals	12.00	
Hotel	12.00	
Group Housing	9.00	

29. Setback:

a) The minimum setbacks and height of buildings permissible in a given size/plot for residential and commercial and mercantile buildings shall be as follows.

Table 13: Minimum setback for residential buildings

Sl no.	Road width (m)	Residential building up to 10m			Residential building from 10m to 15m		
		Front setback (m)	Rear setback (m)	side setback (m)	Front setback (m)	Rear setback (m)	Side setback (m)
1	Upto 3.6	1.2	NIL	NIL	No construction shall be permitted.		
2	>3.6-4.8	1.2	NIL	NIL			
3	>4.8 - 9	1.2	NIL	NIL	1.5	1.2	0.75
4	>9 - 12	1.5	0.75	NIL	2.0	1.5	1
5	>12 - 18	2	1	NIL	2.5	1.8	1
6	>18 - 24	2.5	1	NIL	3	2	1
7	24 and above	3	1.5	NIL	3.5	2.5	1.5

Note:

(i) In case of old area where a plot abuts roads below 3.60 m width, maximum building height of 7.00 m and FAR of 1.20 shall be permissible

(ii) For plots abutting the road or street or alleys wider than 2.5 m the rear or the side the setbacks shall not be required

(iii) Stilt floor used for parking purpose upto height of 2.5 m shall not be included in the calculation of FAR, and height restrictions

Table 14: Minimum setbacks for commercial buildings

Sl no.	Average depth (front & rear setback) or Average width (side setback) of plot	Building Height up to 15 m		
		Minimum Front set back (m)	Minimum Rear Set back(m)	Minimum Side Set back(m)
1	Up to 10 m (height of the building shall be restricted to 10m)	3.5	1	1
2	Exceeding 10 m and up to 15 m	3.5	1.5	1.5
3	Exceeding 15m and up to 21 m	3.5	2.5	2
4	Exceeding 21 m and up to 27 m	3.5	3	2.5
5	Exceeding 27 m and up to 33 m	4	3	3.6
6	Exceeding 33 m and up to 39 m	5	3.5	3.75
7	Exceeding 39 m and up to 45 m	5.5	4	4
8	More than 45 m	6	4.5	4

Table 15: Minimum setback for non-polluting industrial buildings

S. No.	Plot Area	Minimum Front Set Back (m)	Minimum Rear Set Back (m)	Minimum Side Set Back (m)
01.	Up to 150 sqm	3.0	0.0	0.0
02.	150 - 300 sqm	3.0	1.0	1.5
03.	300 - 500 sqm	3.6	1.5	1.5
04.	500 - 1000 sqm	3.6	3.6	3.6
05.	1000 - 2000 sqm	4.5	3.6	3.6
06.	2000 - 3000 sqm	6	4.5	4.5
07.	3000 - 6000 sqm	9	4.5	4.5
08.	above 6000 sqm	9	6	4.5

Note: Projections up to 20% of the rear and side setbacks is allowed on second floor and above for, plot area up to 300 sqm, projections up to 20% of the rear and side setbacks is allowed on first floor and above.

(1) Minimum setbacks for high rise buildings.

i. The driveway (minimum width 3.66 m) in the setback area around a building shall be of hard surface capable of taking load of fire engine weighting up to 45 tones.

ii. For high-rise buildings, the open spaces around the building unless or otherwise specified shall be as given in the Table.

iii. Stilt floor used for parking purpose upto height of 2.5 shall not be included in the calculation of FAR, and height restrictions

Table 16: Minimum exterior open spaces around all type of high-rise buildings unless otherwise specified

SI. No.	Height of the Building Up to (m.)	setback to be left out on all sides in m.	
		(Front setback)	(Side and rear setback)
1	More than15 and up to 18	6.0	3.66
2	more than 18 and up to 21	6.0	4.0
3	More than 21and up to 24	7.5	4.5
4	More than 24	7.5	6

30. Floor Area Ratio. –

1. The Floor Area Ratio (F.A.R) for buildings shall be decided on the basis of the road width on which the plot/site abuts as per Table below.

Table 17: Road width and FAR table for (OLD AREA)

SL.NO	Road Width (In meter)	FAR				Ground Coverage
		Residential	Max FAR	Non-Residential	Max FAR	
1	Upto 3.6	1.5	2.0	1.5	2.0	Max. coverage after ensuring setbacks
2	>3.6-4.8	2.0	2.5	2.0	2.5	
3	>4.8 - 9	2.5	3.0	2.5	3.0	
4	>9 - 12	2.75	3.25	2.75	3.5	
5	>12 - 18	3	3.5	3.0	5	
6	>18	3.5	4	3.5	6	

Note: Maximum Permissible FAR = Base FAR + Premium FAR

Table 18: Road width and FAR table (NEW AREA)

SL.NO.	Road Width (in meter)	FAR				Ground Coverage
		Residential	Max FAR	Non-Residential	Max FAR	
1	Minimum 3.6-4.8	2.5	3.0	2.5	3.0	Max. coverage after ensuring setbacks
2	>4.8 - 6	2.5	3.0	2.5	3.0	
3	>6 - 9	2.75	3.5	3.0	3.5	
4	>9 - 12	3	4.5	3.5	5	
5	>12 - 18	3.25	5	4	6	
6	>18-24	3.5	5.5	4.5	8	
8	>24 - 45	4	6	5.0	10	
9	>45	6	unrestricted	6	unrestricted	

Note: Maximum Permissible FAR = Base FAR + Premium FAR

2. Computation of Premium FAR Fee towards premium FAR shall be notified by the Authority from time to time .
3. Exclusive multistory/ multilevel parking blocks can be provided within the required setback area without reducing the driveway for the fire tender and other required circulation spaces, to the extent of minimum 3.66 meters. This will not be included in the calculation of FAR.
4. The structural safety, fire norms, setbacks, height, parking, etc. shall be according to proposed/overall building parameters.
5. The design shall include all the building services, STP, water calculation, etc as per overall building area.
6. For existing buildings, Premium FAR shall be granted upon submission of a Structural Stability Certificate confirming that the building is structurally sound and capable of withstanding the additional load arising from the proposed construction.
7. Premium FAR shall be valid for one time only. Fee towards premium FAR shall be decided as per these byelaws.
8. Notwithstanding anything contained elsewhere in these regulations, the overall FAR for Residential, Commercial, Institutional and Educational buildings shall under no circumstances be permitted to exceed the Maximum Achievable FAR as prescribed under premium FAR.
9. No projected balcony shall be allowed on setback less than 2.0 meters. Projected balcony shall be allowed with a width of 0.6 meters where the setback is between 2.0 meters to 3.0 meters. For setback more than 3.0 meters projected balcony shall be allowed with a width of 1.2 meters. Projected balcony shall only be allowed on the second floor and above floors. It may be allowed on first floor subject to condition that it shall not obstruct the clear vehicular or pedestrian movement around the building including movement of fire tender. 50% of the area on the projected balcony shall be taken into account for calculation of floor area.

10. Exemption in calculation in FAR will be as per Annexure 1
11. Additional FAR on Base FAR as an incentive to buildings that obtain green building ratings will be as per table below:-

Table 19: Additional FAR on Base FAR, shall be granted as an incentive to buildings that obtain green building ratings, as per the table given below

Rating Level	LEED/ IGBC (for all types of Building)	GRIHA (for all types of Building)	ECSBC (for Commercial/ office Building)	ECSBC (for Residential Building only)	Additional FAR beyond the Base FAR
Level 1	Silver	3-Star	ECBC Compliant	ENS Compliant	3%
Level 2	Gold	4-Star	ECBC+	ENS+ Compliance	6%
Level 3	Platinum	5-Star	Super ECBC	Super ENS Compliance	9%

Note:

a) Pre-certification from the Rating organisation or empaneled consultant or recognized/approved agency by the Rating organisation (whichever the case may be) shall be mandatory to avail additional FAR at the application for building permit stage.
b) Final certification from the Rating organisation must be produced at the time of occupancy to confirm the achieved rating.
c) Penalty for Non-Compliance: The penalty for non-compliance shall be decided by the department, if the developer fails to achieve the committed rating as per pre-certification of the building at the time of final occupancy.
d) Additional FAR on Base FAR shall be granted as an incentive to buildings that obtain green building ratings. This overall FAR shall be within the limit of maximum permissible/achievable FAR for Residential, Commercial, Institutional and Educational buildings.

31. Height of a building. -

1. There shall be no restriction on maximum building height for all permissible activities in all land use zones, however the height shall be governed based on permissible FAR, setbacks, road width and ground coverage
2. The maximum height of buildings shall be measured above the surrounding average road level and supporting structures Roof tanks and their supports (with support height not exceeding 2 m.) Ventilating, air conditioning, lift rooms and similar service equipment. Stair cover (mumty) not exceeding 3.0 m. in height and Chimneys and parapet walls not exceeding 1.5m. in height shall also be excluded in height of the building.
3. The height of buildings adjacent to the aerodrome/air-force stations shall be in accordance with the orders issued by the Government of India/ Ministry of Civil Aviation/ Ministry of Defence, Airport Authority of India and shall be adhered to as per the latest CCZM (Colour Coded Zoning Map), from time to time.
4. The maximum height of the building shall also be governed by the distance from the protected monument / heritage site and other statutory restrictions related to various sectors.

32. Off Street Parking Space.-

1. **The parking spaces is allowed in**
    a. Basements or cellars
    b. on stilt floor
    c. open parking area
    d. exclusive multi-level parking or Roof top parking in case of commercial/IT/ITES and corporate building
    e. A combination of any or all of the above.
    f. Podium parking

(1) Equivalent Car Space (ECS)

Depending on the nature of parking, each "Equivalent Car Space (ECS)" shall have following standards including circulation area:

Table 20: ECS calculation details

(a) Single/ Multi-units (Plotted)	13.75 square meters
(b) Parking in open area	23 square meters
(c) Covered parking	28 square meters
(d) Parking in basement	32 square meters
(e) Mechanized parking (double stacking)	16 square meters or based on actual design
(f) Mechanized parking (triple stacking)	8 square meters or based on actual design
(g) Two wheelers (including bicycles)	2.00 square meters

Note: Double and triple stacking shall be allowed in basement and other areas.

(2) Parking standards

The standards of parking arrangement for buildings of different uses/occupancies shall be as follows:

Table 21: Parking requirements in different types of buildings.

S. No.	Use Type	Area of Dwelling Unit (sq.m.)	Parking Requirement in ECS
1	**Residential**	Up to 100	1.00 ECS
2	Non - Residential	100	2.00 ECS
3	Public Buildings	100	2.0 ECS
4	Industrial	300	1.0 ECS
S. No.	**Recreation Use Type**		**Parking Requirements in ECS**
1	Stadium		1 per 20 seats
2	Amusement Park/ Other recreational areas		30 percent of plot area

Note: In Residential building use, additional 10% parking shall also be provided for visitors.

(3) Stilt Parking

Construction of stilts for parking shall be permissible in all types of buildings, which shall not be calculated in the FAR subject to height of 2.5 m in all categories of buildings. In case covered parking on stilts is used for any purpose other than parking, the same shall be calculated in the FAR.

(4) Multi-level parking

Under the parking spaces prescribed in the master plan / zonal plan / layout plan or under residential, commercial and office, public and semi-public facilities, traffic and transportation nodes, etc., Multilevel parking shall be developed as per the following parameters-

i. The minimum size of the plot for multi-level parking facility shall be 1000 square meters. In case of built-up area, the facility may be provided in 750 square meters.
ii. The place selected for parking shall be located on a minimum 9-meter-wide road in the built-up area and on a minimum 12-meter-wide road in the non-built-up area.
iii. FAR of 3.0 shall be allowed.
iv. If the height of the parking block is up to 15 meters, the minimum set-back shall be 3 meters and if it is more than this, the set-back shall be as the Bihar Building Byelaws. In multi-level parking, a maximum of two basements shall be permitted subject to structural and safety conditions.
v. To meet the cost/ensure feasibility of multi-level parking, a maximum of 25 percent of the total floor area can be used for commercial/office and entertainment purposes.

Note: Specific proposals requiring relaxation in the above parameters can be presented to the Authority Board for consideration and a decision can be taken.

(5) Podium parking:

i. In case the buildings are to be constructed with stilt floor on individual plot for providing parking space and where basement could not be approached for parking, in such cases a podium may be constructed on ground floor in continuation of the stilt floor having access from the front for the parking after leaving minimum 3m setback from the plot line. The terrace of podium may be used for plantation & landscaping. For low rise development, the maximum height permitted is 15 m. However, where the stilt floor is to be constructed for parking the height may be increased to 17.5 m.

ii. For non-high rise flatted factories on plots upto 500 sqm, within planning area, or in areas within Industrial Land Use zones as marked in Notified Master Plan/Development Plan, or in areas notified by Industries Department as public/private industrial area, the minimum parking requirement shall be 1 ECS per 200 sqm.

33. Fire protection requirements

Buildings shall be planned, designed and constructed to ensure fire safety and this sha11 be done in accordance with these byelaws

(1) First Aid /Fixed Fire Fighting /Fire Detection Systems and other Facilities :

Provision of fire safety arrangement for different occupancy from. Sl. No. 1 to 23 as indicated below shall be as per Annexure 'III-A' 'III-B' &'III-C'.

a. Access
b. Wet Riser
c. Down Comer
d. Hose Reel
e. Automatic Sprinkler System
f. Yard Hydrant
g. U.G. Tank with Draw off Connection
h. Terrace Tanks
i. Fire Pump
j. Terrace Pump
k. First Aid Fire Fighting Appliances
l. Auto Detection System
m. Manual operated Electrical Fire Alarm System
n. P.A System with talk back facility
o. Emergency Light
p. Auto D.G. Set
q. Illuminated Exit Sign
r. Means of Escape
s. Compartmentation
t. MCB /ELCB
u. Fire Man Switch in Lift
v. Hose Boxes with Delivery Hoses and Branch
w. Pipes Refuge Area

Note for Annexure 'III-A' 'III-B' & 'III-C'.

i. Where more than one riser is required because of large floor area, the quantity of water and pump capacity recommended in these Annexure should be finalized in consultation with Chief Fire Officer.

ii. The above quantities of water shall be exclusively for fire fighting and shall not be utilized for domestic or other use.

iii. A facility to boost up water pressure in the riser directly from the mobile pump shall be provided in the wet riser, down comer system with suitable fire service inlets (collecting head) with 2 to 4 numbers of 63 mm inlets for 100-200 mm dia main, with check valve and a gate valve.

iv. Internal diameter of rubber hose for reel shall be minimum 20 mm. A shut off branch with nozzle of 5 mm. size shall be provided.

v. Fire pumps shall have positive suctions. The pump house shall be adequately ventilated by using normal/mechanical means. A clear space of 1.0 m. shall be kept in between the pumps and enclosure for easy movement/maintenance. Proper testing facilities and control panel etc. shall be provided.

vi. Unless otherwise specified in Byelaws, the firefighting equipment/ installation shall conform to relevant Indian Standard Specification.

vii. In case of mixed occupancy, the firefighting arrangement shall be made as per the highest class of occupancy.

viii. Requirement of water based first aid fire extinguishers shall be reduced to half if hose reel is provided in the building.

(2) Automatic sprinklers

Automatic sprinkler system shall be installed in the following buildings:

i. All buildings of 24 m. and above in height, except group housing and 45 m. and above in case of apartment /group housing society building.

ii. Hotels below 15 m. in height and above 1000 sq m. built up area at each floor and or if basement is existing.

iii. All hotels, mercantile, and institutional buildings of 15 m. and above.

iv. Mercantile buildings having basement more than one floor but below 15 m. (Floor area not exceeding 750 sq m.)

v. Underground Shopping Complex.

vi. Underground car / scooter parking /enclosed car parking.

vii. Basement area 200 sq m. and above.

viii. Any special hazards where the Chief Fire Officer considers it necessary.

ix. For buildings up to 24 m. in height where automatic sprinkler system is not mandatory as per these Byelaws, if provided with sprinkler installation following relaxation may be considered.

   a. Automatic heat/smoke detection system and M.C.P. need not be insisted upon.

   b. The number of Fire Extinguisher required shall be reduced by half.

(3) Fixed Carbon di-oxide /Foam/DCO water spray extinguishing system

Fixed extinguishing installations shall be provided as per the relevant specifications in the premises where use of above extinguishing media is considered necessary by the Chief Fire Officer.

(4) Fire alarm system

All buildings of 15 m. and above in height shall be equipped with fire alarm system, and also residential buildings (Dwelling House, Boarding House and Hostels) above 24 m. height.

The **lighting protection** warning light (red) for high-rise buildings shall be provided in accordance with the relevant standard. The same shall be checked by electrical department.

Note: The installation of Fire Alarm Systems shall be carried out in conformity with the local fire regulations and rules, there under whenever they are in force and the provisions in these byelaws, if any.

CHAPTER -V

REQUIREMENT OF SPECIAL OCCUPANCY

34. Cinema, Multiplex and Theatre building.

The relevant provisions of the Bihar Cinemas (Regulation) Act, 1954 shall apply for planning, designing and construction of Cinema and Theatre buildings.

35. Petrol Pump.

(1) Minimum distance from the road intersections shall be:

A. For small roads having less than 12 m. width - 10 m.
B. For minor roads having width 12- 30 m. - 50 m.
C. For major roads having width 30 m. or more -100 m.

(2) The minimum distance of the property line of petrol pump from the centre line of the road shall not be less than 15 meters on roads having less than 30 m width. In case of roads having 30 m or more width, the width of the road shall be protected.

(3) Plot size:

Only for filling stations-
A. 20m (Frontage) x 20m (Depth) (Frontage of the plot shall not be less than 20m)
B. Filling-cum-service station- 30m (Frontage) x 40m (Depth) (Frontage of the plot shall not be less than 30m)
C. Any other plot size prescribed by the oil companies (in the letter of intent) shall prevail over the above provision.

(4) Other controls

i. Ground coverage - 20%
ii. FAR - 1.0
iii. Max. Height -7m
iv. Canopy equivalent to permissible ground coverage within setback line,
v. Front set back- minimum 9 m

36. Compressed Natural Gas (CNG) mother station

(1) Plot size (Max)- 36 m X 30 m

(2) Maximum ground coverage - 20%

(3) Maximum height-7m (single storey)

(4) Building component- control room/office/dispensary, store, pantry and W.C.

CHAPTER-VI

DEVELOPMENT, SUB-DIVISION AND AMALGAMATION OF LAND

37. Application. -

(1) Every person who intends to carry out any development or redevelopment including sub-division or amalgamation on any plot or land shall give application/notice in writing to the Authority of his intention in the prescribed form.

(2) Applications for subdivision or amalgamation of land for utilizing, selling, leasing out or otherwise disposing it off shall be made to the Authority in prescribed form.

(3) The applications for subdivision shall be in addition to the requirements specified in these byelaws accompanied by-

i. wherever applicable, a no-objection certificate, from the lessor in case the land is not leasehold unless the lease deed permits undertaking sub-division as applied for;
ii. A site plan traced out of revenue village settlement map in operation indicating therein in red colour the lands to which the application relates and surrounding plots;
iii. An index plan of the site showing adjoining areas within a radius of 150 m. round from the proposed site marking clearly therein the boundaries of the proposed layout in red colour, existing road, structures, burial ground and high tension or low-tension power line passing through the site of the layout plan and the level of the site;
iv. A detailed plan to a scale not less than 1:100 showing the proposed layout(sub-division) indicating size of plot width of the proposed road, open space and amenities provided;
v. Land use analysis indicating the survey plot number, the bye-plot number, the detailed dimensions of all the plots, the area of each-plot and the use to which they are proposed to be put;

(4) The application shall be Approved or Rejected in prescribed within 60 days from the receipt of the application

38. **General Conditions Sub-division/amalgamation of plots**

(1) Ground coverage, FAR and setback of the amalgamated plot shall be applicable as per amalgamated plot size.

(2) In plots where construction has been done a revised map shall have to be submitted and charges shall also be applicable.

(3) The development fee and subdivision or amalgamation charges shall be applicable as notified from time to time.

CHAPTER VII
COMPOUNDING, PENALTIES AND COMPLIANCE

39. Compounding and related procedure

(1) Compounding of Offences

i. The Competent Authority may, either before or after the institution of the proceedings under the provisions of the Act compound any offence within the framework of use restrictions and the provisions of these byelaws applicable to the concerned plot as:
   a. Where development or constructions has been undertaken without approval.
   b. Where development or constructions has been undertaken in deviation of the approved plan.

ii. The Competent Authority may however condone deviations beyond the permissible norms of these byelaws.

(2) Compounding Process

i. Grant/ Refusal

The owner/developer may submit an application for compounding suo-moto or in response to the notice issued.

While granting or refusing the compounding of construction or development work, Authority shall examine the nature and extent of the violations, the provisions of these Byelaws that have been contravened, and whether such deviations fall within the permissible limits prescribed for compounding.

ii. Following offences shall not be compoundable.

Construction undertaken in violation of the negative list as prescribed in Annexure --- and those in violation of terms and conditions mentioned in NOC's received from concerned departments/ Authorities/ Organizations shall not be eligible for compounding.

(3) Applicability

i. Deviations in construction beyond the permissible norms of these byelaws up 10% in respect of side and rear setbacks, FAR and height.

ii. Any construction, addition, alteration, or deviation exceeding the limits prescribed for compounding or condonation under these Byelaws shall be deemed non-compoundable and shall be demolished

(4) Compounding and Condonation Rate-

i. Compounding and condonation Rates for various categories shall be as notified by the Competent Authority from time to time.

ii. The compounding fee and condonation penalty prescribed under this Chapter shall be levied in addition to the building permit fee, scrutiny fee, development charges, infrastructure charges, and any other fees or charges payable under these Byelaws or any other applicable law.

40. Penal Action against Builders/ Technical Personnel.

(1) Notwithstanding anything contained in these byelaws, the Authority reserves the right to debar/ black list and take legal action against the builder/ technical person who has deviated from the professional conduct or has made any fraudulent statement or has misrepresented/suppressed any material facts in his application/ plan or is involved in construction of the building deviating from the approved plan/norms of these byelaws.

(2) Before taking any action under clause (1) specified above, the Authority shall issue a notice specifying the reasons thereof asking for a show-cause within 15 days as to why such builder/technical person shall not be debarred/black listed. After receipt of the show cause, if any, the same shall be placed before the Authority for a decision on debarring/black listing the technical person/builder. The decision of the Authority in this regard shall be published in the Notice Board of the Authority and the Govt. website.

(3) An appeal against an order under (2) above shall lie under Section-79 of the Act and Section: 329 of the Bihar Municipal Act, 2007.

CHAPTER-VIII
SAVINGS AND REPEALS

41. Savings and Repeal

(1) Building Byelaws 2014 with all its amendments and associated executive orders are hereby repealed.
(2) Notwithstanding such repeal, anything done or any action taken under the byelaws so repealed shall be deemed to have been done or taken under these byelaws;
(3) A Building Byelaws Review Committee constituted by the Urban Development and Housing Department shall undertake periodic review and reconsideration and necessary modification of these Byelaws. The department may notify any additional information, fee structure, guidelines, clarifications, removal of difficulties or minor changes for better implementation of these Byelaws.

42. Annexures

Annexure 1- Exemption in calculation of FAR

Sl.	Q: Is the structure included in FAR calculation? Key: Y= Yes, included in calculation N = No, not included in calculation NA = Not permitted thus not applicable	Residential – Single/Multi-unit	Residential – Group Housing	Commercial/ Mixed Use	Office Buildings	Institutional	Industrial	Other
1	Mezzanine	Y	Y	Y	Y	Y	Y	Y
2	Pergola (if closed from three or more sides)	Y	Y	Y	Y	Y	Y	Y
3a	Lift Machine Room	N	N	N	N	N	N	N
3b	Lift Shafts (to be counted as covered area only once i.e., on ground floor)	Y	Y	Y	Y	Y	Y	Y
3c	Lift Lobby up to 10 square meters	N	N	N	N	N	N	N
4	Meter Room (as per electricity authority norms)	N	N	N	N	N	N	N
5	Cantilever projection at any level (in setbacks) 0.75m width (no construction of any type or any material shall be permitted over projections)	N	N	N	N	N	N	N
6	Porch/ Portico (Maximum 4-meter x 8 meter). It shall not interfere with Fire tender movement.	Y	Y	Y	Y	Y	Y	Y
7	**Basement(s) within the setback line, if used for:**							
7a	Parking lot and garages	N	N	N	N	N	N	N
7b	Air conditioning equipment and other machines	N	N	N	N	N	N	N
7c	DG set room, meter room and electric panel room, Effluent Treatment Plant, suction tank, pump room	N	N	N	N	N	N	N
7d	Storage of household goods or other goods or ordinarily non-combustible material incidental to principal use	N	N	N	N	N	N	N
7e	Storage not incidental to principal use.	Y	Y	Y	Y	Y	Y	Y
7f	Non-combustible storage rooms (stacking rooms) of libraries	Y	Y	Y	Y	Y	Y	Y
7g	Strong rooms, bank lockers, safe deposit vaults, laundry room, radio/laser therapy, post-mortem room, mortuary, medical shop and cold storage for hospital building etc.	Y	Y	Y	Y	Y	Y	Y
7h	Offices and commercial uses (if air-conditioned)	Y	Y	Y	Y	Y	Y	Y
7i	Commercial use in first basement in case of shopping center/ shopping malls.	Y	Y	Y	Y	Y	Y	Y
7j	Nursing quarters as ancillary use to hospital in first basement, if proper ventilation is ensured.	Y	Y	Y	Y	Y	Y	Y
7k	Any other use related to ancillary use, e.g., toilets, if proper requirements of lighting, ventilation and fire	Y	Y	Y	Y	Y	Y	Y

	safety are adhered to							
7l	In mixed use buildings, uses other than ancillary uses shall also be allowed after meeting lighting, ventilation and fire safety requirements.	Y	Y	Y	Y	Y	Y	Y
8a	Stilt floor used for parking	N	N	N	N	N	N	N
8b	Stilt Floor used for any purpose other than parking	Y	Y	Y	Y	Y	Y	Y
9	Podium Parking (with max. 10% of permissible land cover utilized for Driver Restroom, Store, Sanitary Block and other similar services)	N	N	N	N	N	N	N
10	Separate Parking Block for Plot Area above 4000 sqm.	N	N	N	N	N	N	N
11	Locked Garages in Rear Setback	N	Y	Y	Y	Y	Y	Y
12	Balconies (50% of projected balcony area)	N	N	Y	Y	Y	Y	Y
13a	Staircase (to be counted as covered area only once i.e. on ground floor)	Y	Y	Y	Y	Y	Y	Y
13b	Fire Escape/ External Staircase	N	N	N	N	N	N	N
14	Planters and Sun Control Devices	N	N	N	N	N	N	N
15	Jali of any material to cover AC/cooler units	N	N	N	N	N	N	N
16	Rockery, well & well structures, water pool, uncovered swimming pool, tree platform, tank, fountain, bench, open-top & unenclosed chabutra, compound wall, gate, slide, swing, underground water tanks, overhead water tanks on top of buildings, open shafts, culverts on drain	N	N	N	N	N	N	N
17	Open ramps with no area enclosed below it of usable height. If used for approach to the entrance of the building, then the height as per requirement may be considered. The space under the ramp shall not be used for any commercial purpose, however it can be landscaped with approval of the Authority on case-to-case basis.	N	N	N	N	N	N	N
18	Open ramps for movement of vehicles in side setback only	N	N	N	N	N	N	N
19a	Atriums in Commercial/ Office & PSP above 3000 sqm Plot Area	NA	NA	N	N	N	NA	NA
19b	Temporary Counters maximum up to 20% of the area of Atrium	NA	NA	N	N	N	NA	NA
20	Service Floors (max. up to 3 floors), allowed on every 4th floor in a multistorey building	NA	NA	N	N	N	N	N
21	Any other feature purely ornamental in nature and not enclosing or covering space of commercial use may be permitted by Vice Chairman on case-to-case basis.	NA	N	N	N	N	N	N
22	Loft up to 30% of room area (max. 1.5 metre height)	N	N	N	N	N	N	N
23	Mumty	N	N	N	N	N	N	N
24	Bay Windows and Almirahs/ Niche	N	N	N	N	N	N	N
25	Refuge Area (As per fire norms)	N	N	N	N	N	N	N

26	Service Duct	N	N	N	N	N	N	N
27	Services such as air conditioning equipment and other machines, DG set room, meter room and electric panel room, Effluent Treatment Plant, suction tank, pump room – maximum up to 5% of permissible FAR or 50sqm (incase of Plot Area <= 4000 sqm) / 100 sqm (in case of Plot Area > 4000 sqm)	N	N	N	N	N	N	N

Annexure-IIA"

Occupancy Categorization of Buildings for Water and Other Requirement for Fire Fighting

Zone-I	Zone-II	Zone-III
GROUP "A": RESIDENTIAL	GROUP "A": RESIDENTIAL	GROUP "A": RESIDENTIAL
A1 Lodging and Rooming Houses A2 One or two family private dwelling A3 Dormitories A4 Apartment Houses	A5 Hotels	F2 Shops and stores, etc. above 500 sq.mt. floor area F3 Underground shopping centers
GROUP "B" EDUCATIONAL B1 Schools up to higher secondary level	GROUP "C" INSTITUTIONAL C1 Hospitals and Sanitoria (More than 100 beds)	GROUP "G" INDUSTRIAL G3 High hazard Industries
GROUP "C" INSTITUTIONAL C1 Hospital & Sanitoria (upto 100 beds) C2 Custodial Institutions C3 Penal & mental Institutions	GROUP "D" ASSEMBLY BUILDINGS D1 For more than 1000 persons with permanent stage and fixed seats D2 For less than 1000 persons with permanent stage and fixed seats	GROUP "H" STORAGE BUILDINGS
GROUP "D" ASSEMBLY BUILDINGS D3 Upto 300 persons without permanent stage and fixed seats D4 Above 300 persons without permanent stage & fixed seats	GROUP "E" BUSINESS BUILDINGS E1 Offices, Banks, etc. E2 Laboratories, Libraries, etc. E3 Telephone Exchanges	GROUP "J" HAZARDOUS BUILDINGS
GROUP "E" BUSINESS E3 Computer Installations E5 Broadcasting stations	GROUP "F" MERCANTILE F1 Shops, Stores, etc. upto 500 m^2 floor area	
GROUP "G" INDUSTRIAL G1 Low hazard Industries	GROUP "G" INDUSTRIAL	

Annexure-"III-A"

Fire Protection Requirements for Buildings in Zone-I Category

Sl. No.	Measures	Group-A: Residential A1, A2, A3, A4				Group-B: Educational			Group-C: Institutional		
		O	I	II	III	I	II	III	I	II	III
1	Access	P	P	P	P	P	P	P	P	P	P
2	Means of Escape	P	P	P	P	P	P	P	P	P	P
3	Compartmentation	P	P	P	P	P	P	P	P	P	P
4	Refuge Area	X	X	X	X	X	X	X	X	X	X
5	Emergency Lights	X	X	P	P	P	P	P	P	P	P
6	Exit Signs	P	P	P	P	P	P	P	P	P	P
7	PA System with Talk Back Facility	X	X	X	X	X	P	P	P	P	P
8	Moefa	X	X	X	P	X	P	P	P2	P	P
9	Extinguishers	P	P	P	P	P	P	P	P	P	P
10	Hose Reel	P3	P	P	P	P3	P	P	P	P	P
11	Yard Hydrant	X	X	X	P	X	P	P	X	P	P
12	Down Comer	X	X	X	P	X	P	X	P4	X	X
13	Wet Riser	X	X	P	X	X	X	P	X	P	P
14	Fire Detection System	X	X	X	X	X	P6	X	P2	P	P
15	Automatic Sprinkler System	S	S	S	S	S	S	FS	S	S	FS
16	Under Ground Tank	X	X	X	X	X	X	P	P2	P	P
17	Over Head Tank	P13	P	P	P	P	P	P	P	P	P
18	Fire Pumps	X	X	X	X	X	X	P	X	P	P
19	Booster Pumps	P3	P	P	P	P	P3	P	P	X	P
20	Auto D.G. Set	P3	X	P	P	P3	P	P	P	P	P
21	MCB/ELCB	P	P	P	P	P	P	P	P	P	P
22	Hose Boxes	X	X	X	P	X	P	P	P4	P	P
23	Fireman's Grounding Switch	P	P	P	P	P	P	P	P	P	P

Annexure-"III-A"

(Contd.) Fire Protection Requirements for Buildings in Zone-I Category

Sl. No.	Measures	Group-D: Assembly D3, D4			Group-E: Business E3, E5			Group-G: Industrial G1				
		I	II	III	I	II	III	IV	V	VI	VII	VIII
1	Access	P	P	P	P	P	P	P	P	P	P	P
2	Means of Escape	P	P	P	P	P	P	P	P	P	P	P
3	Compartmentation	P	P	P	P	P	P	P	P	P	P	P
4	Refuge Area	X	X	X	X	X	X	X	X	X	X	X
5	Emergency Lights	P	P	P	P	P	P	P	P	P	P	P
6	Exit Signs	P	P	P	P	P	P	X	X	P	P	P
7	PA System with Talk Back Facility	P1	P	P	X	P	P	X	X	X	X	P
8	Moefa	P1	P	P	X	P	P	X	X	P	P	P
9	Extinguishers	P	P	P	P	P	P	P	P	P	P	P
10	Hose Reel	P2	P	P	P	P	P	X	P	P	P	P
11	Yard Hydrant	X	P	P	X	P	P	X	X	X	P	P
12	Down Comer	X	X	P	P2	X	X	X	X	X	X	X
13	Wet Riser	X	P	P	X	P	P	X	X	X	P5	P
14	Fire Detection System	P7	P	P	P2	P8	P9	X	X	X	P	P
15	Automatic Sprinkler System	S7	FS	FS	S	S	FS	S	S	S	S	FS
16	Under Ground Tank	P7	P	P	X	P	P	X	X	P10	P11	P
17	Over Head Tank	P2	P	P	P	P	P	P5	P	P	P	P
18	Fire Pumps	P11	P	P	X	P	P	X	X	X	P5	P
19	Booster Pumps	X	X	X	P	X	X	P12	P	P	P	P
20	Auto D.G. Set	P7	P	P	P	P	P	X	X	P	P	P

21	MCB/ELCB	P	P	P	P	P	P	P	P	P	P	P
22	Hose Boxes	P	P	P	P2	P	P	X	X	X	P5	P
23	Fireman's Grounding Switch	P	P	P	P	P	P	P	P	P	P	P

Legend for Annexure "III-A"

O	Guest Houses/Lodging having up to 20 rooms or 40 beds and below
I	Height less than 15 mt.
II	Height 15 mt. and above up to 24 mt.
III	Height above 24 mt
IV	Height less than 15 mt. and plot area less than 250 sq.mt.
V	Height less than 15 mt. and plot area 251 sq.mt. and above up to 500 sq.mt.
VI	Height less than 15 mt. and plot area 501 sq.mt. and above up to 1000 sq.mt.
VII	Height less than 15 mt. and plot area more than 1001 sq.mt.
VIII	Height above 15 mt. and up to 18 mt.
P	To be Provided.
X	Not to be provided.
S	Sprinklers to be provided if basement area is 200 sq.mt. or more.
FS	Fully Sprinklered.

1. To be provided if seating capacity exceed 750.
2. To be provided if building is more than ground floor, first floor and total covered area exceed 1500 sq. mt.
3. To be provided in building where total covered area exceeds 1000 sq.mt. or Building is more than ground floor except group housing.
4. To be provided if building is ground floor, first floor and total covered area exceeds 300 mt.
5. To be provided if building is more ground floor.
6. To be provided in building except educational buildings.
7. In case seating capacity is 1000 persons minimum or covered area above 1500 sq.mt. or basement area 200 sq.mt. and more (other than places or worships).
8. To be provided fore E-4 and E-5 buildings but not required if building is fully sprinklered.
9. To be provided for E-4 and E-5 buildings.
10. 25,000 lt. capacity under ground water storage tank to be provided.
11. 50,000 lt. capacity under ground water storage tank to be provided.
12. To be provided where ever sprinklers are not installed.
13. Terrace tank of 5,000 lt. capacity to be provided, if sprinklers and installed. The capacity shall be accordingly increased.

Annexure-"III-B"

Fire Protection Requirements for Buildings in Zone-II Category

Sl. No.	**Measures**	**Group-A: Residential A5 : Hotels**				**Group-C: C2: Hospital**		**Group-D: Assembly D1, D2, D5**	
		I	**II**	**III**	**IV**	**V**	**VI**	**V**	**VI**
1	Access	P	P	P	P	P	P	P	P
2	Means Of Escape	P	P	P	P	P	P	P	P
3	Compartmentation	P	P	P	P	P	P	P	P
4	Refuge Area	X	X	X	X	X	X	X	X
5	Emergency Lights	P	P	P	P	P	P	P	P
6	Exit Signs	P	P	P	P	P	P	P	P
7	PA System With Talk Back Facility	X	P	P	P	P	P	P	P
8	Moefa	X	P	P	P	P	P	P	P

9	Extinguishers	P	P	P	P	P	P	P	P
10	Hose Reel	P	P	P	P	P	P	P	P
11	Yard Hydrant	X	X	P	P	X	P	X	P
12	Down Comer	X	P2	X	X	X	X	X	X
13	Wet Riser	X	X	P2	X	P4	P	P5	P
14	Fire Detection System	X	P	P	P	P3	P	P	P
15	Automatic Sprinkler System	S	S	FS	F S7	S	FS	S8	FS
16	Under Ground Tank	X	X	P	P	P3	P	P8	P
17	Over Head Tank	P	P	P	P	P	P	P	P
18	Fire Pumps	X	X	P	P	P4	P	P8	P
19	Booster Pumps	P	P	P	X	P	X	P	X
20	Auto D.G. Set	P	P	P	P	P	P	P	P
21	MCB/ELCB	P	P	P	P	P	P	P	P
22	Hose Boxes	X	P	P	P	P4	P	P	P
23	Fireman's Grounding Switch	P	P	P	P	P	P	P	P

Annexure-"III-B" (Contd.)

Fire Protection Requirements for Buildings in Zone-II Category

Sl. No.	Measures	Group-E: Business E1, E2, E4			Group-F: Mercantile	Group-G. Industrial G2				
		VII	VIII	IX	X	XI	XII	XIII	XIV	XV
1	Access	P	P	P	P	P	P	P	P	P
2	Means of Escape	P	P	P	P	P	P	P	P	P
3	Compartmentation	P	P	P	P	P	P	P	P	P
4	Refuge Area	X	X	X	X	X	X	X	X	X
5	Emergency Lights	P	P	P	P	X	X	P	P	P
6	Exit Signs	P	P	P	P	X	X	P	P	P
7	PA System with Talk Back Facility	X	P	P	X	X	X	X	X	P
8	Moefa	X	P	P	X	X	X	P	P	P
9	Extinguishers	P	P	P	P	P	P	P	P	P
10	Hose Reel	P	P	P	P1	P	P	P	P	P
11	Yard Hydrant	X	P	P	X	X	X	X	P	P
12	Down Comer	P3	X	X	X	X	X	P4	X	X
13	Wet Riser	X	P	P	X	X	X	X	P6	P
14	Fire Detection System	P3	P	P	X	X	X	X	X	P
15	Automatic Sprinkler System	S	S	FS	S	S	S	S	FS	FS
16	Under Ground Tank	X	P	P	X	X	P9X	P10	P	P
17	Over Head Tank	P	P	P	P1	P	P	P	P	P
18	Fire Pumps	X	P	P	X	X	X	X	P	P
19	Booster Pumps	P	P	P	P1	P	P	P	P	P
20	Auto D.G. Set	P	P	P	X	X	P	P	P	P
21	MCB/ELCB	P	P	P	P	P	P	P	P	P
22	Hose Boxes	P3	P	P	X	X	X	P	P	P
23	Fireman's Grounding Switch	P	P	P	P	P	P	P	P	P

Legend for Annexure "III-B"

I Height less than 15 mt. and area up to 300 sq. mt. on each floor.

II Height less than 15 mt. and area above 300 sq. mt. up to 1000 sq. mt. on each floor.

III Height less than 15 mt. and area above 1000 sq. mt. on each floor.

IV Height 15 mt. and above.

V Height less than 15 mt.

VI Height 15 mt. and above up to 30 mt.

VII Height less 15 mt.

VIII Height 15 mt. and above up to 24 mt.

IX Height more than 24 mt.
X Height less than 15 mt. and plot area up to 750 sq. mt.
XI Height less than 15 mt. and plot area less than 250 sq.mt.
XII Height less than 15 mt. and plot area 251 m2 and above up to 500 sq. mt.
XIII Height less than 15 mt. and plot area 501 m2 and above up to 1000 sq.mt.
XIV Height less than 15 mt. and plot area more than 1001 sq. mt..
XV Height above 15 mt. and up to 18 mt.
P to be Provided
X not to be provided
S Sprinklers to be provided if basement area is 200 m2 or more

FS Fully Sprinklered.

1. To be provided if building is more than one floor.
2. To be provided in buildings above two floors.
3. To be provided if the building is more than ground floor, first floor and covered area exceeds 1500 sq. mt.
4. To be provided if building is more than first floor and the covered area exceeds 300 sq. mt.
5. To be provided for more than storeyed buildings and above.
6. To be provided if building is ground floor, first floor and above.
7. Buildings to be fully sprinklered if height exceeds 15 mt.
8. To be provided if seating capacity exceeds 1000 persons.
9. 25,000 lt. capacity under ground tank to be provided.
10. 50,000 lt. capacity a ground tank to be provided if riser is not provided.

Annexure-"III-C"

Fire Protection Requirements for buildings in Zone-III Category

Sl. No.	Measures	Group F mercantile (F2,F3)			Group G Industrial (G3)				Group H Storage		Group J Hazardous	
		H<15m A>750M^2	H>15 m	UGS	I	II	III	IV	H<15m Single Storey	H<15m More than one Storey	H<15 m Single Storey	H<15m More than one Storey
1	Access	P	P	P	P	P	P	P	P	P	P	P
2	Means of Escape	P	P	P	P	P	P	P	P	P	P	P
3	Compartmentation	P	P	P	P	P	P	P	P	P	P	P
4	Refuge Area	X	X	X	X	X	X	X	X	X	X	X
5	Emergency Lights	P	P	P	X	P	P	P	X	P	P	P
6	Exit Signs	P	P	P	X	P	P	P	X	P	P	P
7	PA System with talk back facility	P1	P	P	X	X	X	X	X	X	P	P
8	Moefa	P1	P	P	X	X	X	P	X	X	P	P
9	Extinguishers	P	P	P	P	P	P	P	P	P	P	P
10	Hose Reel	P	P	P	P	P	P	P	P	P	P	P
11	Yard Hydrant	P	P	P	X	X	P	P	P2	P2	P	P
12	Down Comer	X	X	X	X	X	X	X	X	X	X	X
13	Wet Riser	P1	P	P	X	X	P3	P1	X	P3	X	X
14	Fire Detection System	X	P	P	X	X	P	P	X	X	P	P
15	Automatic Sprinkler System	FS	FS	FS	FS	FS	FS	FS	FS4	FS	FS	FS
	Under Ground Tank											

IX Height more than 24 mt.
X Height less than 15 mt. and plot area up to 750 sq. mt.
XI Height less than 15 mt. and plot area less than 250 sq.mt.
XII Height less than 15 mt. and plot area 251 m2 and above up to 500 sq. mt.
XIII Height less than 15 mt. and plot area 501 m2 and above up to 1000 sq.mt.
XIV Height less than 15 mt. and plot area more than 1001 sq. mt..
XV Height above 15 mt. and up to 18 mt.
P to be Provided
X not to be provided
S Sprinklers to be provided if basement area is 200 m2 or more

FS Fully Sprinklered.

1. To be provided if building is more than one floor.
2. To be provided in buildings above two floors.
3. To be provided if the building is more than ground floor, first floor and covered area exceeds 1500 sq. mt.
4. To be provided if building is more than first floor and the covered area exceeds 300 sq. mt.
5. To be provided for more than storeyed buildings and above.
6. To be provided if building is ground floor, first floor and above.
7. Buildings to be fully sprinklered if height exceeds 15 mt.
8. To be provided if seating capacity exceeds 1000 persons.
9. 25,000 lt. capacity under ground tank to be provided.
10. 50,000 lt. capacity a ground tank to be provided if riser is not provided.

Annexure-"III-C"

Fire Protection Requirements for buildings in Zone-III Category

Sl. No.	Measures	Group F mercantile (F2,F3)			Group G Industrial (G3)				Group H Storage		Group J Hazardous	
		H<15m A>750M^2	H>15 m	UGS	I	II	III	IV	H<15m Single Storey	H<15m More than one Storey	H<15 m Single Storey	H<15m More than one Storey
1	Access	P	P	P	P	P	P	P	P	P	P	P
2	Means of Escape	P	P	P	P	P	P	P	P	P	P	P
3	Compartmentation	P	P	P	P	P	P	P	P	P	P	P
4	Refuge Area	X	X	X	X	X	X	X	X	X	X	X
5	Emergency Lights	P	P	P	X	P	P	P	X	P	P	P
6	Exit Signs	P	P	P	X	P	P	P	X	P	P	P
7	PA System with talk back facility	P1	P	P	X	X	X	X	X	X	P	P
8	Moefa	P1	P	P	X	X	X	P	X	X	P	P
9	Extinguishers	P	P	P	P	P	P	P	P	P	P	P
10	Hose Reel	P	P	P	P	P	P	P	P	P	P	P
11	Yard Hydrant	P	P	P	X	X	P	P	P2	P2	P	P
12	Down Comer	X	X	X	X	X	X	X	X	X	X	X
13	Wet Riser	P1	P	P	X	X	P3	P1	X	P3	X	X
14	Fire Detection System	X	P	P	X	X	P	P	X	X	P	P
15	Automatic Sprinkler System	FS	FS	FS	FS	FS	FS	FS	FS4	FS	FS	FS
	Under Ground Tank											