

UTTARAKHAND BUILDING

BYE-LAWS

AND REGULATIONS – 2011

(AMENDMENT 2016)

उत्तराखण्ड शासन
आवास विभाग,
संख्या-837/v-2-2016-¹²⁷(आ0)/15-टी0सी0
देहरादून दिनांक: 03 जून, 2016

अधिसूचना

उत्तर प्रदेश (निर्माण कार्य विनियमन) अधिनियम, 1958 (उत्तराखण्ड राज्य में यथाप्रवृत्त) की धारा-5 के अधीन प्राप्त शक्ति का प्रयोग करते हुए उत्तराखण्ड राज्य के विनियमित क्षेत्रों हेतु भवन निर्माण एवं विकास उपविधि/विनियम, 2011 (संशोधन, 2015) प्रख्यापित किए जाने की स्वीकृति अधिसूचना संख्या-2015/V/आ0-2015- 55(आ0)/2006-टीसी, दिनांक 08.12.2015 द्वारा प्रदान की गयी है।

2- उक्त के क्रम में सम्यक विचारोपरान्त लिये गये निर्णयानुसार भारत सरकार के Ease of Doing Business कार्यक्रम के तहत मानचित्र स्वीकृति का सरलीकरण, वास्तुविद, अभियंता के पंजीकरण की व्यवस्था, तृतीय पक्ष के द्वारा निर्माणाधीन भवन का निरीक्षण कराने, पूर्णता प्रमाण पत्र निर्गत करने हेतु पंजीकृत स्ट्रक्चरल इंजीनियर को अधिकृत करने एवं मानचित्र स्वीकृति से पूर्व संयुक्त स्थलीय निरीक्षण आदि की व्यवस्था से सम्बन्धित संलग्न प्राविधानानुसार भवन निर्माण एवं विकास उपविधि/विनियम, 2012 (संशोधन-2015) में संशोधनों को लागू किये जाने की सहर्ष स्वीकृति/सहमति प्रदान की जाती है।

संलग्न: यथोक्त।

(आर0 मीनाक्षी सुन्दरम)
सचिव

संख्या-837/v-2-2016-¹²⁷(आ0)/15-टी0सी0-तददिनांक ।
प्रतिलिपि निम्नलिखित को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित ।

- (1) आयुक्त, कुमायूँ/गढ़वाल मण्डल, उत्तराखण्ड ।
- (2) निदेशक, शहरी विकास निदेशालय, देहरादून ।
- (3) ~~संयुक्त~~ जिलाधिकारी/नियंत्रक प्राधिकारी, विनियमित क्षेत्र, उत्तराखण्ड को Ease of Doing Business कार्यक्रम के तहत कतिपय व्यवस्था भवन उपविधि में करने हेतु संलग्न भवन निर्माण एवं विकास उपविधि/विनियम की प्रति सहित प्रेषित ।
- (4) प्रबन्ध निदेशक, सिडकुल, देहरादून ।
- (5) संयुक्त निदेशक, राजकीय मुद्रणालय, रुड़की, हरिद्वार को इस आशय से प्रेषित कि इस अधिसूचना हेतु संलग्न भवन निर्माण एवं विकास उपविधि/विनियम को असाधारण गजट में विधायी परिशिष्ट भाग-4 के सम्बन्धित खण्ड में प्रकाशित करने का कष्ट करें तथा 50 प्रतियां शासन को उपलब्ध कराने का कष्ट करें ।
- (6) मुख्य नगर नियोजक, नगर एवं ग्राम नियोजन विभाग, देहरादून ।
- (7) गार्डबुक/एन0आई0सी0, राचिवालय परिसर, देहरादून ।

संलग्नक: यथोक्त ।

(आर0 मीनाक्षी सुन्दरम)
सचिव ।

Part – I

Building Construction & Development Bye-Laws/Regulation

Part – II

Procedure for permission on Habitat Projects.

Part – III

Appendix

Part – IV

Forms

Part – V

Amendments in order of Ease of Doing Business

Part - I

Building Construction & Development Bye-Laws/Regulations

Chapter-I	Title and Commencement	
	Bye-Laws/Regulation expansion	
Chapter-II	Definitions	
Chapter-III	Procedure for submission of Building Application and Occupation	
Chapter-IV	Site development parameters for building projects other than township.	
IV/1	Approach Road – Minimum existing width/width as per Master Plan.	
IV/2	Minimum Plot Area.	
IV/3	Mixed use.	
IV/4	Site location – other parameters:- (a) Distance from electric line. (b) Distance from water source. (c) Construction on local elevation. (d) Requirement of field project.	
Chapter-V	General Building requirements:-	
V/1	Height of the building.	
V/2	Exterior open space/set-backs:- (a) Setbacks. (b) Distance between two blocks. (c) Relocation in set-backs.	
V/3	Open Spaces.	
V/4	Distance from the trees.	
V/5	Ground coverage and F.A.R.:- (a) Ground coverage and F.A.R. for different ground uses. (b) Relaxation in ground coverage. (c) Areas not included in F.A.R. calculation. (d) Compensatory F.A.R.	

	(e) Purchasable F.A.R.	
V/6	Parking:- (a) Computation of parking area. (b) Parking norms. (c) Other provisions for parking. (d) Stilts. (e) Basement and basement parking.	
V/7	Rooms worth living.	
V/8	Staircase and corridor, spiral stairs.	
V/9	Spiral stairs.	
V/10	Ramp.	
V/11	Boundary Wall.	
Chapter-VI	Structural Design and other requirements:-	
VI/1	Provisions for security against earthquake, fire etc.	
VI/2	Fire escape or outer stairs.	
VI/3	Relevant code for infrastructural protection in natural disaster prone areas.	
VI/4	Service norms.	
VI/5	Norms for Rain water harvesting.	
VI/6	Waste water Recycling.	
VI/7	Energy conservation	
VI/8	Solar water heating.	
VI/9	Norms for providing facilities to physically handicapped.	
VI/10	Horizontal and vertical expansion provisions.	
Chapter-VII	Other Provisions:-	
VII/1	Built up area.	
VII/2	Residential – Single residential. - Multiple units (For single residential plot.	
VII/3	Group Housing/Sub-division plot.	
VII/4	Specific projects for Group Housing : Affordable housing.	
VII/5	Community facilities and services.	

VII/6	Eco-resorts.	
VII/7	Service apartments.	
VII/8	Industrial	
VII/9	Multiplex.	
VII/10	Old Cinemas	
VII/11	New Cinema houses.	
VII/12	Multi-level parking.	
VII/13	Habitat Centres.	
VII/14	Filling stations/Filling-cum-service stations: namely - Petrol/diesel, L.P.G, C.N.G., bio-diesel, etc.	
VII/15	Kisan service centre.	
VII/16	Requirements for L.P.G gas godown.	
VII/17	Farm house.	
VII/18	Dairy farm.	
VII/19	Farm house for animals, birds, fishery, etc.	
VII/20	Golf course and Golf club house.	
VII/21	Ropeways terminal buildings.	

In pursuance of the provisions of clause (3) of Articles 348 of 'the Constitution of India', the Governor pleased to order the publication of the following English translation of Notification No. / Dehradun, dated: 2016 for general information.

Chapter –I

Byelaws/ Regulation Extension

Short Title and Extent

- 1.1 (1) These bye-laws/Regulations may be called the Building Construction and Development bye-laws/regulations, 2011 (Amendment 2015). with the supersession of existing all Building Construction and Development related Bylaws/Regulations.
- (2) These bye-laws/regulations shall be affective in all regulated areas, development areas, special development areas and entire State areas situated outside of these areas.
- (3) These bye-laws/regulations have been promulgated as model bye-laws/regulations. These bye-laws/regulations will be applied as per provisions of following Acts under Uttarakhand Adaptation and Modification Order, 2006.
- (i) Section 5 of Uttar Pradesh (Construction work regularisation) Act 1958.
- (ii) Section 57 of Uttarakhand Town and Country Planning and Development Act, 1973, (Amended Act, 2013).
- (iii) Section 50 of Uttar Pradesh Special Area Development Authority Act, 1986.
- (4) These model bye-laws shall apply from immediate effect in all the regulated areas of the state and after approval in Authority Board by making necessary amendments required in local background by the concerned Development Authority/Special Area Development Authorities of the state.

Applicability of bye-laws/regulation

- 1.2 (1) These bye-laws/regulations shall be applicable for whole part of the affected building in case of land use change and

on remaining part after demolition of entire building or self-contained part, as the case may be, on development, re-development, sub-division of any plot or construction, re-construction or alteration of any building.

- (2) In respect of requirements/provisions regarding development and construction, not covered by these bye-laws/regulations, the latest provisions of National Building Code (NBC)/UDPF/URDPFI/Model Building Bye-laws and I.S./B.I.S. effective from time to time shall be complied.
- (3) The right to give any relaxation in these provisions shall lie with the Government. It shall be necessary in this respect to obtain clear opinion from the concerned authority in the authority areas and from Town and Country Planning Department in regulated areas.
- (4) Under special circumstances in matters covered by schemes/projects announced under incentive policy of State/Central Government and in ashrams, dharamshalas, etc. in the cities of cultural or religious importance, in case of non-availability of minimum required area plots and approach road width, maximum 25 percent relaxation shall be permissible after approval of Authority Board/controlling Authority/Housing Department.
- (5) Looking to the specific physical formation in authority areas, prescribed norms for buildings may be restricted as per recommendations of the Boards by demarcation of such areas.

Chapter – II

Definitions

Definitions

- 2.(1) “Act” means Uttarakhand (U.P. Construction work Regulation Act, 1958), Uttarakhand (U.P. Town Planning and Development Act, 1973) and Uttarakhand (U.P. Special Area Development Authority Act, 1986), Adaptation and

Modification order, 2006;

- (2) **Addition/Alteration** means any alteration in the existing building or any change from one use to another use or any infrastructural change, namely, any change in area or height or to remove any part of the building or any alteration in structure, such as construction or cutting or removal of any structural wall, column, beam, middle floor including floor or a part of foundation;
- (3) **Areas, hill: Hill area villages as per revenue records:**
- (a) Entire area falling under Pithoragarh, Almora, Bageshwar, Chamoli, Uttarkashi, Tehri and Rudraprayag districts.
 - (b) Old Chakrata Tehsil and Mussorie Sub-division of Dehradun district.
 - (c) Nainital Tehsil, Koshiya Katauli Tehsil and Dhari Tehsil of Nainital district.
 - (d) Entire area of Champawat district except Tanakpur municipal area and entire area of Pauri district except Kotdwar municipal area and entire area of Ramnagar tehsil from Ramnagar northern municipal limits towards north.
- (4) **Areas, Plain:** Remaining part of the state in addition to the above mentioned hill areas;
- (5) **Area, constructed** means such densely populated areas of which commercial, industrial or residential area has been developed horizontally and vertically and contains all essential facilities and has been defined as built under master plan scheme/developed area or has been demarked as such by Authority Board/Competent Authority.

For towns not having a master plan or not having their areas defined, it shall be determined by the competent authority that the sub-area or the plot in question falls under the said area or not. In these areas following parameters may be taken as base on the basis of relatively highly dense constructed mass/urban form of buildings and against the absence in the form of narrow passage right, unavailable/negligible set back and systematic/unsystematic open spaces.

In the existing buildings in the nearby area (number of average 10 buildings existing in all sides) of the plot/building in question -

- (a) Absence of front back set back.
- (b) Front set back maximum 1.2 metre (4 feet).
- (c) Small size plots (Average area maximum 200 sq.metre).
- (d) Existing ground coverage 75 percent or more.
- (e) Maximum/Average width of road in front of plots/buildings – 6.0 metres and in hill areas – 2.0 metres.
- (f) Mixed use of buildings (Ground floor/ commercial/storage/industrial, first and further floors commercial/residential).
- (g) Average height ground floor and further two floors.

Note Sub-area/plots under colony/area – developed in a planned way shall not be included in constructed area.

- (6) **Area, developed (Developed Area)** means an area where infrastructural facilities like roads, water supply, drainage, electricity supply, parks, open spaces etc related to internal outer development are available;
- (7) **Areas, undeveloped (New/undeveloped areas)** means areas where not more than 10 percent development/construction work has been done under any scheme proposed by any agency/institution/developed till the cutoff date by the authority/competent authority. New/undeveloped areas shall be identified and declared at competent levels on the basis of the above parameters.

In case, any difficulty arises in determination of the above areas for the practical reasons, the area within the municipal limits may be considered as developed area and area outside of it as undeveloped, and opinion of Town and Country Planning Department may be sought when required.

- (8) **Atrium** means a court of entrance hall of a building which is skylighted or covered with a transparent permanent structure on terrace floor. In F.A.R. this will be computed only on one floor;
- (9) **Authority, sanction** means an authority that has sanctioned the map;
- (10) **Authority, supervision** means an authority who verifies that the work at the site is as per the map;
- (11) **Balcony** – A horizontal projection, cantilevered or otherwise including a parapet, handrail or lead rail or balustrade to serve as a passage or sit out;
- (12) **Basement** means a construction having a minimum 50 percent part of its height below the lowest ground level of the site. As per specific shape of the site, it may be determined by the authority as defined in N.B.C – 2005. The basement should be used for parking, storage and utility;
- (13) **“Building”** shall mean any structure for whatsoever purpose and of whatsoever materials constructed and every part thereof, whether used as human habitation or not including roofs, chimneys, plumbing and building services, fixed platforms, veranda, balcony, cornice or projection, part of a building or anything affixed thereto;
- (14) **“Temporary building”** shall mean a building built of un-burnt bricks, burnt bricks without mortar, corrugated iron, bamboo, thatch, wood boarding or plywood but shall not include a building built of burnt bricks, cement blocks or stones laid in mortar;
- (15) **Building Envelope** means the remaining area after leaving set

back prescribed for any plot, under which construction is permissible as per rules.

- (16) **Building Height:** Height of building shall be estimated from the plinth level of the concerned block. In calculating the height of a building, the architectural features meant for beautification only shall not be included. In case of stilt floor at ground floor, being used for parking and urgent services, the stilt floor at ground floor shall not be included in the height of the building;
- (17) **Building Multi-story High Rise** means ground floor plus more than three floors or a building above 12.0 metre high. Building above the height of 12.0 metres shall be defined under this category;
- (18) **Convenience shops** mean a shop where the articles of daily needs of a society are available;
- (19) **Covered area** means the covered area above plinth floor upon which the building is constructed. Following structures shall not be included under covered area:-
- (a) Garden, well, any structure related to well, plant nursery, water pool, uncovered swimming pool, platform around the tree, tank, foundation, bench, open platform;
 - (b) Drainage culvert, catch pit, gulley pit, chamber gutter etc;
 - (c) Enclosing wall, entrance door, floorless porch and portico, canopy, slide, swing, uncovered staircase, uncovered ramp etc;
 - (d) Watchman booth, pump house, garbage shaft, electric cabin/sub-station, generator room and such other utilities structures related to different services.
- (20) **Development** means construction, mining or other activities in, on or over the land including in its grammatical form or any important change in the building or land and it also includes

re-development;

- (21) **Development, external** means development works necessary for up gradation and or new establishment as per requirement of civic infrastructure facilities namely approach road, electricity supply, water supply, sewerage, drainage, existing in nearby or outer areas of project area for development and implementation of infrastructural works/proposed land under the project site;
- (22) **Development, internal** means development works necessary for different civil works proposed under project site, such as internal roads, foot path, drainage, water supply, sewerage, electricity supply, park, arranged greenery etc., which will be connected to the infrastructural facilities existing or to be developed in outer or nearby areas;
- (23) **Dharamshala/Ashram** means buildings used for holding religious meetings and for stay of followers, a place where arrangements are made for stay of a particular community at minimal charges in the form of donation or free of cost. The ownership of such buildings/plots shall essentially be of a registered charitable institution. In the design of such buildings, maximum 25 percent of proposed F.A.R. for rooms may be proposed for single room under F.A.R. and in the remaining area it will be given in the form of dormitory (common room with toilet);
- (24) **DOH, Department of Housing** means Housing Department, Government of Uttarakhand;
- (25) **"Dwelling unit"** shall mean an independent housing unit with separate facilities for living, cooking and sanitary requirements.
- (26) **Floor Area** means the area covered on any floor;
- (27) **Floor Area Ratio (F.A.R)** means the quotient derived by dividing the total floor area by total area of the plot. The type of construction shall be ensured on the basis of F.A.R. due as

per para 9.0 of National Building Code (N.B.C) Part-3. However, the parking spaces at the stilt and the basement levels shall not be counted towards F.A.R and in the height of the building;

- (28) **Floor Area Ratio**, compensatory means additional F.A.R. permissible up to the limit specified on remaining plot for compensation of land to be transferred free of cost to authority/competent authority from private plot by the land owner for 'right of way'/road widening or public convenience;
- (29) **Floor Area Ratio, Purchasable** means additional F.A.R. permissible up to the limit specified above the F.A.R. permissible in Master Plan/regional plan/building construction and development bye-laws/regularisation which may be purchased by the applicant on payment of prescribed fees;
- (30) **Guest House, Lodging, Inn, Hotels** mean tourist houses having 5 to 20 rooms along with dormitory, dining hall, and capacity to provide kitchen. In the guest house no banquet hall, seminar hall, wedding point or other multi-purpose hall will be allowed for any community activities;
- (31) **Habitat** means housing/tourism and related projects which includes sub-division of plots in a planned way under broad sized plots and developing of more than one separate multi-floor buildings and integrated building aggregation in subdivided plots/buildings/floors or broad original plot or which have a provision of membership on the basis of lease and time sharing basis, ownership on the basis of such of separately built floors;
- (32) **Habitat – category** – Different projects to be developed for habitat have been categorised on the basis of their areas.
- (33) **Habitat Room** means the room designed for the purpose of occupancy whether it be for living, sleeping, dining but it shall not include kitchen, bathroom, toilet, wash area, store room, corridor, basement, attic and such other spaces which are not

used for living;

- (34) **Hotels** – Hotel means a tourist house having capacity of providing more than 20 rooms along with boarding facilities and multi-purpose hall for conference, exhibition for public programs;
- (35) **Housing, EWS** means buildings/group housing constructed for economically weaker sections. It shall have 25-35 sq.metres plinth. The plot area for EWS plot shall be 30-45 sq.metre and the minimum width of the plot shall be 3.0 metre;
- (36) **Housing LIG** means building/group housing constructed for lower income group. It shall have a 36-45 sq.metre plinth. The area of LIG plot shall be of 40-60 sq.metre and the minimum width of the plot shall be 3.6 metre;
- (37) **Housing LMIG** means building/group housing constructed for lower middle income group. It shall have a 46-55 sq.metre plinth. The plot area for LMIG shall be 61-75 sq.metre and the minimum width of the plot shall be 4.5 metre;
- (38) **Loft** means a floor in between two floors or a space left out of pitched roof which is generally above the ground floor and is built for the storage purpose. In hill areas, in case of pitched roof the height of loft at the end of the roof shall be zero and in the middle it shall be maximum 1.5 metre;
- (39) **Mezzanine floor** means the middle floor in between two floors above the ground floor which may be approached from the lower floor having minimum 2.75 metre height. This floor shall be counted in the F.A.R.
- (40) **Multiplex** means building campus with minimum two cinema halls and meant for commercial, cultural, entertainment activities;
- (41) **Open space** means an integral part of the plot with open sky;
- (42) **Operational buildings** means any building, with a temporary or permanent, which is necessary for the operation, maintainance, development of execution of any of the

following services namely – railways, highways, national waterways, airways and aerodromes, post and telegraph, telephones, wireless broadcasting and other forms of communication, regional electricity grid and other service which the state Government may if it is of the opinion that the operation, maintenance, development, execution of such service is essential to the life of the community, by notification, declared to be a service, construction of new residential buildings, hospitals, clubs, institutions and schools, roads and drains in the railway colonies, and new building, new construction or new installations or any extension thereof, in the case of any other service, shall not be deemed to be a construction within the meaning of this definition;

(43) **Owner** means a person who has a legal right over a land or building or is receiving rent for it or in case of premises being given on rent is entitled to service rent for it and it shall include the following:-

- (a) Any agent or person receiving rent on behalf of the owner;
- (b) Any agent or person receiving rent or who has been handed over the management of the land or building which is meant for religious or charitable purpose;
- (c) Any receiver or manager appointed by any competent authorised court who has been given the charge/right to use the rights of the owner in the premises.

(44) **Plinth** means the part of structure that is around the land just over the ground level and up to the floor of ground floor. It should be minimum 0.45 metre from ground level to plinth level in hill areas the height shall be estimated from the plinth of building block located at the concerned terrace where it is ensured that the area covered under column below the floor level is not used and if required, it has been filled;

(45) **Plinth Area** means built up area that is measured at basement,

ground floor or on any floor;

- (46) **Plot** means a piece of land surrounded by certain limits. The maximum average between the frontage and depth of a plot meant for whatsoever purpose should be 1:3.5 after leaving required right to passage. In case of the average being higher than stated above, the map shall be approved only on notional 1:3.5 average of the plot and the remaining space shall remain open;
- (47) **Plot – Area** means net plot area remaining after required right to passage from the plot;
- (48) **Plot – corner** means a plot situated between two or more roads crossing or meeting each other with approach to the building or to any of its floor;
- (49) **Registered Habitat Developer** means the land developer registered for development of habitat projects in state on the basis of norms prescribed by the Housing Department, Government of Uttarakhand or on their prescribed net worth and turnover as per directions issued from time to time by the Housing Department, Government of Uttarakhand;
- (50) **Registered professional/Technical Person** means, professional personnel required under Building Construction and Development Bye-Laws/Regulation under relevant sections of the Act or under any body constituted under the Act, under which the above profession is governed or a Structural Engineer empanelled by the Housing Department, Government of Uttarakhand;
- (51) **Road/Street** means street, gulley, lane, pathway, alley, passage carrier way, footway, square, open bridge, whether meant for public or not with public rights to pass through them without any hindrance, whether included or proposed in any scheme will include storm water drain, rain water, water sources, culvert, sidewall, traffic retaining wall, etc. which are right of way;
- (52) **Road internal** means roads/passage facilitating approach to

internal parts of a colony/project site;

- (53) **Road line** means the line towards which the side limits of roads are determined;
- (54) **Road width, approach** means available total width of the approach road/authorised width/‘Right of way’ prescribed in master plan;
- (55) **Service lane** means a gulley used for service at the side or back of a plot;
- (56) **Set Back line** means the parallel line of limits of plot/building specified in Building Construction and Development bye-laws/regulation and outside of which no construction is permissible towards the limits of the plot;
- (57) **Stilt floor** means structure made from pillars on plinth that is opened from at least three sides and is meant for parking.
- (58) **Storey** means that part of a building which is in between the level of a floor and the sub-subsequent floor above it and if there is no floor above it, then the place in between the floor and the roof;
- (59) **Use Group** means the main use for the purpose of classification of building according to occupancy for which a building or a part of building is used or meant for use. The occupancy includes ancillary occupancy. The occupancy is classified as under:-
 - (i) Residential will include the buildings which contain living room, bedroom, kitchen and toilets, service apartments will be taken in a different commercial category.
 - (ii) Public and Semi-public Building means a building used either ordinarily or occasionally by the public such as offices of state or central Government, Public sector undertakings or Local Authorities, a Church, Temple, Chapel, Mosque or any place of public worship, Dharamshala/Ashram, College, School, Library, Theatre

for cultural activities, public concert room, public hall, hospital run by public institution, public exhibition hall, lecture rooms or any other place of public assembly. Such buildings shall ordinarily include assembly building, education building, health building, and institutional building.

- (a) **Assembly Building:** It will include a building or a part of building that is being used for entertainment of community and social, religious, patriotic, civil, travel and related purposes – for example – theatre, community hall, auditorium, exhibition hall, prayer ground, museum, dance hall, meditation centre, yoga centre, music-dance-drama centre, dharamshala/ashram, other community centre, tourist station, terminals and land or other public transport services, entertainment park, play ground and other uses having activities of similar nature.
- (b) Educational Building will include the buildings which have school, college or institute where people appear for training or research or for any other activities which are of similar nature as per sanctioning authority.
- (c) Health Building will include hospital, sanatorium, health centre or a place for looking after people suffering from physical or mental illness or a place of caring for weaker/orphan children or place of living for people requiring treatment/old-age home, night shelter etc. Or other activities which are of similar nature as per sanctioning authority.
- (d) Institutional Buildings will include all those Government/semi-Government/charitable institutions, building or part of building which are used for these purposes, it will also include custodial institutions and punitive institutions, namely, jail, prison, mental

hospital, reformation centres, investigation institution and high level and specific institutes. Place of living for people detained for penalising or for reformation will be included. If considered of similar nature by the sanctioning authority.

- (iii) Commercial Building means building or part of building, which is used as shop, and/or market for display and sale of merchandise either wholesale or retail, building used for transaction of business or the keeping of accounts, records for similar purpose, professional service facilities, corporate offices, software services; offices of commercial undertakings and companies, Habitat centres, petrol pump, restaurant, lodge, guest house, hotel, resort, cinema, theatre, multiplex, mall, wedding point, banquet hall, bank, gymnasium, storage and service facilities incidental to the sale of merchandise and located in the same building shall be included under this group, except where exempted. And any other use which is in the opinion of sanctioning authority is of similar nature as mentioned in the above activities.
- (iv) Office Building will include the building or part of building used for execution of administrative works and maintenance of records of any agency, institution and establishment.
- (v) Industrial Building will include a building or part of buildings or structures in which any product or material is produced, assembled or processed.
- (vi) Storage building will include buildings or part of buildings which are mainly used for storage of goods, for example; warehouse, cold storage, freight depot, transit sheds, store house, hangar, gram elevator, barn, stable, etc.

- (vii) Hazardous building will include buildings or part of buildings used for storage, distribution, production or processing of highly flammable or explosive material or which is flammable or produces flammable steam or explosive or which is highly corrosive, poisonous or dangerous acid or which is any such liquid or chemical which produces blaze or steam, explosive poisonous irritants or corrosive gases or which has material producing explosive mixture of dust or which divides a solid material to small particles initiating flame/blaze.

Chapter – III

Procedure for Submission of Building Application and Occupation

Exemption from Permission

- 3.1** For general construction requirements, stability of structure and as per part-4 of National Building Code – 2005, permission for construction of building shall not be required for the following works if bye-laws/regulation related to fire safety requirements are not violated, provided that the permission as per rules shall be necessary for reconstruction, alteration and addition of existing building where structural changes are implied such as construction of column, beam, new load bearing wall, putting new slab, removing old load bearing walls etc. The compliance of fire safety as per part-4 of National Building Code (NBC) will be necessary for this purpose.
- (i) Opening or closing of such windows, doors, skylights which are not opened towards any other person's property.
 - (ii) Provision of doors for internal activity.
 - (iii) Internal division without violating the minimum parameters.
 - (iv) Hardening.
 - (v) White washing.
 - (vi) Colour painting.

- (vii) Refixing tiles on pre-sanctioned cover, grouting or repairing of roof (but the construction of the ceiling of mezzanine floor shall not be permissible).
- (viii) Reconstruction of floor.
- (ix) Plastering or partial repair of plaster.
- (x) Construction of 0.75 meter wide sun-shade on own land.
- (xi) Construction of maximum 1.65 meter high boundary wall from the center line of the road for marking the limits of own plot, but the construction of boundary wall shall not be permissible on the land falling under the width of road prescribed in Master Plan/Zonal Plan/Lay-out Plan.
- (xii) Construction work for implementation of any services by central/state Government or any local body for the purpose of inspection or renovation or repair of sewer lines, main gulleys, pipe cables or other equipments.
- (xiii) Construction of parapet on roof/ terrace/ balcony/verandah.
- (xiv) Construction of portico/porch as per norms provided in building bye-laws/regulations.
- (xv) Construction of septic tank/soak pit.
- (xvi) Installation of hand pump.
- (xvii) Construction of temporary water tank for construction work.
- (xviii) Reconstruction of a building damaged during the calamity shall be permissible to (except in safe areas) to the extent of their construction before the conformity provided that the said construction is as per the Master Plan areas. Reconstruction of calamity affected buildings shall be permissible on the basis of pre-approved maps/evidence of old buildings after getting acceptance from concerned department in respect of buildings constructed on unauthorised or

violated land. In matters of commercial buildings sanction shall be mandatory to be taken.

- (xix) Construction of necessary structures (including underground tank) for rain water collection, protection and harvesting.
- (xx) Construction of necessary structures on the roof to encourage alternative solar energy.
- (xxi) In unsafe, prohibited areas under Nainital Municipal Area, the internal division, construction of porch/portico, reconstruction of building shall not be covered by exemption from permission. The above provisions shall be permissible only to the duly sanctioned buildings.

**Application for
Permission**

3.2

- (i) Application in matters of building construction under the limits of Development Area, Special Development Area and Regulated Area shall be submitted before the competent authority.
- (ii) In areas outside the limits of Development Area, Special Development Area and Regulated Areas, the application of sanction of map shall be submitted before the State Development Authority or before the nearest Local Development Authority named by it by considering plot/project site as Development Area in respect of matters of building construction other than single residential and habitat projects*. The technical inspection and no-objection of these matters shall be provided by Planning Division of Town and Country Planning Department and acceptance will be given by the State Development Authority or the Local Development Authority named by it. The monitoring and supervision of these projects will be done by the State Development Authority by the Competent Authority of the Local Development Authority located nearest to the

project site. Bank guarantee or land/plot shall be mortgaged in favour of the competent authority of the Development Authority located nearest to such project site and on completion of development/construction work; the same shall be released from time to time as required. 25 percent of the cost of development works proposed in the project before the acceptance as bank guarantee and/or bank guarantee or bank guarantee or land/plot shall be mortgaged in favour of Vice Chairman. On completion of minimum 40 percent work and amount equivalent to the pro-rata cost of work, shall be released as first installment of bank guarantee/or mortgaged plot. Final installment of 15 percent of bank guarantee/mortgaged property shall be released after receiving project occupancy certificate.

*Action will be taken as per provisions of Chapter-2 of part-2 in respect of Habitat Projects.

- (iii), For permission of Development/Construction, two copies of application on prescribed form-1, four set/computer drawing (or in same format in CD.) with receipt of prescribed fee shall be submitted.
- (iv) The sets of maps to be submitted shall include detailed 'Key Plan' showing the outline of nearby construction, map of location of master Plan, 'Site Plan', 'Level Map', 'Section against front road and slope of hill', 'Services Plan', 'Landscape Plan', 'Parking Plan', 'Electricity, H.V.A.C., water supply, firefighting, solid waste disposal – based on proposed density of the project.
- (v) On obtaining permission on map one set shall be kept in the office for records.
- (vi) All the maps shall be proposed by a licenced person and shall be signed by giving his/her name, address,

qualification and license number. The building owner shall also sign the map.

(vii) The land owner, builder, architect/licensee draftsman/engineer and structural engineer, who has proposed the structural design shall only sign and submit a certificate stating that the code guidelines for earthquake resistance safety measures shall be followed as mentioned in appendix-4 and in other relevant records. In addition to this structural map shall also have to be submitted along with complete calculations of the foundation, basement, stilt and super structure of the building with signature of the structural engineer.

(viii) The maps shall be as per colour scheme.

S. No	Item	Site Plan		Building Map	
		White Plan	Blue/Amonia Paint	White Plan	Blue/Amonia Paint
1.	Borders of the Plot	Bold Black	Bold black	Bold black	Bold black
2.	Present passage	Green	Green	-	-
3.	Proposed road if any	Dotted green	Dotted green	-	-
4.	Permitted building lines	Bold dotted black	Bold dotted black	-	-
5.	Existing construction	Black (Outline)	Black (Outline)	Black (Outline)	Black (Outline)
6.	Open Space	No Colour	No Colour	No Colour	No Colour
7.	Proposed mitigating construction	Hatched Yellow	Hatched Yellow	Hatched Yellow	Hatched Yellow
8.	Proposed Demolition	Hatched Red	Hatched Red	Hatched Red	Hatched Red
9.	Proposed Work	Red (filled)	Red	Red	Red
10	Drain & Sewer	Dotted Red	Dotted Red	Dotted Red	Dotted Red
11	Water Supply line	Dotted	Dotted	Dotted	Dotted

Note (1) * For new construction, it shall not be necessary, *For expansion of existing construction, it shall apply.

(2) Required working scheme shall be used for land development, sub-division, lay-out and index shall be shown for it.

3.3 Applications shall be submitted with following information, documents, as the case may be:-

- (i) Copy of document supporting ownership of the applicant or registered deed. Latest copy of mutation in original.
- (ii) Site Plan (with mention of Plot numbers and area) building number, name of village, locality, etc) showing the North direction indicator and scale and the proposed land.
- (iii) In case the land being nazool land or it being an improvement trust's land, the freehold land or no objection certificate is required from the concerned department.
- (iv) 'Key Plan' along with the application for permission showing North direction indicator and scale (not blow 1:10,000) and the proposed land for sub-division.
- (v) For sub-division/project/building construction, details have to be provided in respect of Sajara number of land of applicant's ownership and of the bordering land. In case of the bordering land being in the ownership of the applicant and sub-division in the part being approved, the facilities available in it and the existing approach to the proposed site is to be mentioned.
- (a) In proposed sub-division/project, present distance of approach from site to main road, name of road and its width is also to be shown.
- (b) Location of all existing structures and features such as high tension line, telephone/electricity poles, underground pipelines, trees, buildings, railway line etc., falling within 30.0 metres of the sight is to be shown.

- (c) All main physical features of the plot with the location of any reservoir, approximate size, slope etc. are to be shown.
- (d) Location of site in Master Plan/Zonal Plan.
- (e) Scale used and North direction indicator.
- (vi) After technical no objection, the applicant shall submit ground up gradation fee and external development cess in the following situations, after which the map shall be accepted: In such regulated areas/development areas/ special development areas, where land use is not determined due to non-acceptance of master plan, external development cess (EDC) shall be charged for sewer and drainage system and ground up gradation fees shall be charged in case of all matters being settled on the basis of merits and demerits by considering the concerned land and agricultural/ undeveloped/ barren. Ground up gradation charge shall be payable on buildings meant for any purpose other than single residential and retail stores.

In areas where master plan is accepted, External Development Cess (EDC) shall be charged for sewer and drainage system before the acceptance after the technical inspection of construction activities permissible in the concerned land use.

In areas situated outside the area of regulated areas/development areas/ special development areas, ground upgradation fees shall be charged on buildings meant for any purpose other than single residential and retail stores.

**Agreement for
Development
Permission**

3.4 Development agreement will be executed with the applicant on prescribed conditions before releasing

development permission.

**Validity of
Development
Permission letter**

3.5

- (1) The permission given once shall be valid for maximum five years in matters of all types of building construction and land development except in matters of habitat projects. During the said period completion certificate shall be obtained by the applicant from the competent authority as per procedure. In matters of habitat the permission mentioned in part-2 shall be applicable.
- (2) On application by the applicant, the period may be increased three times for the year each time by receiving prescribed fees.

**Information
regarding
commencement of
Development/Buildin
g Construction**

3.6

On commencement of development/building construction under the permission the information in this respect shall be given by the applicant in form no.6.

**Deviation during
Development/Buildin
g Construction**

3.7

During the Development/Building construction, if there is any deviation from the accepted plan or deviation is to be meant, the permission is required to be taken before execution of proposed deviation.

**Information
regarding progress of
building construction**

3.8

- (i) Stages of recording and checking progress certificate.
 - (a) In case of plinth level and basement – before putting the basement slab.
 - (b) First Floor.
 - (c) Middle Floor – in case the building is more than 150 metre high.
 - (d) Last Floor.
- (ii) In every stage mentioned above, the owner/developer/builder shall submit progress

certificate to the officer named by the competent authority. The structural engineer shall sign and certify that the construction done upto the concerned stage is as per structure map/calculations.

**Completion
Certificate**

- 3.9** After the completion of development work and before the occupancy of building, the land owner/building shall make an application to the competent authority in the draft or form no. 11, 11(a), 11(b), 11(c) to obtain the completion certificate that the construction of building has been done as per accepted map, prescribed specifications, quality and as per code of medium standard institute, National Building Code (NBC) and all the structural design and earthquake resistance provision guidelines and that the building is safe in every respect. A copy of map/computerised drawing (drawing or equivalent format) shall also be submitted in CD. An application for permission to occupy shall also to be submitted in form-D for occupancy of the building.

It shall be the responsibility of the officer, issuing completion certificate to ensure before the issue of completion certificate that looking to the natural hazards following compliances are made:-

- (i) In respect of satisfactory installation of the lift the owner has obtained the inspector's certificate and has submitted it.
- (ii) Fire escape, staircase has been satisfactorily installed.
- (iii) A completion certificate as per para-6.1 (m) of competent authority/Fire Department has been obtained and submitted after completion of work as per provisions of the regulations.

**Change in use of
approved map of the
building**

- 3.10** No change shall be permissible in the use permitted for construction/ reconstruction of a building. In case of the

building having used for any purpose other than accepted, the competent authority shall have the right to cancel the acceptance. Under such circumstances, the building shall be considered as unauthorised and authority shall be free to take action as per relevant provisions of the Act.

Chapter-IV

Site development parameters for building projects other than township

S.No	Types of Buildings/projects	Minimum right of way in metres		Remarks
		PLAINS	Hills	
(i)	Residential			
	Single residential plot	7.0**	2.0	
	multiple units on Single residential plot	9.0	6.0	
	Residential – Plotted development	9.0	6.0	
	Residential- Group Housing	9.0	6.0	
	Affordable Housing	9.0	6.0	In case of hardship , the Competent Authority may reduce it by 1 meter
	EWS & rehabilitation housing schemes	9.0	6.0	In case of hardship , the Competent Authority may reduce it by 1.5

				meter
(ii)	Commercial			
	Commercial / office spaces- individual sites less than 100 sqmt	As approved by Competent Authority keeping in view the site conditions		
	>100- 200 sqmt	9.0	4.5	
	> 200-500 sqmt	12.0	6.0	In case of hardship, the Competent Authority may reduce it by 1 meter with 100% parking within the plot.
	>500-1000sqmt	15.0	7.5	parking provision shall be made within the plot
	>1000sqmt	18.0	9.0	parking provision shall be made within the plot
(iii)	PUBLIC / SEMI PUBLIC			
	EDUCATIONAL			
	Nursery/ Primary Schools upto 4000 sqmt	9.0	4.5	For Nursery/ creche- Road width- 7.5 m in Plains and 4.0 m in Hills.
	Middle and Senior Secondary	12.0	6.0	In case of hardship, the Competent Authority may reduce it by 1 meter with 100% parking within the plot.
	Colleges and university	18.0	7.5	In case of hardship, the Competent Authority may reduce it by 3 meter with 100% parking within the plot.
	HEALTH			
	Laboratory/Clinics not exceeding 500 sqmt	9.0	6.0	
	Maternity homes and child care centre/ Nursing Homes/ Dispensary	12.0	7.5	In case of hardship, the Competent Authority may reduce it by 1 meter with 100% parking within the plot.
	Hospital upto 50 beds	15.0	7.5	In case of hardship, the Competent Authority may reduce it by 1 meter with 100% parking within the plot.
	More than 50-200 beds	18.0	9.0	

	City/zonal/regional level Hospital more than 200	More than 18.0	12.0	
	ASSEMBLY (except place of worship)	15.0	9.0	
	INSTITUTIONAL	12.0	7.5	
(IV)	INDUSTRIAL			
	Household / service units	12.0	7.5	In case of hardship, the Competent Authority may reduce it by 1 meter with 100% parking within the plot.
	Industrial units	15.0	9.0	Industrial units
	Industrial estates more than 6ha	18.0	12.0	Industrial estates more than 6ha

- Note**
- (i) In case of approach being available by private passage to single residential plot, the width of this passage shall be permitted to minimum 6.00 metre as per ownership. Approach to any other plot shall not be permitted from this private passage.
 - (ii) For single residential buildings and commercial plots of less than 200 sq.metre, in case of width of passage available being 25 percent less than required, the construction will be allowed by leaving the required passage right from concerned plot from middle of the passage.
 - (iii) In matters of single residences the approach road which ends at the concerned plot as dead end, there is no justification for leaving required width of the passage. Looking to the above in these cases the sanctioning authority shall take decision in respect of the width of passage on the basis of merits and demerits.
 - (iv) The right of way provided in Master Plan or in Road Side land Control Act, whichever is more, shall be taken as the part of road. No construction or development shall be allowed on this passage. On the plots situated before this passage, the maps shall be approved on leaving the right of passage as mentioned above.
 - (v) The structure of road shall be ensured as per provisions of Indian

Road Congress.

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

Minimum plot
Area

4.2

Types of Buildings/projects	MINIMUM PLOT SIZE IN SQMT.	
	PLAINS	HILLS
(I) RESIDENTIAL		
Residential – Plotted development	30	30
Residential- Multiple units	500	30
Residential- Group Housing	2000	1000
Affordable Housing	4000	4000
EWS & rehabilitation housing schemes <i>plotted unit sizes</i>	30-45	30-45
<i>FLATTED unit size</i>	25-35	25-35
(II) COMMERCIAL		
Convenient shops/ kiosks	15	10
Commercial/ office spaces	125	75
Mall/ multiplex	2500	1500
Serviced apartments	1000	750
Wedding points	2000	1000
Hotels	1000	750
Motel & Resorts	4000	2500
Eco resorts	10,000	7,500
Hostel/ guest house	750	500
(III) PUBLIC / SEMI PUBLIC		
EDUCATIONAL		
Nursery/ Creche	750	500
Primary Schools	4000	3000
Middle school	8000	6000
High school	18,000	13,500
Integrated school(1st to 12th)	30,000	15,000
Colleges/ technical institutes / Professional colleges/ Research institutes	20,000	10,000
University	1,00,000	75,000
HEALTH		
Laboratory/Clinics	500	250
Maternity homes and child care centre/ Nursing Homes/ Dispensary	1000	750
Hospital upto 50 beds	4000	
More than 50-200 beds	25,000	
City/zonal/regional level Hospital more than 200	40,000	
Other related buildings /activities	750	500
ASSEMBLY(except place of worship)	1000	750
INSTITUTIONAL		

(IV) INDUSTRIAL		
Household / service units	200	175
Industrial units	450	300
Industrial estates	1,00,000	60,000

Note (i) In case of affiliation with institutions competent in institutional, academic and medical categories, the norms prescribed by them shall be valid.

(ii) On free transfer of the area covered by right of way prescribed in Master Plan/Zonal Plan or area containing other public facilities upto 20 percent relaxation shall be valid in the prescribed norms of plot area, provided that the relaxation in norms is due to above mentioned promoter only.

Mixed Use Projects **4.3** Vertical and Horizontal mix of uses under the projects of mixed use shall be permissible under following requirements:-

- The use proposed under mixed use, having wider road approach, set backs and parking shall only be tenable in the whole project.
- The use proposed under mixed use requiring minimum land coverage, F.A.R. shall only be tenable in the whole project.
- The compliance of other requirements of separate activities under projects of mixed use, shall be done on covered area/F.A.R of the concerned activity only.

Site Location – Other Parameters **4.4 Other Requirement for the plot:-**

- (i) No objection shall be required from the concerned department before the acceptance of construction on plots situated on main roads whose Road Side Land Control Act, 1945 is applicable.
- (ii) **Distance from Electric Line:-**
Minimum distance for permission of construction/reconstruction as per Indian Electricity Rules shall be as under:-
- (a) On low and medium voltage line and service line – vertical

2.5 metre and horizontal 1.2 metre.

- (b) On high voltage lines, namely – 33,000 voltage, vertical 3.7 metre and horizontal 2.0 metre.
- (c) On additional high voltage above 33,000 voltage, on every additional vertical 3.7 metre, on 33,000 voltage or part thereof 0.3 metre and on every horizontal 2.0 metre, 33,000 voltage or part thereof – 0.5 metre shall be permissible.

Note

Under special circumstances, the land located below the high voltage shall not be utilized for any open public place like parks etc.

(iii) Distance from water sources:-

Plot limits shall be decided on the following distance from water source:-

- (a) Area to be compulsorily left for tree plantation at minimum 30.0-30.0 metre from river bank and minimum 10.0-10.0 metre from underground water source. No construction shall be allowed in this area.
- (b) Construction shall be permissible at minimum 5-5 metre from water passage or the required set back as per bye-laws whichever is more.
- (c) No permission shall be given for any type of construction or development within 30.00 metres range from the boundary of all lakes or the prescribed maximum level of reservoirs, in existence in Nainital Lake Special Area and in Uttarakhand, whichever is more. Urgent construction/development work may be allowed with certain restrictions after the decision taken at competent level under special circumstances for community services or infrastructural facilities of public interest.

(iv) Construction on Local Slopes:

- (a) Contour plan and section of land is required to be shown at two metres gap in the map for the slope of the land.
- (b) No construction shall be permissible at places where there is

a possibility of strong and regular landslide or where the local slope is of more than 30.0 degrees.

- (c) As public utilities/construction and uses relate to public utilities/ infrastructure which are urgent, may be considered at Government level on acceptance of map after obtaining certificate from the geologist in respect of safety, suitability and geological stability in case of local slope being above 30.0 degrees.
- (d) Under Nainital Municipal area, construction shall be allowed only on land having local slope between 0 to 26.5 degree. No construction shall be allowed on slope above the said degree. Contour plan and section of land is required to be shown at two metres gap for slope of the land.
- (v) **Requirement of Site Plan**
 - (a) In the site plan of hill terrains, the spots known by tests to be landslide prone areas should be included. In such matters the authority shall take action at competent level to ensure that the concerned sites are away from the landslide prone areas.
 - (b) In site plans of areas having slopes, the proposals of change of water course of natural flow of water coming from up sky of the building shall also be included.

Chapter – V

General Building Requirements

- | | | |
|-------------------------------|------------|--|
| Height of the Building | 5.1 | <ul style="list-style-type: none">(1) The maximum permissible height of a building shall be the lowest amongst the prescribed under the following restrictions:-<ul style="list-style-type: none">(i) 1.5 time of the total of width of passage, in front of plot/building plus front set back or upto 6.00 metre lakes level in hill areas, whichever is more. In case of the building located on two or more roads, the width shall be determined according to the above for wider road. |
|-------------------------------|------------|--|

(ii) In plain areas: -

Maximum existing/authorised width of passage in front of plot/building	Maximum height of buildings (metres)	Maximum number of floors
Less than 9.0 metre	9.0	Ground floor plus maximum two floors.
More than 9.0 metre and less than 12.0 metre	12.0	Ground floor plus maximum three floors.
More than 12.0 metre and less than 18.0 metres	24.0	Ground floor plus maximum seven floors.
More than 18.0 metres	30.0	Ground floor plus maximum nine floors.

In hill areas, the maximum height of the building 12.0 metres and ground floor plus three floors.

(iii) Up to the limit of prescribed F.A.R. for use of concerned building

Note For buildings within the landing and the takeoff zones of aircraft in the vicinity of aerodrome/airport, the maximum height of the building shall be regulated by the rules for the construction of buildings in the vicinity of aerodromes by the competent Aerodrome/Airport Authority.

(ii) **Other provisions regarding the height:**

- (a) The summit road of any building situated towards Doon Valley or ravine, from Gandhi chowk to Clearance House on Mall Road in Mussoorie shall be permissible only up to 03 metres from the base.
- (b) The maximum height of the buildings permissible in Mussoorie shall be 11.0 metre or height of ground plus three floors, whichever is less. This permission shall be subject to the prescribed procedure and to the directions given from time to time by the ministry of Forest and Environment, Government of India.
- (c) Under Nainital Municipal area, the height permissible shall be maximum 7.5 metre upto ridge level in case of sloping roof for double storeyed single residential construction and the slope of roof shall be 1:3 ratio. This permission shall be as per directions given by the hon'ble Supreme Court and as per procedure prescribed in this respect. The compliance of provisions given in appendix-1, under Nainital Municipal Board shall be

mandatory.

- (iii) The height of building shall be computed from plinth level only. For this purpose minimum 0.45 metre plinth level shall be permissible in case of plinth level being above 0.45 metre, the computation of height shall be computed beyond the height of 0.45 metre from the ground level whereas in case of construction of basement, the height shall be calculated beyond the height of 1.20 metre from the ground level. In case of stilt being used for parking and other necessary purposes, namely, generator room, H.V.A.C etc, the height of building in hill areas, shall be computed from the plinth of the block situated in the concerned terrace.
- (iv) In hill areas the height shall be permissible subject to the condition that scene of prominent sites like lakes, snow bound hills etc. is not obstructed. In case of plots situated at main Master Plan, roads/National Highways/State roads, the top floor of the building shall not be above 1.20 metre high from the road level. It shall be ensured on such roads that in case the building is at a distance of 4.5 metres from the vehicle road, it should have a single storey. The permission for more floors shall be given only when the distance of building is 4.5 metre from the edge of the road and is equal to the height of proposed floor. In such matters permission may be granted at competent level for the height upto the permissible level on the basis of merits and demerits.
- (v) **Relaxation in Height:**
 - (a) In case of roofs with slope a ridge level of maximum 1.5 metre shall be permissible in addition to the permissible height as per the rules.
 - (b) Architectural features, parapet wall, roof top water tank, antenna, chimney (upto 1.5 metre height), air conditioning equipment, lift being in the lift room (upto 4.20 metre height), mumty have been exempted. The height of chimneys of industrial units has been exempted from this calculation.
 - (c) The coverage within whole above construction shall be permissible only on 20 percent area of the roof. The coverage beyond this shall be completely mitigable ie. it shall be demolished and all above mentioned

relaxations shall be withdrawn.

- (vi) In group housing an increase of maximum 10 percent may be allowed above the permissible height as per rules, provided that the number of floors is as per rules and other requirements are fulfilled.

Exterior 5.2 (1) Set-backs:-

**open
spaces/set-
backs**

Provision of open space shall be made of minimum 5.0 metres around the buildings of 12.0 to 15.0 metre heights and thereafter for every 3.00 metres height or part of it are additional set-back of 1.00 or the set-back prescribed before, whichever is more is required to be provided.

Set-backs for buildings upto 12.00 metre height shall be as under:-

Plot Area (sq.metre)	Minimum Required Set-Back (Metres)							
	Plains				Hill Areas			
	Front	Back	Side-1	Side-2	Front	Back	Side-1	Side-2
30 – 45	1.2	-	-	-	1.2	-	-	-
Above 45 upto 75	1.5	-	-	-	1.5	-	-	-
Above 75 upto 150	2.0	1.5	-	-	1.5	1.2	-	-
Above 150 upto 300	3.0	2.0	-	-	2.0	1.5	-	-
Above 300 upto 500	4.5	3.0	1.5		3.0	2.0	1.5	
Above 500 upto 750	5.5	3.5	3.0	2.0	4.0	2.5	2.5	2.0
Above 750 upto 1000	6.5	4.0	3.5	3.0	5.0	3.5	3.5	3.5
Above 1000	7.5	4.0	4.0	4.0	6.0	4.0	4.0	4.0
Group/Affording Housing	8.5	5.0	5.0	5.0	7.0	4.5	4.5	3.0

Note 1. Minimum 1.2 metre open to sky is required to be provided from the retaining wall.

2. Front set-back of the plot shall be provided for relatively wider road in corner plots and the set-back towards the other side shall be half of the front set-back or equal to side set-back whichever is lower. In case, in a corner plot both the roads are equal, the front set-back shall be as per design of the building and the side set-back shall be towards the other road.
3. In the plots having roads in front and in back, in case of being wider/equal, the set-back shall be towards the side from where the approach is being taken and the set back of other side shall be half of the front or equal to set-back in the back, whichever more.
4. In case there is a road in a part of the front of a plot or the road ends at the plot, the front set-back shall be on the whole part of the plot towards the road.
5. Construction shall be permissible in the 70 percent back side set-back in buildings of maximum 7.0 metres height but in a corner plot the above shall not be permissible on road side, however, in the corner plots having a dead end up to the length of the said plot on back road, the said coverage shall be permissible on road side. In the said coverage a locked coverage (maximum area 25 square metres), servant room with toilet (maximum area 25 sq.metre)/kitchen/store shall be permissible and shall be counted on F.A.R and land cover. The maximum width of drive way for approach to garage should be 2.40 metre.
6. In matters of residential buildings stilt floor shall be permissible only on semi-detached buildings (open from minimum two sides, namely open from front and back with set-back) but in buildings no construction shall be allowed on 40 percent portion of the back side set-back.
7. In case there is any other private passage in addition to the main road, minimum 1.00 metre set-back towards the private passage/back-side set back, whichever is more is required to be provided along with prescribed front set-back. In case a set-back is provided voluntarily towards the dead set-back thn its minimum width shall be 1.20 metre.
8. Multiple units shall compulsorily be built as detached buildings. In the set-backs described in above table, set-backs shall be provided for multiple units with an increase of 1.00 metre.

9. In matters of single residential buildings, if the F.A.R. could not be obtained due to set-back provided for the plot, the set-back of a lower level plot area category shall be effective.

(ii) **Commercial/Office:**

Commercial/Office Area of Plot (sq.metre)	Minimum Required Set-back							
	Plain Area				Hill Area			
	Front	Back	Side1	Side2	Front	Back	Side1	Side2
Upto 200	4.5	-	-	-	3.0	-	-	-
Upto 400	6.0	2.0	3.0	-	4.0	-	-	-
Upto 600	7.5	3.0	3.0	-	5.0	2.0	2.0	-
Upto 1000	8.0	3.0	4.0	1.5	6.0	3.0	3.0	1.5
Upto 1500	9.0	4.0	4.5	3.0	7.0	4.0	3.5	3.0
Upto 3000	10.0	5.0	4.5	4.5	8.0	5.0	4.5	4.5
Above 3000	12.0	6.0	6.0	6.0	9.0	6.0	6.0	6.0

Mall/Multiplex

Upto 4000	14.0	6.0	6.0	6.0	10.0	6.0	6.0	6.0
4001 to 15,000	16.0	7.0	7.0	7.0	12.0	6.0	6.0	6.0
15,001 to 50,000	18.0	8.0	8.0	8.0	14.0	6.0	6.0	6.0
Above 50,000	20.0	9.0	9.0	9.0	18.0	6.0	6.0	6.0

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

(c) **Educational Institutes/Medical/Community facilities/Meeting Halls**

	Required Minimum Set-back (metres)
--	------------------------------------

Area of Plot (sq.metre)	Plain Area				Hill Area			
	Front	Back	Side1	Side2	Front	Back	Side1	Side2
Upto 1000	6.0	4.5	3.6	3.6	4.5	3.6	3.6	3.6
1001 to 3000	7.5	4.5	4.5	4.5	5.0	4.5	4.5	3.6
3001 to 8000	9.0	6.0	4.5	4.5	7.5	5.0	4.5	4.5
8001 to 15,000	12.0	6.0	6.0	6.0	9.0	6.0	6.0	6.0
15,001 to 35,000	15.0	6.0	6.0	6.0	12.0	6.0	6.0	6.0
Above 35,000	18.0	6.0	6.0	6.0	15.0	6.0	6.0	6.0

(d) **Industrial Buildings:**

Area of Plot (sq.metre)	Required Minimum Set-back (metres)							
	Plain Area				Hill Area			
	Front	Back	Side1	Side2	Front	Back	Side1	Side2
Upto 300	3.0	2.0	2.5	-	3.0	2.0	1.5	-
301 to 600	4.0	3.0	3.5	-	3.5	3.0	3.0	-
601 to 1200	5.0	3.0	3.5	2.0	4.0	3.0	3.0	2.0
1201 to 2400	7.5	5.5	4.5	3.0	6.0	4.0	4.0	3.0
2401 to 5,000	9.0	6.5	5.5	5.0	7.5	5.5	5.0	5.0
5001 to 10,000	12.0	7.5	6.5	6.5	9.0	6.5	6.0	6.0
10,001 to 30,000	18.0	9.0	7.5	7.5	12.0	7.5	6.5	6.5
30,000 to 6.0 Hct	20.0	12.0	9.0	9.0	18.0	9.0	7.5	7.5
Above 6.0 Hct	25.0	15.0	12.0	12.0	20.0	12.0	9.0	9.0

(ii) **Distance between two blocks:**

On the basis of the height of tallest block for distance required between two blocks:-

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

Relaxation in Set-backs

Following relaxation may be allowed in set-backs for the buildings:-

- (i) Balcony, roof of maximum 1.8 metre width may be constructed on set-back/open space in a plot. The increased part beyond 1.80 metre shall be counted in F.A.R. This construction shall not be more than half of the width of set-back.
- (ii) Construction of a portico of maximum 3.5 metre wide and 6.0 metre long projected or supported on pillars shall be permissible near the entrance in side set-back above the drive way. No construction shall be permissible above the portico.
- (iii) An arbour of maximum 6.0 sq.metre area having minimum 40 percent open space and minimum 2.2 metre height shall be permissible.
- (iv) Construction of ramp under set-back for approach to maximum one subsequent floor of basement and ground floor shall be permissible by keeping the required area obstruction free for easy approach of fire tender for fire safety.
- (v) In hill areas looking to the shape of land the construction under 50 percent width of each set-back shall be permissible with the restriction that there shall be no increase in prescribed ground coverage and F.A.R.
- (vi) Internal path shall be permissible under the set-back area.
- (vii) Construction of open/systematic part shall be permissible by keeping the required area free for easy approach of fire tender for fire safety.
- (viii) In all matters except single residential and multiple units, no parking shall be permissible in set-back area. In group housing matters parking shall be permissible after having 3.6 metre space from construction in 50 percent part under set-back.

- Open Spaces** **5.3** (i) In residential maps minimum 15 percent land of total area of layout shall be reserved and be proposed as park and sports ground.
- (ii) In the map of non-residential area, the area of open space for park and green belt for ecology shall be 10 percent of the total area of layout and it shall be developed in the

form of park, greenway/green belt etc.

(iii) **Norms of open space**

- (a) The minimum width of open space shall be 7.5 metres.
- (b) The limit of open space shall be minimum 3.0 metres away from the building lines.
- (c) The approval of landscape plan shall be essential with the industrial development map. In a part of open space trees shall be planted at the rate of 125 trees per hectare.
- (d) Large industry shall be separated from residential area by dense tree plantation.
- (e) In the commercial schemes of above 2500 sq.metres, minimum 10 percent part of the open space shall have 'greenery' with tree plantation at the rate of 25 trees per hectare.
- (f) Trees shall be planted in groups on minimum 100 sq.metre area after every 50 families under economically weaker and slum improvement scheme.

Distance from the trees

5.4 In case there are any trees at the site, the construction shall not be permissible within 3.0 metres area from the trees. In the plots where there are three or more trees in 10.0 sq.metre density no construction shall be allowed on tree covered area.

Ground coverage and F.A.R

5.5 (1) Norms of ground coverage and F.A.R for different land usage shall be as under:-

(a) **Residential**

S. No.	Use group (Plot area in sq.metre)	Plain area		Hill area	
		Maximum ground coverage (%)	Permissible F.A.R *	Maximum ground coverage (%)	Permissible F.A.R
		Plotted			
A					

1	Upto 75	75	1.80	80	1.80
2	> 75 upto 150	70	1.80	75	1.80
3	> 150 upto 250	65	1.70	70	1.60
4	> 250 upto 350	60	1.60	65	1.50
5	> 350 upto 450	55	1.50	60	1.40
6	> 450 upto 550	50	1.40	55	1.30
7	> 550 upto 750	50	1.30	50	1.20
8	> 750 upto 1000	45	1.20	50	1.10
9	Above 1000	40	1.10	45	1.00
B	Multiple units	50	2.00	55	1.65
C	Group Housing	35	2.10	40	1.40
D	EWS Housing	50	2.00	50	2.00
E	Affordable Housing	50	2.40	50	2.00

* Subject to F.A.R, 3.0 which shall be in the form of purchasable F.A.R. as per the provision number 5.5 (v).

(ii) **Commercial/Office**

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

5	Hotel	Upto 5000*	40	2.00	45	1.80
		Above 5000*	35	2.10	40	1.60
6	Resorts		25	0.75	30	0.90
7	Eco Resorts		20	0.25	20	0.25
8	Motel		25	0.50	30	0.60
9	Amusement Park		15	0.25	20	0.25
10	Hostel/Guest House/ Lodging House		40	1.60	45	1.35

* Maximum percent of F.A.R of hotels up to 5000 sq.metre and maximum 20 percent of F.A.R. of hotels above 5000 sq.metre can be provided for relevant commercial activities in constructed form.

- An atrium may be constructed at shopping mall and it shall be computed in ground coverage also in F.A.R. on one floor only. Construction of permanent nature shall not be allowed under atrium.
- Under integrated office complex, Research Centre/Campus- maximum 5 percent of residential F.A.R. for working employees shall be allowed (included in permissible F.A.R)/
- Commercial office, Bank extension, Post office, Canteen, Chemist, Setail shops of stationery etc. (included in permissible F.A.R)

(iii) Educational, Medical, Institutional/Community Facilities

Sr. No	Use Group (Plot area in sq.metre)		Plain Area		Hill Area	
			Max. Ground coverage (%)	Permissible F.A.R.	Max. Ground coverage (%)	Permissible F.A.R.
1.	Educational		35	1.00	40	1.00
	i.	Primary & Nursery School				
	ii.	Secondary School	40	1.60	45	1.60
	iii.	High School/Intermediate	40	1.60	45	1.60
	iv.	Graduate/Post-Graduate/ I.T.I/Polytechnic/MBBS/ Engineering/Other professional/technical research institutes	45	2.10	55	1.90
	v.	University Campus	33.50	1.50	25	1.10
	vi.	Schools/institutes related	50	1.00	50	1.00

		to physically handicapped persons				
2.	Medical					
	Laboratory/Clinics		60	1.80	65	1.80
	Maternity Homes and Child Care Centre/Nursing Homes/Dispensary		50	1.50	55	1.50
	Hospitals upto 50 beds		40	1.50	45	1.40
	More than 50-200 beds Hospital		35	2.00	40	1.60
	City/zonal/regional level hospital more than 200 beds		30	2.50	40	1.60
	Veterinary hospital		35	1.50	40	1.00
	Other related building use/activity		50	1.50	55	1.50
3.	Institutional/Community facility auditorium					
	a.	Wedding Point	33.30	1.00	35	0.80
	b.	Religious/Ashram/Dharamshala premises	45	2.00	50	2.00
	c.	Other meeting halls	45	1.80	50	1.80
	d.	Habitat Centre	30	1.50	35	1.50

(iv) Industrial

Plot Area (sq.metres)	Plain Area			Hill Area		
	Max. Ground coverage (%)	Permissible F.A.R.		Max. Ground coverage (%)	Permissible F.A.R.	
		Under Municipal Limits	Out of Municipal Limits		Under Municipal Limits	Out of Municipal Limits
Upto 300	60	1.20	1.50	65	1.20	1.30
301 to 600	55	1.30	1.60	60	1.50	1.50
601 to 1200	55	1.50	1.60	60	1.60	1.60
1201 to 2400	55	1.60	1.60	60	1.60	1.60
2401 to 5000	50	1.60	1.60	55	1.60	1.60
5001 to 10000	50	1.60	1.60	55	1.60	1.60
10001 to 30000	45	1.60	1.60	50	1.60	1.60
30000 to 6.0 hect.	45	1.60	1.60	45	1.60	1.60
Above 6.0 hect.	40	1.80	1.60	40	1.60	1.60

(II) Relaxation in Ground Coverage:-

- i. Garden, uncovered swimming pool (Permissible for maximum 6.0 sq. Metre changing room) open platform, enclosures, swings, slide, uncovered stairs, arbour upto allowed limit, balcony and porch (without any construction above it) shall not be included under uncovered area.
- ii. Guard room of maximum 5.0 sq.metre shall be permissible in a single residential plot of above 450 sq.metre, the height of the guard room shall be maximum 2.4 metre with its door essentially be opening towards inside. 5 percent of covered area but of maximum 50 sq.metre covered area in commercial, group housing, institutional activities, office, community facilities and related use, multi-block buildings and industrial buildings of above 600 sq.metre shall be permissible for guard room, generator room, electric switch room, motor room and for tube well under set-back near the entrance door shall be permissible with the condition that no fire safety rules are violated.
- iii. The following constructions are excluded from F.A.R. constructions:-
 1. Staircase/escalator floor area on all the floors.
 2. Lift floor area on all the floors.
 3. Chimneys.
 4. Fire escape staircase.
 5. Meter room
 6. Electric sub-station.
 7. Garbage shaft/ducts.
 8. Air conditioning plant/machine room.
 9. Pump room.
 10. Services ducts/floors
 11. Generator room.
 12. Watchman's booth.
 13. Swimming pool in any floor.
 14. Effluent treatment plant.
- iv. Compensatory F.A.R:-

Compensatory F.A.R. for the land covered from the expansion of road affected right of way prescribed in master plan/zonal plan/layout plan or the essential public facilities like green verge, green belt, park, electric sub-station, Post Office, bus stand etc in the area in question shall be permissible with the

condition that the owner shall transfer the affected land free of cost to the authority or to the competent authority and the construction of boundary wall shall be done after leaving the said affected land. Compensatory F.A.R. shall be permissible upto the maximum 50% ratio of the affected land or the maximum 25 percent of F.A.R. permissible on entire plot, whichever is less.

v. Purchasable F.A.R.

- (i) Provision of purchasable F.A.R. shall be permissible only in plain areas with following conditions with maximum 3.0 F.A.R. including basic F.A.R. in matters of Group Housing and commercial office and public and semi-public/community facilities:-
 - (1) Provisions related to structural safety in the building shall be provided as prescribed in Construction and Development Bye-Laws) Regulations.
 - (2) No objection certificate in respect of fire safety has to be obtained from fire safety department for the proposed building.
 - (3) After the F.A.R. purchase, parking arrangements and set-back as per height of the building shall be required to be provided as per norms prescribed in bye-laws/regulations for total floor area proposed in the building.
 - (4) The provision of purchasable F.A.R. shall not apply under constructed area and to single residence and industrial land use.
- (ii) Purchasable F.A.R. is an enabling provision, therefore, it shall not be permissible as a right looking to traffic density of nearby sub-area, approach road and status of infrastructure facilities, distance from protected monuments/heritage of a particular site and planning such areas shall be identified as per need from time to time by the competent authority where purchasable additional F.A.R. shall not be permissible.
- (iii) The permission of purchasable F.A.R. under municipal body limits and outside of municipal body limits shall be given by the authority in authority area and in other areas by the Town and Country Planning Department after the inspection of the site and on the basis of norms of set-back, structural safety, fire safety, parking arrangements and infrastructural facilities of the proposed buildings.
- (iv) The computation of purchasable F.A.R. fees shall be made by following

method:-

- Purchasable F.A.R. fees = purchasable floor area x current rate of land x coefficient.
- For computation of purchasable F.A.R. fees the co-efficient of use of building shall be as under:-

srn.	use of building		
1.	Group	F.A.R. upto 2.4	0.25
	Housing	F.A.R. above 2.4 upto 3.0	0.60
2.	Affordable housing F.A.R. above 2.4 upto 3.0		0.30
3.	Non-residential		0.75

Note	Current rate of land means current effective circle rate of land prescribed by the District Magistrate.	
	1.	In case a compensatory F.A.R. has been given for any plot, the purchasable F/A/R. On it shall be permissible under maximum prescribed limits only.
	2.	Application for construction for purchasable F.A.R. shall be made at the time of permission and the F.A.R. fees from the applicant shall be recovered before the approval of the map.
	3.	The amount received from purchasable F.A.R. shall be deposited in a separate head and it shall be used for strengthening/improvement of infrastructural facilities related to this field.
5.6	Parking	
(I)	Computation of Parking Area: -	
	(i)	The circulation area and ramp norms for equivalent car space (ECS) on the basis of nature of parking shall be as follows:-
	1	Open space/terrace parking (terrace on road level) : 23 sq.metre.

	2	Covered parking/stilt parking : 28 sq.metre.
	3	Basement*/terrace/*subsequent floors of ground floor : 32 sq.metre.
	4	Fully mechanised parking – basement*/terrace/*subsequent floors of ground floor : 16 sq.metre or as per standard design for such parking.
	5	Stack parking/double decker parking: In case of mechanical slot the E.C.S. of floor shall be according to basement, terrace, stilt and open space and in subsequent slots it shall be minimum 16 sq.metres per ECS.
		For example, stack parking/double decker parking in non-mechanised parking in basement of 1000 sq.metre.
		ECS of basic floor = $1000/32 = 31$ ECS. ECS in subsequent slots = $1000/16 = 32$ ECS. Total ECS = $31 + 32 = 63$ ECS.
	6	The minimum area for equivalent car space for residential (plotted) development shall be 13.75 sq.metre.
	*	In maximum 1000 sq.metre plot area (one side of plot must be minimum 95 metre wide) the parking shall be allowed in subsequent floors of terrace/ground floor.
II		As an alternative to above E.P.S. provisions, the provision of 'Parking bay' shall be permissible by considering a 'parking bay' of 2.75 metres x 5.0 metres equivalent to an E.C.S. with the condition that proper approach/a circulation is available for parking bay slots.
III		The minimum width of a ramp used for movement of four wheeler shall be 4.0 metre for one way and 6.0 metre for two way. Maximum slope of a ramp permissible shall be 1:8. For smooth movement of vehicles to higher buildings, ramp shall be provided in required quantity/directions/places.
	(ii)	Parking Norms: -
		The norms for parking in the respective plots for buildings of different occupancy shall be as under, in hill areas these norms shall be less than 25 percent from the norms prescribed here:

S.No	Occupancy of Building	Parking Space
------	-----------------------	---------------

		(ECS)
1(a)	For Single Housing unit	
	a	On 100-300 sq.metre floor area
		One parking place of 13.5 sq.metre (5.0 metre x 2.75 metre)
	b	On floor area above 300 sq.metre
		1.00 ECS per covered area sq.metre or part thereof
S.No	Occupancy of Building	
	Parking Space on per 100 sq.metre covered area or part	
1	For multiple residential unit	
	1.00 ECS	
2	Group/residential/Group housing	
	a	On each unit of 50-70 sq.meter floor area
	b	On each unit of 75-150 sq.metre floor area
	c	On each unit of above 150 sq.metre floor area
3	Commercial use	
	-	On plots of upto 50 sq.metres
		-
	-	On plots of upto 250 sq.metres
		3.00 ECS
	-	On plots of upto 500 sq.metres
		1.50 ECS
	-	On plots of above 500 sq.metres
		2.50 ECS
4	Wholesale market – Freight Complex	
	3.50 ECS	
5	Mall, Multiplex – Multiplex – Commercial, mixed use/Cinema hall	
	3.50 ECS	
6	Hotel	
	2.50 ECS	
7	Lodging/Tourist home/Musafirkhana/ Dharamshala/ Guest house/Resort/Hostel	
	1.50 ECS	

8	Community hall/Auditorium		2.00 ECS
9	Ashram, Cultural or Social institution		1.50 ECS
10	Nursing home/Primary health centre/hospital		2.00 ECS
11	Wedding Point/Mandapam (30 percent of total area of scheme or parking space on the basis of per 100 sq.metre covered area or part thereof, whichever is more		-
12	Office, Court, other offices		2.50 ECS
13	Primary, Middle School, High School/Inter College		1.25 ECS
14	Degree college, University, High Standard/Technical Educational Institutes		1.50 ECS
15	Information Technology Campus and Unit under related unit		2.00 ECS
16	Industry	Domestic/Service/Small industry	0.60 ECS
		Other industry	0.75 ECS
17	Godown, Cold Storage		1.00 ECS
18	Stadium (one ECS on 20 seats)		-
19	Amusement park/other entertainment place/exhibition place (30.0 percent of total area of scheme)		-
20	Other Community Hall		1.50 ECS

(III) Other miscellaneous provisions for parking: -

- (i) Minimum 25 percent of total parking shall be required to be provisioned as open parking for group housing.
- (ii) In all matters except single residential and multiple units, parking shall not be permissible in set-back area and in matters of group housing parking shall be permissible after leaving 3.60 metre from construction in 50 percent under set-back.
- (iii) In schemes of one acre of above area, in case a multi-level parking block is constructed, a land coverage of 5 percent more than the prescribed shall be permissible under building envelope, which will be used for parking only. The said 5 percent shall not be included in F.A.R.
- (iv) The map of parking proposal shall also be submitted with the maps of

multi-storeyed building proposed for group housing and non-residential purpose and the parking plan shall be shown along with the provision of circulation/ramp for their proper entry and exit.

iv Stilts:-

Structural and ground capacity certification and related maps shall be required in case of provision of stilts which will be ensured by the empanelled structural engineer. The stilt shall be excluded from the computation of F.A.R and height of building only in case of the internal unobstructed height of stilt (Ground floor to ceiling/level under the beam, whichever is lower) being 2.40 metre and being used only for parking and essential facilities.

On stilt only open parking shall be permissible which is opened to three sides and in case a cover by wall/shutter/glazing towards the set-back, it shall be treated as covered parking and shall be computed in the F.A.R. and in height.

In case a stilt parking facility is provided in addition to the stilt floor on ground floor, it shall be computed in F.A.R. and in height.

v Basement and Basement Parking:-

(i) Basement provision: -

1. Basement shall not be used for residing purpose and the construction of toilet or kitchen in basement shall not be permissible.
2. The provision of basement shall be as under:
 - Storage of domestic articles, non-flammable or other materials.
 - Dark room, treasure room, bank cellar (included F.A.R) etc in buildings other than residential.
 - Air conditioning equipments and other machines installed for compulsory safety of the building.
 - Parking space and garrage.
 - Stacking rooms of libraries.
 - Permission for establishment of Radiology and X-Ray room and Pathology lab.

(ii) Such constructions shall be defined under basement if the 50 percent of height of the floor under question is underground of the ground

level. It may be also defined in N.B.C. 2005 by the authority as per specific terrain.

- (iii) Looking to the geological sensitiveness of hill areas only single basement shall be provided in on plots having minimum 18.0 metre frontage and minimum 2000 sq.metre area.
- (iv) Construction of three floors shall be permissible for parking in a plot of minimum 24.0 metres width and minimum 2000 sq.metres in plain areas.
- (v) Construction of basement shall be permissible in maximum 50% of the plot and construction of basement shall be admissible after left the fixed setback area for concerning plot.

Such plot in which setback is not essential shall be admissible contraction of basement only on left back and rite side in addition every 3.0 meter height and 1.0 meter of buildings and 2.0 meter setback in right side and backside and maximum height will be 12.0 meter in every building which length upto 12.0 meter .

- (vi) Within the plot left open space below the basement shall be admissible with this restriction that the floor of basement shall not be more than ground floor (flushed with ground level and property landscaped as open/ green space).
- (vii) in any place of the every parking floor of basement not hind rent self length shall be (which shall be less from ground floor the ceiling/ below the beam of ground floor) maximum 2.4 meter and maximum 4.5 meter and calculation of FAR will be free.
- (viii) The minimum length 0.9 meter is essential of below floor of ceiling of basement from floor of plot of the around area. Is special matters in case of proposal of mechanical ventilation the floor of plot may be equipment to ceiling of basement.
- (ix) under the setback for basement shall be admissible with hind rent free required area for free travel of fire tender for fire free safety construction of open ramp.
- (x) The maximum travel distance of travel end from any of point in basement shall be according the National Building Code.

- (xi) For basement with structural and land capacity related maps, the essential certificates and essential provisions depending on them shall be essential as due to digging of basement liable to liquefaction, bearing capacity of soil, water level etc. which shall be insured by the empanelled structural engineer.

- Rooms for dwell** **5.7**
- (i) Minimum area of rooms for dwell shall be 9.3 Sqr meter, and its minimum width shall be 2.4 meter.
 - (ii) The length of ceiling of rooms shall be minimum 2.75 meter from the floor of ground.
 - (iii) Air conditional duct or false ceiling in air conditional rooms upto the lowest point the minimum length shall be 2.45 meter from the floor of ground.
 - (iv) The length below the beam shall be minimum 2.45 meter.
 - (v) In hostels of educational institutions for a person the minimum area of room shall be 7.5 sq. meter.
 - (vi) Except the nursery schools under the educational category the minimum indoor length of floors shall be 3.5 meter essentially.
- Balcony and Corridor** **5.8**
- (i) In residential buildings of more than all purpose buildings and three floors (ground and next two floors) the indoor balcony shall be non-fiberglass materials and in such constructions shall be insured the fire prevention management.
 - (ii) Not a balcony shall be situated around the lift until the lift shall not be around non-fiberglass materials.
 - (iii) For balcony for use of the construction of the open and fiberglass construction materials shall not be permission.
 - (iv) In single residential building the riser shall be maximum 19.0 Cm. and tread minimum 25.0 cm, group housing and other buildings the riser shall be maximum 15.0 Cm. and tread shall be minimum 30.0 Cm.
 - (v) In all purpose buildings the continuity in flight of steps upto shall be maximum 12 risers and in the residential buildings their

number shall be upto 15.

(vi) The minimum length of hand-patti shall be 18 C,m from the center of trade.

(vii) The minimum width of indoor balcony and corridor:

sl	Type of buildings	maximum width	minimum width of corridor
1	Raw housing	0.75 meter	-
2	the residential buildings of upto 12.0 mete hights	1.0 m	1.0 m
3	in Guest house, Motel ad resorts and four floors or in group residential building up to 12.0 m. hights and other multy floors residential buildings	1.25 M	1.25 M
4	group housing over than four floors (12.00 M height)	1.25 M	1.25 M
5	Educational building as school, college	1.5 M	1.5M
6	Assemble building such Auditorium and cinema	2.0 M	2.5 M
7	Institutional buildings as hospital	2.0 M	2.0 M
8	with hotel other buildings	1.5 M	2.0 M
9	special buildings as multiplex, Mall and multi floors commercial complex	2.0 M	2.5 M

- rounding balcony** 5.9 (i) The use of arounding balcony shall be limited up to low occupancy load and shall be made upto 10 Meter height buildings till the attached with the platform and balcony and open roof for safely clearing. On every 3.0 Meter height or his part the provision of landing shall be essential.
- (ii) This shall be connected with the Warza or open roof.
- (iii) The radios of any arounding balcony shall be minimum 15.0 Cm and sufficient have rule shall be made in him.
- Ramp** 5.10 (i) For Ramp maximum slope shall be 1.8.
- (ii) For hospital and Assembly buildings the minimum width of indoor travel Ramp shall be 2.5 meter essentially.
- (iii) The all requirements relating to covering capacity, length- width of precinct shall be applicable which required for balcony.
- (iv) The slope shall be provided in special use and essential use in more slopes from 1:10 and to fair with slipping on ramp the non slipping floor shall be cover.
- (v) For travelling of four wheeler vehicle the minimum width of use ramp for one way shall be 4.0 meter and for incase of two way shall be 6.0 meter.
- Boundary** 5.11 (i) The maximum height of compound wall of the side of road shall be above of the label of middle line of road or in hill area in both side of the retaining wall shall be 1.6 meter from the maximum plot floor.
- (ii) The height of backside and rite side of the compound wall maximum 2.0 meter or maximum 3.0 meter from the middle line of service road.
- (iii) In plot of corner of the side of road the compound wall shall not more than 1.6 meter height.
- (iv) The said provisions shall not be applicable on the buildings of Jail, Sanatorium, Factories, offices and constructions.
- (v) The setback area around the buildings of more heights the

development as green belt of 2.0 meter with boundary of plot line shall be essential.

CHAPTER VI

STRUCTURAL DESIGN AND OTHER REQUIREMENTS

**Safety
related
provisions
from
Earthquake,
fire etc.**

- 6.1** (i) For safety from the earthquake, the earthquake provisions shall be essential for all types of buildings constructions. For this before the constructions of building the concerning architect, engineer and applicant jointly shall be submitted essentially a certificate that the structural design of building is according the relevant and provisions of part IV of the National Building Code of India.
- (ii) For insure the building construction as per the essential provisions of safety only shall be authorised from structural design specialist of the empanelled structural engineer and all IIT, NIT, Government Engineering College, who will submitted essentially a affidavit with sign and seal on these maps of structural design of building that the structural design shall be made only according the prescribed provisions. The duties of structural engineers is mentioned in Appendix 5.

Structural design prepared by structural engineers and for insure the building construction as per calculation the duties and experience for supervise work and for supervise engineers shall be mentioned according in Appendix 5.

On the completion of the contraction of building before the pasation the construction of building is made according the structural design prepared by structural engineer with the merit of construction and prescribed provisions certificate shall be essential by the architect, applicant and supervising engineer.

Table: 6.1

	category wise limit of	duties of structural	experience of supervising
--	------------------------	-------------------------	------------------------------

	contraction works	engineer/ architect	engineer
(a)	in plain areas- 6.0 from 9.0 meter and in hill area- for stilt and residential and other residential building upto the height of 4.0 to 7.50 meter	building map and foundation and the certificate relating to the following the provisions of anti earthquake and other relevant code in design of super structure certificate may be executive by the Architect .	Map preparing Architect or with three years experience holder graduate civil engineer or equivalent to him
(b)	in Plain area- for stilt of residential and other than residential building upto the height of more than 9.0 meter to 21.0 meter.	The certificate of building map and foundation and design of super structure shall be made following according the provision of anti earthquake and other relevant code by the joint signature of the preparing Architect and structural design and structural engineer.	only graduate civil engineer or equivalent to him and 10 years experience
	in Hill area- for stilt of residential and other than residential building upto the height of more than 7.50 meter to 12.0 meter.	In addition the foundation of building and full calculation and structural map and relating perform with the signature of the structural engineer.	only graduate civil engineer or equivalent to him and 7 years experience
(c)	in plain area- residential and non-	The structural engineer with the	The supervision work shall be

	residential building upto the height of more than 21.0 meter to 30.0 meter.	provisions mentioned in para (b) the merit control certificate shall be given. In addition the progress certificate on proforma 7 to 10 shall execute on basement slab, first floor, middle floor, final floor.	made by only the structural engineer. In addition a joint panel of to working /retired specialist is from the level of superintendent engineer/ equivalent level of the State/ Central Government of any engineering department/ beuro and second specialist as may be possible the Associate Professor leble of any nominated technical institution of the Civil engineering department in which a specialist shall be appointed for inspection of these construction works by the competent authority. If both specialist are not available than those will be supredentend engineer /equivalent label.
--	---	---	---

(III) The design and construction of the building shall be according as per mentioned in part IV of the Nation Building Code of India "Fire and life safety" in addition before the

sanction of the map of building of more than 12.0 meter height and group housing (excluding single residential building maps), other residential building of land covering more than 500 sq. meter, it is insured that the necessary no objection certificate according to the provisions mentioned in part IV of the National Building Code of India related to fire and life safety available on the map of applicant by the competent officer of local fire prevention department. The building of said categories the following provisions also be necessary and with the examination of these provisions the no objection certificate is necessary from fire prevention department. In addition after the completion of concerning building before the occupancy, the no objection certificate shall be essential from the fire prevention department that the management shall be made as per these provisions.

- (i) Access to fire appliances/ vehicles with details of vehicular turning circle and clear motorable access way around the building and shall be necessary to produce separately maps for fire tender circulation,
- (ii) Size and width of main and alternate staircase along with balcony approach, corridor, ventilated lobby approach);
- (iii) except the residential buildings of the height up to the three floors the all indoor, balcony shall be made with the non flammable material.
- (iv) Any one balcony shall not be situated rounding the lift.
- (v) Location and details of lift enclosures) ;
- (vi) Location and size of fire lift);
- (vii) Smoke stop lobby/ door, where provided) ;
- (viii) Refuse chutes, refuse chamber, service duct, etc) ;
- (ix) Vehicular parking spaces) ;
- (x) Refuse area, if any) ;
- (xi) Details of Building Services- Air-conditioning system with position of fire dampers, mechanical ventilation system, electrical services, boilers, gas pipes etc.);
- (xii) Details of exits including provision of ramps, etc, for all

public/ institutional buildings, hospitals and special risks;

- (xiii) Location of generator, transformer and switchgear room);
- (xiv) Smoke exhauster system, if any) ;
- (xv) Details of fire alarm system network) ;
- (xvi) Location of centralized control, connecting all fire alarm systems, built-in fire protection arrangements and public address system, etc) ;
- (xvii) Location and dimensions of static water storage tank and pump room alongwith fire service inlets for mobile pump and water storage tank);
- (xviii) Location and details of fixed fire protection installations such as sprinklers, wet risers);
- (xix) Location and details of first-aid fire fighting equipments/ installations);

**Fire escape
or out
corridor** **6.2**

The building more than four floors or 12.0 meter and more height buildings and special purpose buildings as education, assembly, institutional, industrial, collection and hazardous use and buildings mixture residence of said purposes which land cover is more than 500 sqr meter, the minimum shall be two escape which will be enclosed in which one escape shall be situated on the external worm and this shall be open to external or internal open space or other safe open space. For these escape shall necessarily followed the requirement of indicating maximum travel distance in part IV of National Building Code, 2005.

- (i) The calculation of fire escape shall not be in land cover and FAR.
- (ii) The place of entrance in fire escape FAR from internal escape and shall be separately.
- (iii) All fire escape shall be directly attached from fire escape land.
- (iv) One door for the fire escape shall be anti fire capacity and this way shall be all times free from any hindrance.
- (v) Fire escape shall not be made by flammable materials.
- (vi) The steps of fire escape shall be direct flight which width shall not be less than 12.0 cm. trade not shall be 28 cm and riser shall not be more than 19.0 cm.
- (vii) In one flight the maximum number of risers shall be upto 16.

(viii) The minimum height of hand patti shall be 1.0 meter.

(ix) The design of fire escape balcony rounding or spiral shall not be admissible.

**The relevant
code for
structural
safety in the
natural
hazardous
areas**

6.3 The all part of the Uttarakhand State is come into Zone 4 and 5. Therefore the mentioned provisions in the records and other relevant guide lines of the Indian National Building Code in Appendix 4 for development of important structural facilities and would be constitute new buildings under the every zone followed essentially.

**Standard of
services**

6.4 (i) The water supply and drainage, design, construction and installation shall be made according the prescribed standard in part IX of the National Building Code of India, 2005. The planning of the electricity provisions, Air conditioning , diting , mechanical ventilation, Lift etc. shall be ensure according the part VIII of the Nation building Code of India. The planning of sanitation system shall be ensure according issue guide lines by the TCPO of Government of India. (Appendix- 2)

(ii) except the single residence and retail shops the all type of building constructions shall be essential to show in map according the prescribe procedure by the provision of rule 1(2) of the Solid Waste Management Rules, 2000 of the local municipals body for the disposal of segregation of the source.

(iii) segregation disposal – In the non-residential buildings /campus of single residential and 1000 sqr meter or more than areas for the segregation disposal the authority / sanctioning authority required following terms before the sanctions of maps.

*Where sever line is available there the proposed project according density against the calculated design load of capacity of sever the technical no objection certificate shall be necessary the relating department that the creating sever disposal from project may be made in the existing sever line and no objection for relating project from said sever line is given.

* Where the sever line capacity production of sever of the project is more than capacity or where is no line of sever than there the sewerage treatment plant shall be established as per calculated capacity under the project and relating to disposal of treated sewage the clear plat should be produce. In such project the full certificate of the concerning departments for no

objection/ recommendation shall be necessary.

**Rain water
collection
standard**

6.5

- (i) Except the problem affected areas of water problem in other areas in different land utilization such all types of admissible construction works in which the land covering 125 sqm or above, there, water collection standard provisions shall be necessary.
- (ii) With the determination of standard for rain water collection on covering upto the 250 sqm minimum 2.0 cube meter management of rain water harvesting collection shall be essential whereas more than and upto 400 sqm and 3.5 cube meter and after that every 50 sqm or his any part of covering development on minimum 0.5 cube meter in addition @ of rain water collection provision shall be necessary.
- (iii) If on the plot of more than 400 sqm the land ground recharging provision is made by bore well / recharge dig / well- hand pump/ trench, then in such conditions in calculated prescribed of 1/3 of the above standard shall be kept necessary for collection.
- (iv) For the effected implementation of this the confirmation of the provisions of rain water harvesting, the sanctioning relating proceeding shall be made by the concerning agency after the questioned building map. For this purposes admissible area for land ground covering to the area of concerning concerning works from drainage and collection/ sewer shall not be include.

**waste water
recycling**

6.6

In residential projects (group housing and sub-division) more than 2.0 hect and proposed non-residential buildings of plots of more than 2500 sqm, the recycling provisions shall be necessary for the waste water / gray water (collected waste water from kitchen and bath room). The use of said recycled waste water shall be made only for horticulture.

**Energy
conservation**

6.7

For conditioned area more than 500 sqm following of Energy Conservation Building Code (ECBC) shall be necessary and for compliance of said ECBC no objection certificate shall be obtained necessarily on the concerning maps from UREDA.

**Solar water
heating**

6.8

For heating water in purposed building construction in any type of following buildings the solar water heating plants and systems shall be made according the requirement of Beuro Of

Indian Standard (BIS) I:S: 12-09-033-

- (i) Industrial establishment needing heat water for processing;
- (ii) Semi Government and private hospital and nursing homes with Government hospital;
- (iii) Hotel, Motels and Banquet hall;
- (iv) Jail Barack, Canteen;
- (v) Residential campus established by Group housing society/ housing board;
- (vi) constructed building on such plots in 500 sqrm or more than within the jurisdiction of Urban bodies of the States;
- (vii) All Government buildings, residential schools, academic institutions , hostel, technical/ professional educational establishment, hostel, technical/ commercial education institutions, district education and training institutions, tourism campus and Universities etc.

**standards
for
providing
facilities to
the
handicapped
from
physical
Horizontal
and Vertical
extensions'
provisions**

6.9 On all public purposes buildings and public facilities sites for the creation of non hindrance campus needing, safety and prevention of handicapped persons, the provisions according the requirement given in Annexure-2 shall be ensured.

6.10 In constructed building against the sanctioned in prior the horizontal and vertical extinctions shall be admissible in view of structural safety of building under the following provisions-

(1) According the left setback as per rules for horizontal extinctions, the extension shall the admissible the extension up to the limit of effective land covering and FAR in present time.

(2) On the preceding floors of prior constructed building, the following standard shall be necessary for the horizontal extention-

(i) In the single residential building according the prior sanctioned map to the setback of all sites shall be admissible in which kept necessary as per the existing bylaws / regulations.

(ii) In non-residential building and group housings in back side and both side set back shall be kept according the prior sanctioned maps, as per the front set back, prior sanctioned map and existing bylaws/ regulations with shall be more, shall be determined in which the FAR shall be kept necessarily according the existing bylaws/regulations.

(iii) In matter of parking the existing provisions shall be applicable.

(iv) Except the single residential building for extention in other buildings the provisions of the said mentioned set back shall be admissible only the situation of following the provisions of fire prevent and parking for concerning buildings.

CHAPTER VII

OTHER PROVISIONS FOR BUILDING CONSTRUCTION

**Constructed
area**

7.1

(1) Constructed area journaly is defined under the master plan. In which the definition is not in master plan or the mater plan is not applicable, then the determination/ demarketion of such areas of constructed area shall be made by the authority in authority area and outside the said area the Urban and village planning department.

(2) The admisible used shall be admissible in regional regulation of demarkted constricted area use Zone in master plan of concerning area or residential as professional under the constructed areas and the following activities shall be barred-

(i) Motel and resorts, multiplex and mall multi floors professional building of more than two floors.

(ii) Offices (except office of concerning maximum 200 sqrm floor area from private profession.

(iii) college, ITI/ Polytechnic, miscellaneous technical colleges, university campus.

(iv) hospital, hire and special medical facilities.

(v) Auditorium , town hall, vocational and technical institutions, cinemas, threator, cold depot, filling /service stations.

(vi) Industry (except the domestic industries in minimum 30.00 sqrm area below the 5 kilowatt capacity or in which maximum

five level is in works.

(3) the following standards for development / redevelopment/ reconstructions on sites situated under the constructed area-

(i) the minimum net area of residential and professional plots /shops shall be respectively 30 sqrm and 10 sqrm. The minimum width of professional plots shall be admissible 2.0 meter. The minimum width of residential plots shall be according the definitions of housing and plants mentioned in Chapter I.

(ii) The front side of plot, situated way before him in which the right of way is not prescribed in the master plan, shall be following manners from middle line.

width of existing way	upto 3.0 M	upto 4.5 M	upto 7.5 M	upto 9.0 M	upto 12.0 M	upto 18.0 M
rite part of plot minimum distance for middle line of road	1.5M	2.25M	3.75M	4.5M	6.0M	9.0M
Maximum height of buildings	6.5M	6.5M	9.0M	9.0M	12.0M	12.0M

(iii) For permission of reconstruction of building on plots upto the 20 sqrm on the basic of area of plot the provisions of the land covering , FAR, minimum from set back and basement shall be as follows-

s.n.	requirement of construction	standard to base of plot area	
		upto 100 srq.m	uptp 101-200 sqr. m
1	land covered	75%	70%
2	FAR		
3	minimum front * setback	1.2	1.8
4	basement	not applicable	not applicable

Note:

-* The existing set back of all buildings , in case of more

than said mentioned, the existing set back shall be applicable.

- in the building of plots of residential and joint purposes up to 200 sqrmeter and less than 9.0 meter writh basement shall not be admissible.
 - the basement in maximum 20 percent aria of admissible land covering in building of commercial joint use up to 200 sqrmeter in front of minimum 9.0 meter width shall be admissible which is only storage shall be used and which access corridor/ramp provision shall be the part of inner of the building.
 - set back shall not be assoserias in back on road in back of plot or side set back in plots of corner of up to 100 meter. For plots of corner of 101 to 200 sqrmeter minimum 1.0 meter shall be set back in side of back side road/side for plots but existing set back in side of road if more than mentioned above set back shall be applicable existing set back.
- (iv) For more than 200 sqrmeter plots the existing bylaws in provision of the land covering, FAR, minimum front set back and basement shall be applicable.
- (v) The dividetion in plot in new aria shall be admissible according the land sub dividation regulations.
- (vi) For none residential activities shall be developed by the managing sanctioning authority of public parking.
- (vii) With then constructed aria accept that as per rules fixed width of public way the sunset/roof/balcony etc. provisions shall be admissible with the construction of that the width maximum 40 percent shall not more of the said width set back.
- (viii) Plinth level from ground floor shall be admissible only 0.45 meter.
- (ix) In constrictor aria the extension of horizontal and vertical shall be admissible in view of structural safety of building under the said fixed provisions. For horizontal and vertical extension shall be admissible up to the limit of said mentioned FAR according the right of way said back left as per rule.

Residential**7.2 (1) Single residential-**

- (i) Generally the sanction on single residential building plan in open/undeveloped shall be consider after the sanction of balance sheet map.
- (ii) In special condition after the sanction of competent authority such plot under the jurisdiction of urban body who is not undivided from a large area/open space and available authorised width is less than existing road the plot limit shall be determined after left the essential sight of way from middle way. After that the construction shall be admissible with left the set back as per rule.

(2) Multiple units(for single residential plot)-

For the purpose of encouragement to creation of housing stalk in single residential plots shall be admissible on the basis of available access way width and up to the fixed F.A.R limit provisions of units as follows :-

In such cases in addition of fixed payable fees, the Rs. 50,000/- per each unit as “unit fees shall be necessarily deposited Except the developed area/special developed area, all other area of the State (including with Regulated area) the “unit fees” shall be deposited in the prescribe Government head.

sn.	width way		minimum area of plot	number of unit
	plain	hills		
1	9.0-18.0M	6.0-9.0M	500 sqr m. (in hill area 250 sqr m.)	6
			more than 500 sqr m (more than 250 sqr m in hill area) one additional unit admissible all a agrigate of every 125 sqr m.	
2	more than 18.0 M	more than 9.0 M	750 sqr m. (in hill area 500 sqr m.)	10
			more than 750 sqr m (more than 500 sqr m in hill area) one additional unit admissible all a aggregate of every 150 sqr m.	

Note- The provision of 5% open/Greenery area shall be made necessarily.

- Before the sanction of project, the 25% bank guarantee of the valuation of proposed infrastructure development or under the project for mortgage the plots under ownership of developer the understanding shall be necessary in favour of competent authority.

**Group
Housing/
Sub-division
layout**

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

Note – The detail provisions of special township shall be fixed separately.

Habitat Description	Plains		Hills	
	Area (Ha.)		Area (Ha.)	
	min	max	min	max
Sub Cluster	0.20	2.0	0.10	1.0
Cluster	2.01	6.0	1.01	3.0
Neighbourhood	6.01	20.0	3.01	10.0
Township	20.01	40.0	10.01	20.0
Special Township	above 40.0		above 20.0	

- (II) The registration as a registered habitat developer in concerning habitat category of developer for group housing/sub- division layout shall be necessary. Whereas for sub-division layout of plots of less than one acre, the registration in R.H.D. of developer shall not be necessary. In a option for project of group housing /sub-division layout in developed area/ special developed area, the registration in RHD of developer shall not be necessary.

For sub-division layout of plots of area less than one acre in case of not registration under the RHD of developer that the sanction of balance sheet map rule division and deposition of processing fees Rs. 50 thousand shall be necessary. The processing fees and group housing bank guarantee on more than

one acre shall be according the prescription.

(III) Unit Density- The unit density in plain and hill area of the state shall be 300 residential per hectare. The calculation of density of residential unit in shall sub divisional layout shall be basis typical building plan of balance sheet map. In such projects in which sub-division layout proposal of only land, than the calculation of density in cases of sub division layout shall be on follows- One unit on the plot of up to 200 square meter, on 2 units plot of more than 200 square meter up to 300 square meter and on 3 unit plot of more than 300 square meter up to 500 square meter and more than units shall be calculated on the basis of fixed units in multiple unit its. para for reimbursements of necessary of population adjusting on for group housing and sub-division layout- on the basis of population mentioned in 7.5, the water supply electricity supply and sewerage disposal be provide as per standard with the provision of required services/facilities.

(IV) Width of inner road- residential project- group housing/ sub-division layout.

The development of inner way shall be made as follows-

minimum width of way in meter		max ways length if not be loop way (meter)
plain area	hill area	
7.5	2.0	100
9.0	3.0	200
9.0	4.5	400
12.0	6.0	800
15.0	7.5	1000
18.0	9.0	more than 1000
loop- minimum width of street 9.0	loop- minimum width of street 6.0	max length 400

- (i) Front service road of park/open space and such road in which only one side plot/active activities is purposed, width of 7.5 meter in plain area 4.5 meter in hill area (vehicle road) and 2.0 meter (foot path) way be made. The length of such road shall be maximum 200 meter.
- (ii) For plan sub-division divided layout plots/buildings of E.W.S and L.I.G, the minimum width shall be in plain area 6.0 meter and 4.5 meter (transportation road) and 2.0 meter (on foot).

(IV) other requirement:

For various projects in group housing/sub-division layout, the fixation of plot area for facilities in ratio of total plot area shall be as follows in vertical mix building the calculation of ratio of following mentioned public and semi public shall be based on F.A.R. project.

sl.n.	particular	upto 2000-4000 sqr,m	upto 4000-sqrm to 2.0 Hect.	more than 2.0 Hect.
1-	public and semi public (residential of education , health, clubhouse, public building etc.)	-	min. 1.0%	min 5.0%
2-	commercial	-	max1.5%	mzx5.0%
3-	situated parks	min5%	min10.0%	min15.0%

Note- Under the said table, the fixation of services and facilities shall be one the basis of population according mentioned in 7.5.

(V) Light and ventilation:-

- (i) If the room is use for residence in open space with light and ventilation than minimum 7.5 sqrm area of open space of buildings of height up to 12.0 meter and

minimum width shall be 2.5 meter for more height buildings aforesaid inner minimum width of open space 3.00 meter and the area of inner open space, the height of almost higher wall shall be equivalent to 1/5 as almost wall height is 21 meter than the area of the inner open space shall be $(21 \times 1/5)$ $(21 \times 1/5) = 17.64$ sqrm.

(ii) The size of ventilation shall be as follows-

width of building(meter)	shape of Saft(in sqrm)	Min width of Saft(meter)
upto 0.7	1.2	0.9
upto 12.0	2.8	1.3
upto 18.0	4.0	1.5
upto 21	5.4	1.8
upto 21	6.0	2.0

(VI) On entry gate a chaukidar/Guard room of 1.6 sqrm plinth (which minimum width and radius shall be 1.2 meter) but in any case for fire prevention in squired minimum set back construction work shall not be admissible.

(VII) Essentially for EWS and LIG in group housing/sub-division lay out.

(i) Any land developer for EWS project of sub cluster, never hood and township and for L.I.G., in purpose of create housing stalk maximum 4 floors (ground floor and 3 floor on above) construction shall be made necessary as a separate block.

(ii) 15 % of number of purposed total residential width in project to be constructed as a unit of E.W.S. The constructed building of E.W.S shall be sale according the prescribed procedure and rates by the State of Uttarakhand.

- For the buildings of E.W.S as a option under the sub-cluster and cluster category within the jurisdiction of authority/regulated area and in other areas within the

radius of 5.0 km. from the urban body jurisdiction may be provide. The provision made to such EWS project, shall be given freely not attached within the original project.

or

In place of said housing stalk the shelter fund equivalent to 15 % of total project capital shall be deposited. Received amount under shelter fund shall be deposited in a separate account by the development authority/appoint authority which may be used for collection of land/ land development and building construction and for relevant works.

- The calculation of reserve residential units for EWS category shall be made in FAR and land covering.
 - One ECS parking provision in open space for residential units of EWS category shall be necessary.
 - The certificate of completion from empanelled structural engineers shall be necessary that the structural designed is made as per part four national building code of India.
- (iii) The 20 % of the number of total purposed residential units in a cluster, neigherhood and township construction shall be the responsibility of the developer as a LIG/LMIG unit.

For this calculation of reserve residential units shall be made by density, FAR and land covering.

The provisions of parking for LIG/LMIG shall be made according the provisions. A ECS of standard on per 2 units for building less than 50 sqrm

(VIII) For group housing/ sub-division layout with the building map application the following details also be submit necessarily-

- (i) Income tax return of firm/company/trust and detail of memorandum of articles of firm/company, certificate of registered habitat developer, rules/sub rules regarding the RWA of safety and maintenance.
- (ii) In the group housing and sub-division layout project in which as per typical design purposed construction of

building works the certificate from architect, empanelled structural engineer, nit, Govt. engineering college/technical university that the structural design as per the provisions of part four of the national building code of India.

- (iii) The electricity, water supply sewerage related all drawings signed by architect and trying be according BIS slandered and detailed presented in a prescribed form.
- (iv) NOC regarding the provisions related to fire prevention on drawing by the local fire prevention officer shall be necessary.
- (v) A registered affidavit from applicant/land developers that the use of residential unit shall be made after obtaining completion certificate from concerning authority.
- (vi) Original sale latter and updated khatoni.
- (vii) Before the sanction of project, the 25% bank guarantee of the valuation of proposed infrastructure development or under the project for mortgage the plots under ownership of developer the understanding shall be necessary in favour of competent authority.

**Affordable
Housing**

7.4 Special project for group housing:-

- (I) The all provisions, benefit and encouragement under affordable housing shall be admissible only to such projects who is situated within the developing area special development area regulated area within the radius of 3 km. and rest within 5 km. from the urban body jurisdiction of other urban areas
- (II) The following standard shall also be necessary for the developer-
 - (i) Minimum 3 years experience of developer and one construction operation of projects of cluster category housing project on the side.
 - (ii) The net worth of developer should be minimum 10 % of capital of project in which land price is not include,

may equivalent.

- (iii) The developer is not be black lister in any other state.
- (III) FAR of complete project shall be 2.4. The minimum 30.0% of FAR (for 15.0% EWS and 15.0% for LIG) shall be necessarily reserved for affordable housing. Which sale shall be made according the prescribed procedure and rates by the Uttarakhand Government. The rest part of FAR, the construction of buildings of EWS and LIG may be made separately
- (IV) For EWS/LIG, the construction of buildings maximum 12.0 meter and 4 floors (ground floor or stilt and further 3 floors) shall be admissible and the height of buildings according general group housing in buildings of separate category from EWS and LIG in the project.
- (V) For plated development per hqt. maximum density 2.0 residential unit (shall be provided necessarily as a constructed) and for group housing per hqt. maximum density 500 residential units shall be admissible. For completion of needs of used population on the basis of purposed residential unit density may be made of required services/facilities on the ground of population mentioned in para 7.5
- (VI) The provision of managed park and plantation minimum 10% shall be essential.
- (VII) The basement in the building of EWS and LIG shall not be admissible.
- (VIII) The provision of parking space as a open parking from the rate of 1 ECS on per Eight residential unit in a ECS and EWS on per four residential unit in LIG parking shall be essential
- (IX) Inner way width in EWS and LIG buildings.

ways	minimum width of ways(meter)		max length of ways (in meter) plains/hills
	plains	hills	
vehicles	6.0	4.5	15.0

ways			
on foot ways	4.5	3.0	80.0
on foot ways	3.0	2.0	50.0

(X) In the group housing and sub-division layout project in which as per typical design purposed construction of building works the certificate from architect, empanelled structural engineer, nit, Govt. engineering college/technical university that the structural design as per the provisions of part four of the national building code of India. The related structural map of the buildings shall be necessary.

(XI) Before the sanction of project, the 25% bank guarantee of the valuation of proposed infrastructure development and for EWS/LIG or under the project for mortgage the plots under ownership of developer the understanding shall be necessary in favour of competent authority.

(XII) For said special project the following encouragement/ incentive shall be admissible to the developer-

- (i) The processing fees shall be admissible half (50%)
- (ii) For professional shall be admissible 10% of FAR which land promotion fees shall not be admissible.
- (iii) The ownership of the project land shall be necessarily in favour of concerning developer. In case of no land ownership of the concerning developer shall be considerable registered collaboration agreement shall be made with land owner of land developer with permission of the Government in special circumstances.

Public
facilities and
services:

7.5 Community facilities and services.

sr.n.	main category	sub-category	population standards
1	academic facilities	Nursery School/ Crutch	1 on 2500

		primary school (upto class 5 th) (max G+1)	1 on 5000
		middle school (upto class 8 th)	1 on 6000
		high school/ intermediate (upto class 5 th to 10 th and 12 th)	1 on 7500
		integrate school (upto class 1-12 th)	1 on 15000
		ITI/ Polytechnic	
		degree college	
2	Miscellaneous academic	MBBS	
		Engineering	
		other professional /technical institutions	
		schools for handicrafts peoples	(one on city level)
		university campus	1 on 500
3	medical facilities	dispensary/ diagnostic centre	1 on 15000
		nursing home/ maternity centre / poly clinic	1 on 20000
		primary health centre	1 on 15000
4	social and cultural facilities	public building/ library	
		other public	1 on 15000

		buildings	
	extension counter with ATM	(i) floor area for counter (ii) floor area for ATM	1 on 15000
5	other services	sub- post office	1 on 10000
		police station (employees with residence)	1 on 15000
		police station (employees with residence)	1 on 50000
		computerised Railway reservation counter	1 on 5000
		(i) 11 KVA	1 on 15000
		(ii) 33 KVA	1 on 25000
		(iii) 66 KVA	1 on 50000

Eco Resorts

- 7.6 (I) After the maximum land covering rest plot area shall be kept necessarily as soft ground. Parking and other inner way shall be developed necessarily as a brick on edge or loose stone payment.
- (II) Maximum height 7.5 meter and maximum two floors (ground floor and first floor) and roof of first floor essentially shall be down ward slop.
- (III) Basement shall not be admissible.
- (IV) Foot way of less width from access way to side or in case of access by rope way on road head of access way of fixed width; the parking provision shall be made necessarily and such case for fire tender in view of none availability way of proper width the fire prevent

provisions shall be made selfly by developer and the no objection certificate from fire prevent department for confirmation after the construction and proposal shall be necessary. After obtaining no objection certificate in the prescribed period the occupancy certificate shall be obtained necessary. Proper fire prevent safety provisions shall be inspected by the fire prevent department essentially every two years.

- (V) Inner way under campus necessarily shall be used by the foot way/battery operated vehicle as per need.
- (VI) Inspection of proposals for sever disposal shall be necessarily by the Jal Nigam.
- (VII) In open space minimum 125 trees/hqtr. shall be planted necessarily.
- (VIII) The 60% employment shall be necessarily for the permanent resident of the State and a affidavit for this purpose shall be taken from the applicant. Contravene of the said rule the proceeding of the cancelation of sanction shall be apply.
- (IX) Other provisions shall be ensure completions also the following provisions mentioned in guideline for ecotourism in and around protected areas dated 2nd June, 2011 issued by MOEF.

- (i) As part of the State-level Ecotourism Strategy, the State government should levy a "local conservation cess" as a percentage of turn-over, on all privately-run tourist facilities within 5 km of the boundary of a Protected Area. The rate of cess should be determined by the State Government, and the monies thus collected should be earmarked to fund Protected Area management; conservation and local livelihood development, and not go as revenue to the State Exchequer.
- (ii) Tourism infrastructure must conform to environment-friendly, low-impact architecture; renewable including solar energy, waste recycling, rainwater harvesting, natural cross-ventilation, no use of asbestos, controlled sewage disposal, and merging with the surrounding landscape. The above provision shall be

monitored by project sanctioning authority.

- (iii) All tourist facilities falling within 5 km of a protected area must be reviewed regularly by the Local Advisory Committee vis-à-vis environmental clearance, area of coverage, ownership, type of construction, number of employees, etc, for suggesting mitigation/retrofitting measures if needed.
- (iv) All tourism facilities located within five kms. of a Protected Area must adhere to noise pollution rules under "The Noise Pollution (Regulation and Control) Rules", 2000, and "The Noise Pollution (Regulation and Control) (Amendment) Rules", 2010 issued by the Ministry of Environment and Forests.
- (v) All tourist facilities, old and new must aim to generate at least 50% of their total energy and fuel requirements from alternate energy sources that may include wind, solar and biogas.
- (vi) There shall be a complete ban on burning or disposing non-biodegradable waste within the Protected Area or in surrounding eco-sensitive zone or buffer area.
- (vii) The use of wood as fuel shall be prohibited, except for campfires for which wood must be procured from State Forest Department/Forest Development Corporation depots.
- (viii) In order to allow free passage to wildlife, development should be sensitive to the conservation of flora and fauna, and the corridor value of the area.

Service apartments

- 7.7** Purposes- Service apartments shall be fully well decorated and self contained apartments in which shall be food facility (kitchen/food house). And who is may used for resident of short term.

Other requirement-

- (I) In hotel and office/institutional or these campus may be used for maximum 20% FAR service apartment of total admissible FAR.
- (II) Under the professional land used may made in minimum one thousand sqr meter area service apartment from as separately. For this in professional land use shall be admissible prescribed land covering, FAR and set back.

- (II) Under the apartments to be employed separately maximum 20% area shall be used for office, conference facility, guest room and service shops of total floors.

Parking- 100 sqr meter covered area or 1.5 ECS on his share.

Industrial

7.8

- (I) Height of industrial units chimneys shall be kept free from related calculation.
- (II) For single industrial units of more than 6.0 hqtr. area under the industrial campus according mentioned in various land use standard provisions (III).

(III) Industrial campus, IT parks, Software Technology Park

Land use Norms:

	6 Hect upto 20 hect	20 Hect upto 50hect.	50 Hect upto 100 hect.	more than 100
Industrial	max 60%	max55%	max 55%	max 50%
Residential area	2% to 4%	4% to 6%	6% to 8%	8% to 10%
commercial area	max 1%	max 2%	max 3%	max 4%
transpiration and communica tion	min 25%	min 23%	min 20%	min 15.0%
services area	min 2%	min 4%	min 6%	min 8%
managed parks and plantation	min 9.0%	min 10%	min 10%	min 15.0%

Under land used classification, following activities/purposes shall be admissible-

- (i) Industrial area- Related activities to industrial unit, industrial plots, flatted industrial unit (with godown), IT and ITES industry.

(ii) Residential area-

- For labour residence minimum 60% of net residential area shall be essentially as a affordable housing. These residence shall be allotted essentially in their service period for employed labours in the concerning industry.
- Maximum 40% of net residential area shall be admissible for residence of management/ technique / engineering cadre/class.

(iii) Commercial area- Public shops and local sector market, petrol pump, guest house/budget hotel, lodge/rest house, service and repair shop telly communication/telephone exchange etc.

(iv) Services area.

- Public and semi public- fire station, police station/chauki, hospital, dispensary, pilgrim's rest house, night shelter, aganbari, canteen, club etc.
- Utilities- Electric substation, fire fitting, water tank, treatment plant etc. for relevant activities.

(IV) With industrial development layout approval of land escaping plant shall be necessary in which following provision shall be necessary-

- (i) In part of total open side per hqtr. 125 trees shall be planted and which shall be developed as a park, greenery/green belt etc. the minimum 50% of open area shall be covering with trees.
- (ii) The minimum ratio width shall be 10.0 meter of open space and his limit shall be far minimum three meters from plot/building line.
- (iii) Industrial campus/industrial units of more than area of 6.0 hqtr. a rounding 15.0 meter area shall be necessarily developed as a greenery.
- (iv) Arounding with boundary wall in plots of from 1.0 hqtr. up to 6.0 hqtr. shall be necessarily planted trees to the areas of half width of setback.
- (v) In industrial area and in any other use, the minimum 10

meter width greenery side shall be left necessarily as a buffer zone. If this zone is as road them side of the road three meter shall be planted.

- (V) Other provision of related industry shall be admissible according the industrial building byelaws and regulation issued by the SEEDA.

Multiplex

- 7.9**
- (i) Utility- Under the multiplex in one complex the cinema hall and commercial activities and other recreation facilities may be provided.
 - (ii) Ratio of cinema hall, recreation and commercial activities- Under the multiplex, the minimum two cinema halls construction shall be essential in a complex. Every cinema halls maximum capacity shall be 350 seats and minimum capacity in plain area 250 seats and hill area 150 seats.
 - (iii) Minimum area and width of plot- For multiplex the purposed side/plots area in plain area shall be 2500 sqrmeter (minimum width 32.0 meter of plot) and in hill area 1500 sqrmeter (minimum width 24.0 meter of plot) shall be necessary.
 - (iv) Access way- For construction of multiplex in addition of existing way in any second side after the fixed set back minimum 7.5 meter width way provision shall be necessary. And for existing of vehicle in side of main road the circulation space provision as service way shall be essential who as minimum 7.5 meter width in addition of set back.
 - (v) Plantation- In multiplex plot minimum 25 % of prescribed necessary set back the plantation shall be essential.
 - (vi) Other requirements- The planning, designing and fire prevent provisions shall be ensure according the relevant provisions of Uttar Pradesh cinemetograph rules, 1951 and national building code and IS 4878. The necessary services in multiplex as drinking water provision, sainitary, canteen etc. general provision may be made according the prescribed slandered.
 - (vii) Except the regulated area, developed area and special developed area on construction of multiplex in other rest areas due to promotion of land payable fee shall be

according the GO who may be deposited in the prescribed Government head.

- (viii) For other activities/facilities to be provisioned in addition of cinema hall under the multiplex if under the act/rules/regulations of center or State miscellaneous provision required fulfilling than for related activities/facilities the permission or no objection certificate shall be necessary and after that the sanction of layout shall be consider.
- (ix) For ensure time bound construction of multiplex at the time of layout sanction by the concerning agency shall be taken bank guarantee who shall be 20% of the calculated price of existing residential sector rate (in case of none availibility of rates by the authority than existing general residential circuit rate by the district magistrate) of total area of the purposed plot. Under the mixed projects in case of purposed multiplex the said bank guarantee shall be payable on total floor area.

Old cinema 7.10

With demolish old cinema halls in the State encouragement of reconstruction of professional complex with mini cinema hall the following standard be prescribed-

- (i) Utility- This provision shall be applicable under the limit of plot of only old cinema halls. By means these provisions shall not be admissible in any new proposals and new areas. On available plots with demolish the existing cinema halls, the permission of construction of the mini cinema hall and professional establishment shall be given only. Hotel/lodges construction shall not be admissible on this plots.
- (ii) Access way- Plot of existing building on access way width in plain and hill area shall be respectively minimum 12.0 meter and 9.0 meter and in any condition shall not be admissible on existing access way less width from respectively 9.0 meter and 6.0 meter the calculation way width shall be made second side of the road. The minimum necessary width shall be left essentially for way extension by the applicant. After that front set back shall be left. Such cases shall not be cover with provisions of compensatory FAR.
- (iii) Seating capacity- maximum two mini cinema hall shall be

admissible on the plot and total seating capacity on these two cinemas shall be 200 to 250.

- (iv) Maximum height- The maximum height of the reconstructed building shall be 15.0 meter. under this up to two floors ground floors and above two floor construction shall be admissible while only construction of professional establishment in additional rest covering area of mini cinema in radius of prescribed limit of admissible height, FAR and floor shall be permissible.
 - (v) Set back- with demolish of existing building utility of purposed construction is necessary to be made provision of set back 3.60-3.60 meter in both side and in back 6.0 meter, 12.0 meter left for prescribed right of way shall be essential.
 - (vi) Land covering and FAR- Maximum land covering 45% and FAR 1.20 shall be admissible.
 - (vii) Parking Provision- In view of mix building utility the provision for every 100 sqrmeter covered area or his part 1.50 equivalent car space shall be necessary.
 - (viii) Other requirement- The planning, designing and fire prevent provisions shall be ensure according the relevant provisions of Uttar Pradesh cinematograph rules, 1951 and national building code. The necessary services in multiplex as drinking water provision, sanitary, canteen etc. general provision may be made according the prescribed slandered.
 - (ix) In addition of aforesaid other provisions shall be complied according the related issued GO from time to time.
- New Cinema Hall** **7.11** (i) Plot area – minimum 1500 sqr in plain area (minimum 30 meter plot width) and minimum 1000 sqr meter area in hill shall be necessary.

- (ii) Access way :

seating capacity	plain area	hill area
upto 150	12.0 meter	9.0 meter
upto 150- 300	18.0 meter	9.0 meter
more than 300	24.0meter	12.0meter

the calculation of way widths shall be made from second

corner of the road.

- (iii) admissible height in radius of fixed prescient of FAR and floor other than cinema in covered area the maximum 5% shall be admissible for construction of professional of establishment.

(iv) Setback:

seating capacit y	plain area (meter)				hill area (meter)			
	front	back	side1	side 2	front	back	side1	side 2
upto 150	12.0	6.0	6.0	6.0	7.5	6.0	6.0	6.0
upto 150-300	15.0	6.0	6.0	6.0	9.5	6.0	6.0	6.0
more than 300	18.0	6.0	6.0	6.0	12.0	6.0	6.0	6.0

- (v) Land covering and FAR- Maximum land covering 45% and FAR 1.20 shall be admissible.
- (vi)) Parking Provision- In view of mix building utility the provision for every 100 sqrmeter covered area or his part 1.50 equivalent car space shall be necessary.
- (vii) Other requirement- The planning, designing and fire prevent provisions shall be ensure according the relevant provisions of Uttar Pradesh cinematograph rules, 1951 and national building code. The necessary services in multiplex as drinking water provision, sanitary, canteen etc. general provision may be made according the prescribed slandered.
- (viii) In addition of aforesaid other provisions shall be complied according the related issued GO from time to time.

Malty label parking **7.12** Prescribed parking sides or residential/professional and offices, public semi public facilities, transportation and travel node etc in the master plan/zonal plan/layout plan shall be developed according the following multi level

standard-

- (i) For the multi level parking facility minimum size of plot shall be one thousand sqrmeter. One side of the plot is to be necessary minimum 25 meter width.
- (ii) Maximum land covering for parking plot 66.6% and floor area ratio with basement 3.0% shall be admissible.
- (iii) To ensure complete/bibility to the capital of multi level parking the maximum 25 % area of total floor area may be used for the purposes of the professional/offices and recreation purposes.
- (iv) For additional other floors of enclosed parking garage and ground floors to existing way to be given necessarily. For existing way should be maximum travel distance 30 meter.
- (v) Maximum gradient of ramp shall be admissible only 1:0.
- (vi) The provision of fire escape stare shall be in addition. In view of loading, vibration on floor designed shall be designed necessarily according the prescribed standard while access for ground floor drive way shall be necessarily competent for vehicle of less 6 tone load.
- (vii) On the every floor of parking the proper natural/artificial light provisions and sufficient ventilation (minimum 1/20 area of floor area) shall be necessary. In addition aforesaid minimum 5% smoke outlet be necessary.
- (viii) In addition of parking area the provision of ticket house, rest room, gard room, equipment room of same campus may be made. In addition on any floor of parking to be used minimum 1/10 vehicles of number of purposed vehicle in total parking lot or waiting space minimum 1.5 sqrmeter shall be necessary. In addition that waiting space also be provide to the consumer.
- (ix) The provision of a lift on every 50-75 vehicles may be made the provision of platform of lift shall be minimum 2.80X4.50 meter and wall shall be constructed by the none inflammable materials .

**Habitat
Centre**

- 7.13**
- (i) The minimum area of plot may be 1.0 Hect. and minimum width of plot may be 36.0 meter. The above mentioned standards shall be admissible less 25% in hill area.
 - (ii) The ratio of different activities under habitat centre:

office / commercial centre	minimum 30.0% of FAR
social and cultural facilities/ community house	minimum 30.0% of FAR
Hotel/ service apartment/ guest house	maximum 5% of FAR
food court/ restaurant	maximum 15.0% of FAR
situated parks and plantation	minimum plot of 15.0%
outdoor recreation activity	more plot of 10%

(iii) admissible use under different activities:

office	Office complex, Conference Halls, Board rooms,
commercial centre	Convention hall, Business Centre
social and cultural facilities/ community house	Premier cultural and entertainment centre, Exhibition Area, Visual Art Gallery and library, Health club with spa, Multi purpose hall,
Hotel/service apartment/guest house	Guest rooms,
food court/ restaurant	Speciality restaurants, Food courts
outdoor creation activities	Amphitheatre, Kiosks, food court sitting area.

**Filling
station**

7.14 (I) Admissibility-

**/filling cum
service
station**

- (i) Generally in region as regulation of prescribed land use in master plan the filling station/filling cum service station shall be admissible as per only administrate.
- (ii) In other tan land use regions admissible land use in the master plan, the construction of filling station/filling cum service station shall be admissible after the change of land use as per rule by the Government.
- (iii) Outside the master plan agriculture/rural areas and such open/undeveloped/barren areas which land use not prescribed under the master plan, on applications related to construction of proposed filling station and filling cum service station in the national, State and other main roads shall be consider only after get as 75% value promotion fees of the land.

(II) situation of plot and requirement:

	requirement	out of the limit of urban bodies in plain area	out of the limit of urban bodies in hill area
1	minimum width of access way	30.0 meter	18.0 meter
2	inter se distance of two filling stations and one of way	1 km.	30.00 meter
3	minimum distance of existing and entrance of filling station to crossing/t junction	60.0 meter	60.0 meter
4	width of way of existing and entrance in filling station	9.0 meter	7.5 meter and 9.0 meter for filling cum service station.

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

- (i) Generally entrance and existing service of the filling station situated at national and State road shall be made of service lane, which minimum width shall be 9.0 meter. The entrance and exit inter se distance shall be necessarily minimum 200 meter who shall be left State road from minimum 3 meter width.
- (ii) Such filling stations who is construction without service lane provisions, in them minimum 30.0 meter from center road shall be must by means the necessary calculation of the plot of filling station after minimum 30.0 meter from the center road.

(III) size of plot:

	out of the limit of urban bodies in plain area	out of the limit of urban bodies in hill area	FAR
filling station	35.0×35.0 sqrm	<u>20.0×20.0 sqrm</u> LPG,CNG- 30.0×30.0 sqr	0.05
filling station cum service station	35.0×45.0 sqrm	<u>25.0×30.0 sqrm</u> LPG,CNG- 35.0×40.0 sqr	0.15
filling cum service station –cum departmental showrooms	37.0×47.0 sqrm	<u>25.0×35.0 sqrm</u> LPG,CNG- 35.0×45.0 sqr	0.20

- (iv) Provision of set back and buffer strip- after left the right of way, the buffer strip center of main road and side shall be made must following provision.

(IV) Provisions of Setback and Buffer strips:

	length of buffer strips(meter)	width of buffer strips(meter)	minimum distance of buffer strips and Fuel point (meter)
out of municipal site in plain area	12.0	4.00	4.00
	5.00	3.00	4.00

Note- Up to the distance of left set back and buffer strip from fuel point, no construction shall be admissible.

- In such and both sides' minimum 3.00-3.00 meter set back shall be must. In back set bach junreture room shall be admissible up to 6.25 sq.meter .
- Around the buffer strip height of 27.5 centimeter covered shall be construction necessarily in which not be travelling buffer strip of vehicles.

(V) Construction related requirements.

- (i) The construction of canopy shall be admissible as a temporary structure after the set back time.
- (ii) Height of the lubritarium and in residential buildings as office, stor, compresure room service station and kiyask etc shall be admissible 6.0 meters minimum distance from kurving of filling and fuel point these buildings shall be 4.00 meter.

(VI) **Parking:-** For every filling station/filling cum service station shall be the minimum 80 sq.meter.

(VII) **Fire safety-** The fire safety shall be made ensure as per rule and the no objection certificate obtain mostly from chief controller, explosive.

(VIII) **Other requirements-**

- (i) Near the plot of filling station/filling cum service station shall not be such hindrance in which is clearly no vision to the

vehicles of the entrance and outing in the filling station area.

(ii) Other provision who is required by the Indian petroleum and explosive act, shall be apply.

(IX) In addition aforesaid provisions for auto gas connection shall be the following special provisional-

(i) In view of ensure the safety maximum storage capacity shall be up to 10 mitric tone.

(ii) The separate provision shall be for road tanker, in which sufficient area be available so that no need to reverses of road tanker.

(iii) other utility buildings distance of facilities LPG filling shall be as follows.

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

(4) The distance within the filling station to LPG and petrol/diesel, CNG as follows-

	LPG tank with submersible pump	Extended fill connection of LPG tank	LPG dispenser	Fill connection of LPG vehicle
LPG tank with submersible pump	-	-	3m	3m
Extended fill connection for LPG tank	-	-	3m	3m
LPG dispenser	3m	3m	-	-
Fill connection of LPG vehicle	3m	3m	-	-
Underground petrol tank, manhole or filling point	1.5m	3m	3m	3m

**Farmer
Service
Centre**

Petrol tank vents (in plan)	3m	3m	3m	3m
Petrol pumps/Dispensers (Flameproof)	3m	3m	1.5m	1.5m
Diesel fuel pumps/Dispensers (Flameproof)	3m	3m	1.5m	1.5m
Site boundary, buildings, fixed source of ignition	7.6m	7.6m	4.25m	4.25m

7.15 (I) Admissibility:

(i) Except the national and provisional roads, the admissibility of farmer service center shall be in other roads.

(ii) Generally as per the admissibility in regional regulation of prescribed land wall, the farmer service center shall be admissible. Other than admissible land use, the construction of farmer service center shall not be admissible.

(iii) Outside the master plan agriculture/rural areas and such open/undeveloped/barren areas which land use not prescribed under the master plan, on applications related to construction of proposed farmer service center in the national, State and other main roads shall be consider only after get as 75% value promotion fees of the land.

(iv) Near the plot of filling station/filling cum service station shall not be such hindrance in which is clearly no vision to the vehicles of the entrance and outing in the filling station area.

(II) situation of plot and requirement:

	requirement	in plain area	in hill area
1	minimum width of access way	18.0 m	9.0m
2	minimum distance from middle way to plot area	15.0m	9.0 m

3	mutual distance of two farmer service centre on way	five kilometre	three kilometre
4	minimum distance of entrance and exit from crossing /T junction of way	60.00 m	60.0 m
5	width of way of entrance and exit in the farmer service centre	9.0m	9.0 meter for departmental showroom com station. 7.50meter and farmer service centre cum-service

* crossing /T junction means the mutual point of more than width way and respectably 9.0 meter and 60.0 meter in plain and hill area.

(III) The rest provision shall be according the filling station.

(IV) **Other requirements-** Near the plot of farmer service centre no one shall be such hindrance in which the clear view to the vehicles for entrance and outgoing in the Farmer service centre for travelling the vehicles on regional way.

The Farmer service centre will well equipped with mainly seats, plants, insecticidal, agricultural plants.

Other provisions which is required by Indian Petroliaam and Explosive Act, shall be applicable.

requirement of LPG Gas Godown

7.16 (I) Admissibility:

Admissibility of LPG Gas Godown shall be according the master plan Zoning regulations. In case of no prescription of land use of master plan after the land up gradation fee from commercial grads the admissibility shall be provide according the following provisions.

(II) The exist access way for site in plain area shall be minimum 12.0 meter 7.5 meter width in hill area.

(III) The minimum area of plot in plain area shall be 1000 sqrm and 750 sqrm in the hill area.

(IV) **Setback:** For Gas godown rounding the plot setback shall be 6.0 meter.

(V) **Land covering and FAR:** The admissible land covering shall be 25% and FAR 0.25% in which construction of office and guard room which area shall be maximum 1.6 sqrm may be include for the purposes of Gas godown.

(VI) **Height of building:** The minimum height of gas godown shall be 6 meter and no anyone construction shall be admissible in any further part.

(VII) The minimum 10% area of floor area shall be for- windows and ventilators etc.

(VIII) **Others requirement:**

(i) Gas godown shall made by inflammable materials.

(ii) For construction of gas godown the no objection certificate from local fire prevent department and chief controller explosive and fire prevent department shall be obtained necessary.

Farm House

7.17

(I) Utility of farm house shall be for agriculture and gradning for this minimum area of plot shall be must 0.4 hectare (4000 Sq.meter).

(II) Land covering- Maximum 600 sq.meter but land covering shall 6% shall be in which for activities for residential unit, farm missionary animal husbandry, servant quarters etc shall be admissible and in which maximum 3% of total area for residential unit and servant quarters shall be admissible as land covering.

(III) **Restriction of height-**

(i) Farm house shall be maximum two floors the maximum height of the permanent/temporary construction from the ground floor shall be 7.5 meter, maijnine floor shall not be admissible.

(ii) The maximum height of farm house shall not be more than 4.5 meter.

(iii) In case of construction of boundary wall with chinai, his heigth shall not be more than 1.0 meter special shed shall be made on pillars which walls shall not be more than 1.2 meter. The height shall be covered with netting or material.

(IV) Setback:

(i) Except the guard room distance from building to the boundary of plot shall be minimum 15.0 meter.

(ii) The minimum 8 meter distance shall be within the residential unit and other constructions.

(iii) The permission of construction of from house shall be given after the right of way/green verge.

(V) Access Way: Access way for farm house shall be 7.5 meter or for hills area in case of foot path shall be must 2.0 meter width.

(VI) Plantation: 15% of the plot shall be planted in which minimum 100 trees shall be planted per hectare.

(VII) Others services: The wall etc shall be for 15.0 meter from septic tank in which shall be water ground pollution free and his tank shall be on 4.5 meter distance.

Dairy Farm

7.18

(I) Access way:- The facility of access from main head (national high way/provisional way/district way/master plan/tonal way plan) to dairy farm in plain area minimum 9.0 meter and in hill area 4.5 meter width existing way shall be available.

(II) Area of plot, land covering FAR and set back- The minimum area of plot for dairy farm in plain area 2000 sq. meter and in hill area shall be 1000 sq. meter on the on the basis of the number of animals area of the plot, land covering, FAR and set back shall be according the following table.

(i) The minimum frontage of plot shall be 25 meter.

(ii) On number of animal more than 200 per 10 animal, the provision of 100 sqr. meter in addition area shall be must.

(iii) Under the covering area the construction related to cattle shed, cattle bait and collection of husk, milk collection and protection, milk sale center, guard room and residential facilities for necessary employee for maintenance of cattles and medical cum delivery facility, other incidental facilities shall be admissible.

(iv) Rest standard shall be according the standard of farm house

for cattle-bird maintaining.

(III) **Height of building-** The maximum height of the building shall be two floors (7.5 meter).

(IV) **Plantation:** 15% of the plot shall be planted in which minimum 100 trees shall be planted per hectare.

(V) Disposal of drainage and dung and rubbish- The proper maintenance from dairy farm to disposal side shall be made the disposal of dung and affluent shall be made after the treatment throw the gas plan septic tank, compost pit or other appropriate technique.

(VI) Other requirements- Other requirement for dairy farm for provision of as size of cattle said, bait collection, milk collection, protection, management of storage, maintenance office, animal husbandry and delivery facilities, management of employee houses, tank, dung gas plant etc shall be according the standard of national dairy research institute.

standard of
Farm house
for cattle,
bird
maintenance,
insect
maintenance,
fish
maintenance
etc.

7.19 1- **Area of plot:** These farm houses area shall be minimum 5000 sq. meter and ratio of width and length of plot shall be minimum 1:3.5.

2- Maximum covering-

(a) For residence of attached employee with the farm house shall be admissible land covering 75 sqr. meter on per hectare area

(b) For poultry the farm shed shall be 15.0% of total area, for cattles the farm shed shall be maximum 5% of the total area and for fish maintenance maximum 2% shall be admissible in addition to mentioning in 2 (a).

(c) minimum 6.0 meter difference shall be must between the residence and farm shed building.

(d) For the water ground and water tank of rain water collection the covering area shall be admissible in addition.

3- set back -

(a) The distance of building from boundary of plot to plot minimum 7.5 meter shall be as open space in all sides. In which the compound wall shall be admissible of maximum 1.50 meter

height.

(b) Except the poultry for use of all others the aforesaid 3 (a), the 3.0 meter width path in open space minimum 30.0% of set back shall be planted while for poultry the said farm house these areas shall be must kept in open space by means it shall not be admissible to cemented and kharanja.

(c) The open space maintained in 3(a) and (b) shall be calculated after left the right of way.

4- Height of buildings-

(a) The maximum height of admissible buildings for residential use shall be 6.0 meter in which roof shall be slaup and the provision for collection of rain water shall be must.

(b) Except the poultry the maximum height on other building and farm shed land floor shall be admissible up to only 4.5 meter. For poultry height shall be 6.0 meter or land or first floor whichever is less shall admissible. In these main floor shall not be admissible.

5- ways-

(a) The access way for farm must be minimum 7.5 meter width in which minimum 3.5 meter width way water bound and both side in a line must be planted.

(b) If the access way attached with one or more farm or other areas than on length more than 500 meter, these must be minimum 9.0 meter width.

(c) Other provisions of width of way shall be according the master plan and zonal plan.

(d) width of inner way should be minimum 3.0 meter in which the access will get to the farm house and other buildings.

6- Water supply and drainage.

(a) Farm owner shall be manage water supply and water ground and floor sources.

(b) With the sanitary drainage in farm house a separate drainage for rain water shall be made as per requirement of the authority.

(c) For the solid waste of the human and cattles a none customary energy system provision shall be made.

7- Electricity supply- With prefrencely use of none customary energy sources the farm owner shall made management selfly of electricity supply from payment of electricity.

8- Special provisions-

(a) The management of none customary energy sources shall be must.

(b) The provision of the soiled waste farm reuse shall be must.

(c) For rain water collection the tank volume minimum 100 ghan meter shall be that inner part of the farm house.

Golf Course 7.20
And Golf
Clubhouse

Golf Course size, as per the planning norms, range from 20 Ha to 80 Ha depending upon the number of holes.

The Tourism Policy of Uttarakhand envisages development of new golf courses in order to provide impetus to tourism activities. If new golf courses are to be planned or proposed, in that case it should also address to limited land resources of the State.

While preparing the planning norms, these have been rationalized due to limited land resource in Uttarakhand, based upon various case studies in the state.

1. These guidelines are applicable to all upcoming Golf Courses and Golf Clubhouses.
2. In case of existing *Golf Courses* wherever augmentation of existing inbuilt facilities is required, these guidelines shall not be applicable. However, one extra floor can be permitted provided the required parking norms are fulfilled (1 ECS @ 75sqmt of covered area) and the ground coverage shall not exceed existing plinth area.
3. *Elements* of Golf Course are: a Golf Course and a Golf Clubhouse as elaborated below;

3.1. Golf Course

3.1.1. Golf Courses are 9 , 18 or 27 holes, consisting of one to five tees, a fairway often with bunkers and a green.

3.1.2. Tees and greens consist of flat areas of closely mown

grass, each making up around 1-2% of the total area of the Golf Course.

- 3.1.3. The Fairways are the areas for play between the tee and the green, upto 400 meters in length.
- 3.1.4. Golf Courses of 20Ha and above may have small service buildings on the Golf Course; halfway houses, refreshments and toilets, of size not more than 20 sqmt.
- 3.1.5. Cart path may be required in larger and especially tournament Golf Courses.
- 3.1.6. Every Golf Course shall have an irrigation system which requires a water source and pump facility.
- 3.1.7. Car parking is an essential requirement and varies in volume according to the type of Golf Course.
- 3.1.8. Golf Courses of size 40 HA and above may be permitted a maintenance building having built up area not more than 25m x 10m.

3.2. *Golf Clubhouse:*

Most Golf Courses need a clubhouse with atleast an office, a snack bar and wash rooms. It is provided to support the activities of the golfers and to control and support activities on the golf course. The clubhouse size varies from 400 sqmt to 1000 sqmt depending upon the size of Golf Course as elaborated in 4.2.

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

4.1. Golf course site Area Requirement

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

4.2 . *Golf Clubhouse*

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

	tournaments)	
--	--------------	--

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

4.3. Parking

S.No:	Type Of Clubhouse	ECS required
1.	Small (for one Half Golf Course, 9holes)	75 ECS- 130 ECS
2.	Medium (for one Complete Golf Course, 18holes)	150 ECS- 160ECS
3.	Large (for large scale tournaments)	190 ECS- 200ECS

5. Permissible Allied services:

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

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

Ropeways Terminal Buildings

7.21 Ropeway terminal buildings can be categorized into two broad groups based upon their functionally i.e.

Origin Terminal points, where the ropeway cablecar

originates/starts and where the vehicular traffic terminates.

Destination terminal Points, where the ropeway cablecar terminates/ends, in particular cases, where vehicular traffic access is available to destination terminal points, those cases shall be governed by the norms suggested for Origin Terminal Points.

1. Origin Terminal Points

1.1 Ropeway Terminal Building shall not be permissible in High Density Built-Up zones.

1.2 This site shall have minimum 9-0 mt wide approach road in hill and 18-0mt wide in plains.

1.3 The Minimum Plot Size shall be 850 sqmt in hill and 1200 sqmt in plains.

1.4 Maximum Ground Coverage and FAR shall be as follows:

	max ground coverage	max FAR
Plain	33.3%	1.25
Hills	35%	1.0

1.5 Sletback: Minimum setbacks shall be as follows:

	Plot Size (Sqmt)	Front	Rear	Side-1	Side-2
Plants	1200-1500	6.0 mt	4.5 mt	4.5 mt	3.5 mt
	Above 1500	7.0 mt	4.5 mt	5.0 mt	4.5 mt
Hills	850-1200	5.0 mt	3.0 mt	4.5 mt	3.0 mt
	Above 1200	6.0 mt	4.5 mt	4.5 mt	3.5 mt

1.6 Open Area :

1.6.1 Minimum 10% of the total site area shall be developed as or ganized landscaped area which shall not be in setback area.

1.6.2 Minimum 35 % of the Setback area shall be reserved for green belt/ buffer Zone.

1.6.3. Minimum 3.6 mt of space from the building line on all the sides shall remain free from any kind of construction and obstruction.

1.7 Parking :

1.7.1 Minimum **18** ECS in Hills and 20 ECS in plains OR 1 ECS For every 75 sqmt of the total built up area or part thereof, whichever is more shall be provided. 1.7.2 Minimum 25 % of the required parking shall be provided in the open and remaining can be provided in covered parking, basement or multilevel parking.

1.7.3 Parking area may be permitted at separate site which shall not be more than 500m away from terminal site. However, in cases where separate parking is provided, its plot area shall not affect the FAR, height, ground coverage and setback of the terminal site.

1.8 The following basic provisions shall be made in the terminal building depending upon the capacity of the ropeway measured in passengers per hour (PPH)

SPACE Allocation (for max, handling capacity : 100 PH)

Functions	(minimum) area in sqmt
1. Waiting area	125
2. Manager Room	10
3. Locker Room	40
4. Wash Rooms	25
5. First Aid Room	12.5
6. Smoke Room	20
7. restaurant	9.0
8. Kitchen	20
9. Accessories shop/ store	20
Subtotal of programmed area (net)	363.5
Wall, Circulation, @ 35% of programmed area	127
Subtotal of building area (gross)	490
Mechanical, electrical, Communication @ 5% of building area	24.5
Total constructed area (gross)	Approx 51 sqmt
FAR is 1 : area left for cablecar landing platform and operator room and related activities	835 sqmt

2. Destination Terminal Points

2.1 The site can be of any size provided it fulfills the following criteria.

2.2 Minimum 3.6mt of space from the building line on all the

sides shall remain free from any kind of construction and obstruction.

2.3 Maximum Ground Coverage and FAR shall be as follows :

	Max. ground coverage	Max. FAR
Plains	33.3%	1.25
Hills	35%	1.0

2.4 The following basic provisions shall be made in the terminal building

space Allocation (max, handling capacity; 100 PPH)

Functions	(minimum) Area in sqmt
1. Waiting Area	125
2. Wash Rooms	25
3. First Aid Room	12.5

2.5. Apart from the basic provisions in the terminal building, other provisions e.g. restaurant etc may also be provided depending upon the necessity and design of the terminal building.

3. Leisure related commercial activities may be allowed after allocating areas to the basic activities as detailed out in 1.8 and 2.4, only if remaining FAR is available and other conditions of height, setback and ground coverage shall remain the same.
4. All other elements, which are not mentioned above shall be as per provisions of G/o
5. The above mentioned planning norms are for the ropeway terminal and related buildings. However, the other technical specifications of the aerial ropeways shall be in accordance with the standards prescribed by Bureau on Indian Standards on Code of Practice For construction of Ropeways.

Part - 2	
1- Registration of RHD	96-97
2- The process of permission on habitat projects	98-101
2.1 Sanction of Maps of habitat developed	
2.2 Processing fees/land promotion fess/land use change fees.	
2.3 Security amount/mortdaged property	
2.4 Supervision and monitoring of project.	

2.5 Occupation certificate.

Chapter -1

Registration of Developers(RHD)

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

Category	Habitat type	PLAINS	HILLS
D	Sub Cluster	upto 0.20 to 2.0	upto 0.10 to 1.0

Registration Fee 1.0

		hect	hect
C	Cluster	upto 2.01 to 6.0 hect	upto 1.01 to 3.0 hect
B	Neighbourhood	upto 6.01 to 20.0 hect	upto 3.01 to 10.0 hect
A	Township	upto 20.01 to 40.0 hect	upto 10.01 to 20.0 hect

A non-refundable payment as set out below, through Treasury Challan payable at S.B.I., Main Branch, Dehradun, shall be made to DoH, at the time of submitting the application.

category	Registration fee / renewal/up gradation fee
A	Rs. 50,000/-
B	Rs. 40,000/-
C	Rs. 30,000/-
D	Rs. 20,000/-

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

Registration / Renewal/up gradation 1.1

Registration shall remain valid for a period of 4 (Four) years from the date of registration. It is mandatory for all the Registered Habitat Developers to submit a habitat project within two years of registration, failing which, the registration will be cancelled. The Registered Habitat Developer (RHD) shall be required to renew/upgrade {as the case may be} the registration, based upon the proof provided by the Developer continuing to meet the registration criteria of renewal/upgradation of RHD.

Registration of RHD's against whom fraud have come to notice and investigations initiated, shall be kept in abeyance until the time the matter is resolved.

Application for the renewal/upgradation of registration has to be submitted to DoH/Competent Authority at least one month before the date of expiry of said Registration and in no case not later than seven days before the expiry of said Registration date. For renewal and upgradation, a non-refundable payment as set out in 1.0 table above, through

Treasury Challan Payable at S.B.I. Main Branch, Dehradun shall be made to DoH at the time of Renewal/up-gradation. RHD can also apply for upgradation of category after completion of atleast one year of registration, provided the requisite criteria for the desired category are met.

**Criteria for
Registration
by DoH**

2.0 Criteria for Registration by DoH:

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

Note: Except for category A, atleast one financial criteria (either turnover or net worth) shall be required to meet to qualify.

*In case of an Individual, the Applicant shall be required to meet 50% of the Qualifying Criteria of networth. The Applicant for registration shall be from any of the following types:

1. Company, incorporated under Companies Act 1956 (or equivalent law abroad)
2. Proprietorship Firm / Partnership Firm
3. Individual/ Housing society registered under Societies Registration Act, 1860.

Net Worth:

- ☐ For Company = (Issued, Subscribed, Paid-up Equity and Share application money + Reserves) – (Revaluation reserves + Miscellaneous expenditure not written off)
- ☐ For Proprietorship Firm / Partnership Firm = Aggregate of capital account + Reserves - Aggregate of drawings by the proprietor/ partners – Aggregate of advances to proprietor/ partners.
- ☐ For Individual/ Housing Society = sum of fixed deposits/ time deposits/ bank deposits in scheduled banks in India/ units of Mutual Funds registered in India, as on latest Financial Year (March 31) shall be used for evaluation. For Mutual Funds units, Net Asset Value as on latest Financial Year (March 31) shall be used for evaluation of Net Worth.

- In addition to the above, all immovable property in the form of lands and/ or buildings free from all encumbrances within the state of Uttarakhand can also be considered in evaluation of Net Worth. The value of land will be based on valuation on the basis of prevailing circle rate/ rate fixed by the District Collector and valuation of buildings will be based on valuation by approved valuer.

Annual Turnover:

- For Company = Net Revenue = Total Revenue – (Excise Duty + Sales Tax, VAT)
- For Proprietorship Firm / Partnership Firm = Net Revenue = Total Revenue – (Excise Duty + Sales Tax, VAT)
- For Individual – Not Applicable.

Chapter -2

procedure of 2.1
permission
on habitat
projects

Sanction of layout of habitat development- The application of related layout from habitat development shall be deposit with the fixed processing fees. For disposal of layout the following procedure shall be ensure on various level.

- (1) With presume the developed area to the project side in out area of the developed area, special developed area and regulated area, application shall be submitted in the office of State development authority or local development authority as nominated. The technical examination/none objection shall be made by the regional planning sector of the urban and rural development department in these matters and the sanction shall be given by the state development authority or as nominated by him the local development authority. On the proposal co-development by the registered collaboration agreement between the RHD and land owners, in relation of land ownership the NOC by the concerning district magistrate and Government shall be must. After initial technical NOC on layouts the pollution control board, forest department, fire prevent department, electricity department, jal Nigam, public construction department and other concerning departments NOC also be obtain must. with the all aforesaid NOC a notarized indemnity bond and affidavit related to land ownership with the agreement RWA constitution with a affidavit shall be also submitted.
- (2) On the application related to habitat project (sub cluster/

group housing, cluster, neighborhood and township) in the development area, special development area and regulated area related proceeding shall be made at the level of competent authority. Before the issue sanction on all proposals of group housing and sub-division and multiple units, the technical NOC shall be obtain from urban and village planning department headquarter or regional planning office as authorised must.

- (3) The application of projects of special township in these areas shall be made by the awas department in the State Government. on the project of this level fixation of procedure and sanction and completion certificate on completion of development and construction, the constituted committee with the chairmanship of the secretary awas which notification shall be issued separately, the technical NOC to be given by the concerning department. The procedure of permission, the guideline related to fixation of processing fees of the special township projects shall be issued separately by the awas department.

Prescribed
head for
processing
fees/land up
gradation
fees/land use
change fees

2.2

- (1) Except of development authority and special development authority the prescribed processing related fees of to be given as technical NOC by the urban and village planning department to the RHD shall be deposited in the Government head. The processing fees at the rate of 50 thousand or as prescribed from time to time shall be payable. The amended proposals of prior sanction layout no processing fees shall be payable.

- (2) The land up gradation/land use change fees (except authority area) in the whole state, shall be deposited in the prescribed head.

- (3) In which regulated areas/developed area/special developed area, the land use is not fix due to not sanction by the Government, such area the related land to presume as agriculture/un-developed/barren, the land up gradation fees shall be taken accordingly.

Guarantee
amount/mort
gage
property.

2.3

- (1) Before the sanction the 25% amount bank guarantee/or bank guarantee favor of competent authority for mortgage to the plots or to be land/plot mortgage of the purposed development works in project as per need at the time of competition of construction/development shall be released.

Minimum 40% competition of work the bank guarantee amount of equivalent price to ratio price work or first installment of mortgage plot shall be released. Final 15% bank guarantee amount/after obtaining the project occupancy certificate than the mortgage property shall be released.

- (2) By the concerning developer on the competition of development/construction work in various steps on the satisfaction of competition of development/construction work a recommendation within a month from the date of application shall be must given by the supervising authority. After that within the 15 days from the date of recommendation the ratio guarantee amount/mortgage property shall be necessarily released. In case of non releasing of guarantee amount/mortgage property within the prescribed period the minimum 0.1% per day as a penalty on the said amount shall be payable to the developer.

supervision
and
monitoring
of projects.

2.4

- (1) Within the area of developed area/special developed area/regulated area in contravene of terms of permission or construction against the sanction on the sub cluster/group housing, cluster, neighborhood and township projects, the proceeding made by the concerning competition authority and on the competition of work with satisfaction, the occupancy certificate shall be issued. After that constructed unit/sub-divided plots shall be transfer to the buyer by the land developer.
- (2) With presume the developed area to the project side in out area of the developed area, special developed area and regulated area, application shall be submitted in the office of State development authority or local development authority as nominated. The technical examination/none objection shall be made by the regional planning sector of the urban and rural development department in these matters and the sanction shall be given by the state development authority or as nominated by him the local development authority. In contravene of terms of permission or construction against the sanction on these projects from time to time, the proceeding made by the concerning competition authority.
- (3) In contravene of the sanction or sanction terms the application compounding of the habitat project shall be deposited in the office of concerning sanctioning competent

authority.

- (4) For supervision of the special township project, the separate committee shall be constituted by the Government.

**Occupancy
certificate**

2.5

- (1) From the date of sanctioning of project under the various habitat categories the purposed construction of development work with competition within the following period from competent authority or superwising authority as the case may a occupancy certificate obtain necessarily.

Habitat	Time Lines
Sub- Cluster	2 years
Cluster	3 y ars
Neighborhood	5 years
Township	8 years

- (2) In special condition and on the satisfaction of the development of the construction of the project the said period shall be extend for a further one year (maximum up to period of two years). After that up to one year with the minimum 10% penalty on the project value the finally shall be extend. on the competition of extended period on non obtaining the occupancy certificate on project, for the completion of the rest development/construction work the guarantee amount shall siezed.

- (3) On the completion of work the information shall be forwarded to the competent sanctioning authority by the concerning developer. On the satisfaction of sanctioning authority within the period of one month from the date of application the occupancy certificate shall be issued to the concerning developer.

Part -3

Annexure

- Annexure -1 Special Provisions – NAINITAL**
- Annexure -2 Planning of Sanitation system- TCPO**
- Annexure -3 Standards for facilities provide of the handicapped peoples**
- Annexure -4 Code**

Annexure-1

SPECIAL PROVISIONS - NAINITAL

1- In Nainital Municipal Area only residential construction for One's own occupancy shall be allowed. No use other than residential shall be allowed. Only two-stroyed building having maximum height of 7.5 m shall be allowed. Maximum covered area as total of covered areas of all the floors of the building shall be 250 sq m. Other regulations shall be as applicable for building operations outside Nainital Municipal area. If the basement is developed then only one floor in addition to the basement floor shall be allowed.

2- According the passed G.O. dated 10 September, 1992 by the Government in

compliance of Hble Supreme Court dated 09-03-1995 within the municipal board Nainital no group housing in the jurisdiction of Nainital municipal board shall not be admissible.

3- No land sub-division within the jurisdiction Nainital municipal board (accept such sub-division who is made within the brothers in a family) shall be restricted. In such sub-division for the permission of the building construction the following documents should be submit in the authority office with his ownership, family property distribution-

(a) With shows with or land of land ownership- shall be shows sub-division.

(b) Every plot sub-division separate eccess of foot way minimum 2.00 meter width shall be necessary.

4- In Nainital Municipal area a space of at least 3 m in width along entire frontage of the building from the edges of the road must be left open if it subtends any Municipal or Public Work Department road (Service Road, Collector Road, and Major Road) except in the Market other than those facing the Mall and the motorable roads as follows, viz, 1.2 m in width from the edges of the road must be completely open and thereafter only an open varandah of 1.8 m may be constructed. No Mosque, Temple, Church or other sacred building shall be erected unless the frontage is at least 4.5 m from the edges of the road, on which it abuts. Minimum set back from the line of control width of highways and other P.W.D. schedule road falling within the jurisdiction of Authority should be minimum 3 mt. or prescribed set back as per the building bye-laws which is maximum.

5- The outer covering of all roof must be made of tiles, iron sheets or other approved materials.

6- Any space between two blocks of buildings or any other open space or chauk of lane shall not be allowed to be built upon. Any gap or open space in the upper floors or flats between two buildings along the street shall not be raised to the level of the adjoining building.

7- No chauks or open spaces or courtyard or lane in a building shall be allowed to be covered.

8- No room or house or building shall be built against a hill or retaining wall. There must be an open space atleast 1.2 m between the building and the hill.

9- Not more than three rooms shall be allowed in one row from front to back of the building excepting open verandah and open balcony.

10- No construction will be allowed generally in any open space, whether private or municipal area in the bazaar areas and in particular in the following areas. Open spaces at the back of house no. 17, 18, 43 to 56, 59, 83, 84 and 178 to 194 between house no. 244, 245 and 246 behind to the houses of Nay Bazaar in the Tallital Bazaar.

11- In place where exposures are poor and structure is not clear, building should not be

permitted without excavation to determine the nature of the rocks and structure.

- 12- All masonry buildings are to be built on earthquake proof line i.e. with single unit foundation and stringer courses at each floor level and eave level except the ground floor.
- 13- No building shall be allowed to be built back to front, excepting where the buildings are at different levels. In case of buildings at different levels the height of front one shall not be allowed to come more than 0.6 m above the plinth level of the rear building. In special circumstances Authority may in its discretion give exemption to this provision.
- 14- The drainage condition should be improved such that no water accumulates and saturates the grounds close to the footing level.
- 15- The foundation of the structures should be kept away from trees and its roots, alluvial soil and unequal or excessive consolidated soil.
- 16- In Nainital city/Municipal area the applicant shall also deposit Debris disposal charges at the rate decided by the P.W.D. from time to time.
- 17- If on any site there are three or more trees in 10 sq m density permission shall not be given.
- 18- In case a Religious, Cultural and Historical buildings and landmarks no construction shall be allowed in the periphery of 10 m of that building/landmark.

5.4 Plumbing Services:

- 5.4.1. The planning, design, construction and installation of water supply, drainage and sanitation and gas supply system shall be in accordance with Part IX plumbing Services, section I water supply; section 2 drainage and sanitation and section 3 gas supply of National Building Code of India.
- 5.4.2. Requirement of water supply for various occupancies in buildings shall be as given in Table 5.1, 5.2 and 5.3.
- 5.4.3 Requirement of sanitary fittings and installations for different

occupancies in buildings shall be as given in Table 5.4 to 5.15 for calculation of occupancy clause 4.1 be referred which is as follows:

Table 5.2 Flushing Storage Capacities

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

Table 5.3 Domestic Storage Capacities

Sl. No.	No. of Floors	Storage Capacity	Remarks
For premise occupied tenements with common conveniences			
1	Ground Floor	Nil	Provided down take are installed
2	Floor ,.3, 4.5 and upper floor	500 liter per tenement	
For premises occupied as flats or blocks			
3	Ground floor	Nil	Provided down take are installed
4	Floors 2,3,4,5 and upper floors	500 liter per tenement	

Note-

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

Down take taps	70 l. each
Showers	135 l. each
Bathtubs	200 l. each

Table 5.4 Sanitation requirements for shops and Commercial Offices

Sl. No.	Sanitary Unit/Fittings	For personnel	Modified norms for female toilets
1	Water closet	One for every 25 persons or part thereof exceeding 15 (including employees and customers). For female personnel 1 for every 15 persons or part thereof exceeding 10.	For female personnel one for every 12 persons or part thereof exceeding 7
2	Drinking Water Fountain	One for every 100 person with a minimum of one on each floor.	
3	Wash Basin	One for every 25 persons or part thereof	
4	Cleaners Sink	One per floor minimum preferably in or adjacent to sanitary rooms.	

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

Table 5.5 Sanitary Requirements for Hotels

Sl. No.	Sanitary Unit	For Residential public staff	For non residential staff		Modified norms for female toilets
			For male	For female	
1	Water Closet (W.C)	One per 8 persons omitting occupants of the attached	1 for 1-15 persons 2 for 16-35 persons	1 for 1-12 persons 2 for 13-25 persons	2 for 1-12 persons 4 for 13-25 persons

		water closet minimum of 2 if both sexes are lodged	3 for 36-95 persons 4 for 66-100 persons	3 for 26-40 persons 4 for 41-57 persons 5 for 58-77 persons 6 for 78-100 persons	6 for 26-40 persons 8 for 41-57 persons 10 for 58-77 persons 12 for 78- 100 persons Add 1 for every 6 persons or part thereof.
2	Ablution Taps	One in each W.C.	one in each W.C	One in each W.C.	
3	Urinals	Nil	Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 40-70 persons 4 for 71-100 persons	Nil	
4	Wash Basins	One per 10 persons omitting each basin installed in the room/suite	1 for 15 persons 2 for 16-35 persons 3 for 36-65 persons 4 for 66-100 persons	1 for 12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100	
5	Baths	one per 10 persons omitting	Nil	Nil	

		occupants of room with bath in suite			
6	Slop Sinks	one per 30 Bed rooms (one per floor minimum)	Nil	Nil	
7	Kitchen Sink	one in each Kitchen	one in each kitchen	one in each kitchen	

Table 5.5 contd. For Public Rooms

Sl. No.	Sanitary Unit	For male	For female	Modified norms for female toilets
1	Water Closet	One per 100 upto 400 persons for over 400 add at the rate of one per 250 persons or part thereof	Two for 10 persons upto 200 persons over 200 add at the rate of one per 100 persons or part thereof.	Two for 10 persons upto 200 persons; over 200 add at the rate of one per 100 persons or part thereof
2	Ablution Taps	One in each W.C.	One in each W.C.	
3	Urinals	one for 50 persons of part thereof.	Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons	Nil
4	Wash Basins	One per W.C and urinal provided	one per W.C provided	
5	Baths			

6	Slop Sinks			
7	Kitchen Sink	one in each Kitchen	one in each kitchen	

Note- (1) it may be assumed that the two third of the number males and one third female.

(2) one water tap with drainage arrangement shall be provided for every 50 person or part thereof in the water closet and urinals.

Table 5.6 Sanitation Requirements for Educational Occupancy

Sl. No.	Sanitary Unit	Boarding Institutions		other educational Institutions	
		for boys	for girls	for boys	for girls
1	Water Closet (W.C.)	1 for 12 boys or part thereof	1 for 6 girls or part thereof	1 for 12 boys or part thereof	1 for 6 girls or part thereof
2	Ablution Taps	one in each W.C.	one in each W.C.	one in each W.C.	one in each W.C.
3	Urinals	one for every 25 pupils of part thereof	-	one for every 20 pupils of part thereof	-
4	Wash Basins	one for every 8 pupils of part thereof	one for every 6 pupils of part thereof	one for every 40 pupils of part thereof	one for every 40 pupils of part thereof
5	Baths	one for every 8 pupils of part thereof	one for every 6 pupils of part thereof	-	-
6	Drinking water fountains	one for every 50 pupils of part	one for every 50 pupils of	one for every 50 pupils of part thereof	one for every 50 pupils of part thereof

		thereof	part thereof		
7	Cleaner's Sink	one for floor minimum	one for floor minimum	one for floor minimum	one for floor minimum

Nursery School

Sl. No.	Sanitary Unit	Requirement
1	Water Closet	one for 12 boys, one for 6 girls
2	Ablution Taps	one in each W.C.
3	Urinals	one for 12 boys
4	Wash Basins	one for every 15 pupils or part thereof
5	Baths	one bath sink per 40 pupils
6	Drinking water fountains	one for every 50 pupils or part thereof
7	Cleaner's Sink	-

Note- (1) It may be assumed that the two third of the number males and one third female.

(2) For teaching staff shall be provided for every 50 person or part thereof in the water closet and urinals.

Table 5.7 Sanitation Requirements for Institutional (Medical) Occupancy-Hospital

Sl. No.	Sanitary Unit	Hospitals with indoor patient Ward	Hospital with outdoor patient Wards		Modified norms for female toilets
		for males and females	for males	females	
1	Water Closet (W.C.)	one for every 6 beds or part thereof	one for every 100 persons or part thereof	two for every 100 persons or part thereof	For indoor patient ward, 1 for every 3 females or part thereof For outdoor patient ward 1 for every 25 persons or part thereof

2	Ablution Taps	one in each W.C.	one in each W.C.	one in each W.C.	
3	Wash Basins	two upto 30 bed add one for every additional 30 beds or part thereof	one for every 100 persons or part thereof	one for every 100 persons or part thereof	1 for every 25 females or part thereof
4	Baths with Shower	one bath with shower for every 8 beds or part thereof	-	-	
5	Bed pan washing sink	one for each ward	-	-	
6	Cleaner Sinks	one for each ward	one per floor minimum	one per floor minimum	
7	Kitchen sinks & dish Washers (where kitchen is provided)	one for each ward	-	-	
8	Urinals	-	one for every 50 persons or part thereof	-	

Table 5.7 Contd. Administrative Buildings

Sl. No.	Sanitary Unit	for Males	for Females	Modified norms for females toilets
1	Water Closet (W.C.)	one for every 25 persons or part thereof	one for every 15 persons or part thereof	2 for every 25 females or part thereof
2	Ablution Taps	one in each W.C.	one in each W.C.	-

3	Wash Basins	one for every 25 persons or part thereof	one for every 25 persons or part thereof	-
4	Baths with Shower	one on each floor	one on each floor	-
5	Bed pan washing sink	-	-	-
6	Cleaner Sinks	one per floor minimum	one per floor minimum	-
7	Kitchen sinks & dish Washers (where kitchen is provided)	one on each floor	one on each floor	-
8	Urinals	Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons from 101 to 200 persons add at the rate of 3% for every 200 persons add at the rate of 2.5%	-	-

Table 5.8 Sanitation Requirements for Institutional (Medical) occupancy (Staff quarters and Hostels)

Sl.No	Sanitary Unit	Doctors Dromedaries		Nurses Hostel	Modified norms for female toilets
		for male staff	for female		

			staff		
1	Water closet	one for 4 persons	2 for 4 persons		for Doctors Dormitories 2 W.C for 4 females and for nurses hostel 1 W.C for 2 females or part thereof
2	Ablution Taps	one in each W.C.	one in each W.C.	one in each W.C.	
3	Wash Basins	one for every 8 persons or part thereof	one for every 8 persons or part thereof	one for every 8 persons or part thereof	
4	Bath (with shower)	one for every 4 persons or part thereof	one for every 4 persons or part thereof	one for every 4 persons or part thereof	
5	Cleaner's Sink	one per floor minimum	one per floor minimum	one per floor minimum	

Table 5.9 Sanitation Requirements for Government and Public Business occupation and offices

Sl No.	Sanitary Units	for male personnel	for female personnel	@ modified norms for female toilets
1	Water closet W.C	one for 25 persons or part thereof	one for 15 persons or part thereof	two for 15 persons or part thereof
2	Ablution taps	one in each W.C.	one in each W.C.	-
3	Urinals	Nil upto 6 persons	-	-

		1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons from 101-200 add at the rate of 3% for over 200 persons add at the rate of 2.5%		
4	Wash Basins	one for every 25 persons or part thereof	-	-
5	Drinking water fountains	one for every 100 persons with a minimum of one on each floor	-	-
6	Baths	preferably one on each floor	-	-
7	Cleaners Sink	one per floor minimum; preferably in or adjacent to sanitary rooms	-	-

Note: One water tap with drainage arrangement shall be provided for every 50 persons as part thereof in the vicinity of water closet and urinals.

Table 5.10 Sanitation Requirements for Residences

Sl No.	Sanitary Unit	Devilling with Individual conveniences	Devilling without Individual conveniences
1	Bath Room	one provided with water tap	one for every two tenement
2	Water Closet W.C	one	one for every two tenement
3	Sink (or Nahani) in	one	-

	the floor		
4	Water Tap	one	one with drainage arrangement in each tenement one in common hall rooms and common water closet.

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

5.11 Sanitation Requirements for Assembly occupancy buildings (Cinema, Theaters, Auditoria. etc.

Sl No.	Sanitary Unit	For Public		For Staff		Modified norms for female toilets
		Male	Female	Male	Female	
1	Water Closet	one for 100 persons upto 400 persons for over 400 persons , add at the rate of 1 per 250 persons or part thereof	two per 100 persons upto 200 persons for over 200 persons add at the rate of 1 per 100 persons or part thereof	one for 15 persons. Two for 16-35 persons	1 for 12 persons 2 for 13-25 persons	For Public:- 4 for 100 persons For over 200 persons add @ 1 per 50 persons or part thereof. For Staff:- 2 for 1-12 persons 4 for 13-25 persons Add @ 1 WC for 6 persons
2	Ablution Taps	one in each W.C.	one in each W.C.	one in each W.C.	one in each W.C.	-
3	Urinals	one for 50 persons or part thereof	-	Nil upto 6 persons one for 7-20	-	-

				persons Two for 21-45 persons		
4	Wash Basins	one for every 200 persons or part thereof	one for every 20 persons or part thereof	one for 1-15 persons Two for 16-35	one for 1- 12 persons Two for 13-25 persons	-
5	Drinking water Fountain	one per 100 persons or part thereof				

Note- (i) one water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals.

(ii) It may be assumed that tow thirds of the member are males and one third females.

Table 5.12 Sanitation Requirements for Assembly Occupancy Buildings (Art Galleries, Libraries and Museums)

Sl No.	Sanitary Unit	For Public		For Staff		Modified norms for female toilets
		Male	Female	Male	Female	
1	Water Closet W.C.	one for 200 persons upto 400 persons for over 200 persons , add at the rate of 1 per 250 persons or part	one per 100 persons upto 200 persons for over 200 persons add at the rate of 1 per 150 persons or part thereof	one for 15 persons. Two for 16-35 persons	1 for 1-12 persons 2 for 13-25 persons	For Public:- 4 for 100 persons For over 200 persons add @ 1 per 50 persons or part thereof. For Staff:- 2 for 1-12 persons 4 for 13-25 persons Add @ 1 WC for 6 persons

		thereof				
2	Ablution Taps	one in each W.C.	one in each W.C.	one in each W.C.	one in each W.C.	-
3	Urinals	one for 50 persons or part thereof	-	Nil upto 6 persons one for 7-20 persons Two for 21-45 persons	-	-
4	Wash Basins	one for every 200 persons or part thereof For over 400 persons add at the rate of 1 per 250 persons or part thereof	one for every 200 persons or part thereof For over 200 persons add at the rate of 1 per 150 persons or part thereof	one for 1-15 persons Two for 16-35	one for 1-12 persons Two for 13-25 persons	-
5	Cleaner's Sink	one per floor minimum				
6	Drinking Water Fountain	one per 10 persons or part thereof				

Note- It may be assumed that two third of the number are males and one third females.

Table 5.13 Sanitation Requirements for Restaurant

Sl No.	Sanitary Unit	For Public		For Staff		Modified norms for female toilets
		Male	Female	Male	Female	
1	Water Closet W.C.	one per 60 seats upto 200 seats for over 200 persons , add at the rate of 1 per 100 seat or part thereof	one per 50 seats upto 200 seats for over 200 persons, add at the rate of 1 per 100 seat or part thereof	one for 15 persons. Two for 16-35 person 3 for 36-65 4 for 66-100 persons	1 for 1-12 persons 2 for 13-25 persons 3 for 26-40 persons 4 for 41-57 persons 5 for 58-77 persons 6 for 78-100 persons	For female public rooms:- one per 25 seats upto 200 seats For over 200 seats . add at the rate of 1 per 50 seats or part thereof For female staff: 2 per 1-12 persons. 4 for 13-25 persons 6 for 26-40 persons 8 for 41-57 persons 10 for 58-77 persons 12 for 78-100 persons /add @ 1 for 6 persons
2	Ablution Taps	one in each W.C.	one in each W.C.	one in each W.C.	one in each W.C.	-
3	Urinals	one for 50 persons or part thereof	-	Nil upto 6 persons one for 7-20 persons	-	-

				Two for 21-45 persons 3 for 46-70 4 for 71-100 persons		
4	Wash Basins	one for every water closet				
5	Kitchens Sinks & Dish washer	one per each kitchen				
6	Service Sink	one in the restaurant				

Note- (i) one water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals.

(ii) It may be assumed that two thirds of the member are males and one third females.

Table 5.14 Sanitation Requirements for Factories

Sl No.	Sanitary Unit	For Male personnel	For Female personnel	Modified norms for female toilets
1	Water Closet	1 for 15 persons 2 for 16-35 persons 3 for 36-65 persons 4 for 66-100 persons For 101 to 200 persons add at rate of 3% From over 200 persons add at the rate of 2.5%	1 for 1-12 persons 2 for 13-25 persons 3 for 26-40 persons 4 for 41-57 persons 5 for 58-77 persons 6 for 78 -100 persons For 101 to 200	2 for 1-12 persons 4 for 13-25 persons 6 for 26-40 persons 8 for 41-57 persons 10 for 58-77 persons 12 for 78 -100 persons For 101 to 200 persons 3% From

			persons add at rate of 5% From over 200 persons ad at the rate of 4%	over 200 persons ad at the rate of 2.5%
2	Ablution Taps	one in each W.C.	one in each W.C.	
3	Urinals	Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons From 101 to 200 persons add at rate of 3% From over 200 persons ad at the rate of 2.5%		
4	washing Taps with draining arrangement	one for every 25 persons or part thereof		
5	Drinking water fountains	one for every 10 persons with a minimum of one on each floor		
6	Baths preferably Showers	as required for particular trade or occupation		

Note: (1) or may trades of a dirty or dangerous character, more expensive provisions are required.

(2) One water tap with draining arrangement shall be provided for every 50 persons or

part thereof in the vicinity of water closet and urinal.

- (3) Craches where provided shall be filled with water closets one for 10 persons or part thereof) wash basins (i for 15 persons or part thereof) and drinking water tap with drinking arrangement for every 50 persons or part thereof.

Table 5.15 Sanitary Requirements of Large Stations and Airports

Sl No.	Place	W.C for males	W.C for females	Urinals for Males only	Modified norms for female toilets
1	Junction Stations, Intermediate stations and Substations	3 for first 100 persons and 1 for subsequent 100 persons or part thereof	4 for first 100 persons and 1 for every additional 100 persons or part thereof	4 for first 100 persons and 1 for every additional 100 persons or part thereof	8 for first 100 persons and 1 for every additional 100 persons or part thereof
2	Terminal Stations and Bus Terminals	4 for first 100 persons and 1 for every additional 100 persons or part thereof	5 for first 100 persons and 1 for every additional 200 persons or part thereof	6 for first 100 persons and 1 for every additional 100 persons or part thereof	10 for first 100 persons and 1 for every additional 100 persons or part thereof
3	Domestic Airports minimum For 200 persons for 400 persons for 600 persons for 800 persons for 1000 persons	*2 5 9 12 16 18	*4 8 15 20 26 29	*2 6 12 16 20 22	*4 16 30 40 52 58
4	Internal				

Airports	6	10	8	20
For 200 persons	12	20	16	40
For 600 persons	18	29	22	58
For 1000 persons				

Note: (i) Provision for wash basins, baths including shower stalls, shall be in accordance with part ix section 2 Drainage and sanitation of National Building code of India.

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

* At least 50% of female WC may be Indian pan and 50% EWC.

Table 5.16 General standards/ Guidelines for public toilets in public Area

Public Toilet	On roads and for open areas : @ every 1 km, including in parks, plaza, open air theatre, swimming area, car parks, fuel stations. Toilets shall be disabled friendly and in 50-50 ratio (M/F).
Signage	Signboards on main streets shall give directions and mention the distance to reach the nearest public convenience. Toilets shall have multi lingual signage for the convenience of visitors. Helpline number shall be pasted on all toilets for complaints/ queries.
Modes	Pay and use or free. In pay and use toilets entry is allowed on payment to the attendant or by inserting coin and user gets 15 minutes.
maintenance/ Cleaning	The toilet should have both men and women attendants. Alternatively automatic cleaning cycle covering flush, toilet bowl, seat, hand wash basin, disinfecting of floor and complete drying after each use can be adopted, which takes 40 seconds. Public toilet shall be open 24 hours.

5.17 Construction site

- At construction job sites, one toilet must be provided per 20 employees. In a work zone

with between 21 and 199 employees, a toilet seat and one urinal must be provided for every 40 employees. For 200 or more workers, regulations call for a toilet seat and urinal per 50 workers. The toilet must be located within 200 m or 5 minute walk.

- Job sites that are not equipped with a sanitary sewer mist, unless prohibited by local codes, provide privies, in locations where their use will not contaminate either ground or surface water. Other alternatives to a privy could be chemical toilets, re-circulating toilets, or combustion toilets.
- Toilets should be cleaned regularly and maintained in good order, running water, must be provided along with soap and individual hand towels.

5.18 Temporary Camp Toilets

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

5.19 Special Events Contingency Toilets

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

- Duration of the event,
- Type of crowd,
- Weather conditions,
- Whether finishing times are staggered if the event has multi functions, and the following guidelines can be applied with minimum 50 percent female toilets.

Table 5.20 Contingency Toilet facilities for special Events

Male				Female	
patrons	toilets	urinals	sinks	toilets	sinks
>500	1	2	2	6	2
>1000	2	4	4	9	4
>2000	4	8	6	12	6
>3000	6	15	10	18	10
>5000	8	25	17	30	17

Source: FEMA "Special Events contingency planning" Toilets page 39.

Note: Clauses 5.16-5.20 abstracted from Jain, AK, Economic Development Record, Volume 18 No 5, September- October, 2011 Public Toilets for Women in India.

Notes for general guidance for water supply arrangements:

1. For new construction : Provision shall be made for under ground tank for the storage of water, having capacity at 200l, per person with adequate pumping arrangements to

supply water to upper floors. Filtered water connection will be allowed only for use of drinking and bathing needs. For other purposes i.e. flushing and gardening etc. the individual shall be required to have own arrangements of tube well water within the premises. While according sanction to Layout Plan, the Authority shall make a special mention that provision for space shall be kept for the construction of under ground reservoir of adequate capacity along with booster pumping station.

2. Arrangement given in I above shall also be provided in Group Housing Societies.
3. The plumbing arrangement in case of new constructions shall be made in a way that the potable water shall be used for drinking, cooking & bathing only and for rest of the uses, provision for ground water can be made with dual piping system.
4. Low capacity system should preferably be provided instead of normal 12.51 capacity.
5. Water Harvesting: Water harvesting through storing of water runoff including rainwater in al new buildings on plots of 100 sq m. and above will be mandatory. The plans submitted to the local bodies shall indicate the system of storm water drainage along with points of collection of rain water in surface reservoirs or in recharge wells.
6. All building having a minimum discharge of 10,000 and above per day shall incorporate waste water recycling system. The recycled water should be used for horticultural purposes.

	<p>Annexure-3</p> <p><u>Standard for facilities provide of physical handicapped persons.</u></p> <p>1- On all the public interest building and public facility sides for creation of none hindrance campus for need, safety and care of disabled persons as physical the provision according the requirements shall be made.</p> <p>Definitions-</p> <p>1.1- Cripple hood disabilities- such disabilities who is any person without any</p>
--	---

reason for all behavior purposes made dependent on the wheel chair.

1.2- Semi cripple hood disabilities- such disabilities in which reason the persons feel trouble or non safety in walking. The persons walking with the lathi, baite or baishakhi. Gout patient, persons with disabled by brain and patient of heart is cum on semi cripple hood category.

1.3- Disabled with hearing power patient deafness or to be heard loud voice- In which the disable person due to failure in talking or hearing-understanding to the precautions on the public places feel unsafely.

1.4- Eye disabilities- fully blind ya week eyes, in which disable person crossing and in a work on the public places may feel unsafely and danger.

1.5- Wheel chair- Such chair which use for taking walking by the persons. The standard size of the wheel chair shall be 1050X750 millimeter.

2- Pervasion application- These bylaws/regulation shall be applicable on all public uses building, public facilities sides and these bylaws/regulation shall not be applicable to the private and Government residences.

3- Side Development- The floor of roads, entrance way and parking side shall be maintained in various colours in the arial layout.

3.1- Sub way of entrance way- Building campus door or ground floor parking from the entrance door of the building shall be minimum 1.5 meter width and with plain, steps way. If any way make slaup them is slaup shall not be more than 5% the construction of floor shall be made by such materials who is directed or forwarded carefully to the week vision persons. The ground material shall be colour is different to the nearby material of the area. In which the sound identifications shall be play for the way of week vision persons. Ground shall be without slipy and his making service such the wheel chair running without any hindrance. If the curve is made them they are as per ground floor.

3.2. Parking places- For parking of vehicles for the disabled person the following provision shall be made-

(a) For the vehicles of disabled person near the entrance campus for two cars a parking shall be made on the ground floor who shall be the distance of on food of maximum 30.0 meter from the entrance door.

(b) The Minimum width of the parking place shall be 3.6 meter.

(c) "Reserve for wheel chair users" related information shall be right on board/clear words.

(d) Such any mark or instrument shall be installed at parking side who is sound

information given for guideline of week vision person or second purposes provision shall be made.

Requirement related to building:-

- 1- way upto the plinth level.
- 2- entry of handicapped / addition of street to exits door.
- 3- sedi ways,
- 4- lifts,
- 5- toilets,
- 6- drinking water.

4.1- Access way up to the plinth- In every building a entrance door shall be must for incoming- outgoing for the disabled persons who is shows with marks as clearly. To access in this entrance door slaup- co-stepwise way shall be made.

4.1.1-Slaup access way- slaup for entrance shall be made by the khurdari materials. The maximum width of slaup shall be 1:12 and minimum 1.8 meter. The length of slaup shall not be more than 9.0 meter and both sided of this way the 0.6 meter height railing should be made who is the outside the higher and below corner be 0.3 meter. From the wall of nearby of railing the 5.0 centimeter shall be distance.

4.1.2- Stepwise access way- For stepwise access way (place for took foot on the step) shall not be less them 30.0 centimeter and height of step shall be up to 14 centimeter. As slaup access way both side of the stepwise entrance way the 30.0 centimeter height railing shall be made.

- Entrance/outgoing door- The minimum open space of the entrance door shall be 9.0 meter and in view of easy travel of wheel chair no shall be foot step. Doorsill shall not be 1.2 centimeter height.

4.1.3- Up and down from vehicle- Up and down from vehicle shall be kept near slaup side. The minimum area shall be 1.8 X 2.0 meter. Up and down from slaup shall be such material who is directed to the week vision persons. It should be according the way show materials.

4.2- Corridor with attached of entrance/outgoing door for disabled person- The corridor with attached to travel up to such places from the directly exist their where the marks or by the any person the knowledge of use of concerning building to provide the week vision person. Who will be such types-

(a) Provision to made sound "way shows" shall be made in the ground floor for the

direction of view person or install any instrument who can be give sound marks.

(b) Minimum width of corridor shall be 1.5 meter.

(c) In case of making upper-lower floor, the slope shall be made as 1:12.

(d) In the place of slope/slope way the railing shall be made.

4.3- Stepwise way- for entrance/outgoing to the disabled from the stepwise way, the following provision shall be made nearby the way-

(a) Minimum width shall be 1.35 meter.

(b) Height and width of step shall not be more than respectively 15.0 centimeter and 30.0 centimeter and the head of step shall not be sharp.

(c) In a one step shall not be more than 12.0 step.

(d) Both side of the step shall be made railing who is in open outside the over and lower up to 30.0 centimeter.

4.4 Lifts: In where places lift according the bylaws/regulation is must their shall be use minimum one lift wheel chair users. The recommended the structure for lift of 13 persons capacity by the Indian standard bureau shall be as follows-

Inner deep- 1.1 meter

Inner width- 2.0 meter.

Width of entrance door- 0.9 meter.

(a) Above the 10 meter from plinth floor control nearby wall a 0.6 meter length railing shall be made.

(b) The minimum side of the lift wall shall not less than 1.8 X 1.8 meter .

(c) The minimum time of self operation of lift door for opening shall be 5 second and closing speed not less than 2.25 meter per second.

(d) In the lift sound mark shall be installed who shall be give marks opening and closing of lift door for incoming and outgoing side of the lift.

4.5 Fresh room- a cannot set of fresh room shall be for disabled persons and a wash basin shall be made nearby a fresh room for facilities the disabled persons.

(a) The minimum size of fresh room shall be 1.5 X 1.75 meter.

(b) The door shall be open in outside and minimum width shall be 0.9 centimeter.

(c) On distance of 5.0 centimeter form the wall in the fresh room a stand/palral railing shall be installed.

(d) The sheet of comode shall be in 5.0 meter height from the plinth.

4.6 Drinking water- The provision of drinking water for the disabled person for him use shall be installed in the wash room.

4.7 Design of building for children's- The buildings (children's in view use for fully for children's in view of children's height the railing shall be installed for children's shall be must.

4.8 Way shows/ultimatum plinth materials- For way shows for weak vision persons different colours identification separate from the plinth material or substantive and clearly shows materials is called way shows or ultimatum marks materials. Different type decorated materials walking with stick vibration/ultimatum shows sound/is called sound. These ways shows/ultimatum shows/ ultimatum give side knowledge for walkers. This plinths materials shall be installed in the following areas-

(a) To be going access way to buildings and parking sides.

(b) In information side, welcome room, lift nearby of step area, to take and walk places and areas for disabled persons.

(c) Last side or just opening side attached path way from vehicle traffic way.

(d) Such places where plinth is up and down or opening and last side is slaup.

(e) Just front of the entrance/existing door and places of take of from vehicle.

Proper marks identifications- The way of proper identification of special facilities in the building for disabled persons should be made through the proper marks identification. For fulfill the back of vision to weak vision persons with the help of audiovisual and attachment other vibration take of while the vision marks are helpful to him which is weaker hearing power. In such size with help of words of proper size to marks and should be installed in such places (not below the height of 20 centimeter) so that they can read and understand easily. For the weaker visions persons shall be installed on proper height on the wall information board in brail script and this and this shall be easy path for these persons to reach near him. In view of safely travel any marks shall not be outside in which any hindrance shall not come for travel. On the public places of crowdy the provision of water addressing system be stalled. All marks/information shall be stalled in the bright colours so that the vision weather person can identify between the primary colours. For disabled person shall be indicated international marks on the lift fresh

	rooms and parking sides.
--	--------------------------

Annexure-4

Code

STRUCTURAL SAFETY AND NATURAL HAZARD PROTECTION OF BUILDINGS

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

a) For General Structural Safety

1. IS : 1905 –1987 “Code of Practice for Structural use of unreinforced Masonry (third revision)” Indian Standards Institution, March 1981

2. IS : 1904 –1978 “Code of Practice for Structural Safety of Buildings : Foundations” Indian Standards Institution
3. IS : 456 –2000 “Code of Practice for Plain and Reinforced Concrete” Indian Standards Institution, September 2000
4. IS : 800 –1984 “Code of Practice for general Construction in Steel” Indian Standards Institution, February, 1985
5. IS : 883 –1966 “Code of Practice for Design of Structural Timber in Building”, Indian Standards Institution, March, 1967
6. **IS 875 (Part 2) : 1987 “Code of Practice for design loads (other than earthquake) for building and structures : Part 2 Imposed loads (Second revision)**
7. **IS 875 (Part 3) : 1988 “Code of Practice for design loads (other than earthquake) for building and structures : Part 3 Wind loads (Second revision)**
8. **IS 875 (Part 5) : 1987 “Code of Practice for design loads (other than earthquake) for building and structures : Part 5 Special loads and load combinations (Second revision)** Besides, any other relevant Indian Standards will need to be referred to.

b) For Earthquake Protection

6. IS : 1893 (Part 1) “Criteria for Earthquake Resistant Design of Structures ; **General Provisions and Buildings Part 1**(fifth Revision)”
7. IS : 13920-1993 “Ductile Detailing of Reinforced Concrete Structures subjected to Seismic forces- Code of Practice” November 1993
8. IS : 4326-1993 “Code of Practice for Earthquake Resistant Design and Construction of Buildings (Second Revision)” October 1993
9. IS : 13828-1993 “ Improving Earthquake Resistance of Low Strength Masonary Buildings – Guidelines “ August 1993
10. IS : 13827-1993 “ Improving Earthquake Resistance of Earthen Buildings – Guidelines “ October 1993
11. IS : 13935-1993 “ Repair and Seismic Strengthening of Buildings – Guidelines“ November 1993
12. “ Improving Earthquake Resistance of Buildings – Guidelines “ by Expert Group, Government of India, Ministry of Urban Affairs & Employment, published by Building Materials and Technology Promotion Council, 1998
13. The National Building Code of India-2005 For location of the building in hazard prone area of earthquakes, cyclone or wind storms and floods, reference may be made to the following:
14. “Vulnerability Atlas of India”, by Expert Group, Government of India, Ministry of Urban Affairs & Employment, published by Building Materials and Technology Promotion Council, 1997

Note:

1. As and when anyone of the above referred standards and documents is revised, the design and construction of buildings thereafter must satisfy the latest version for approval of the building plans by the concerned local authority

Annexure- 5

Duties and responsibilities of the structural engineer and supervising engineer

Structural Engineer

Duties and responsibilities:

- (a) For commence the construction work on the time of obtain permission from competent authority the structural engineer shall submitted following certificate-
 - (i) he is agree for work expectance to made design and specification.
 - (ii) design shall be executed according the high level relevant National Codes and

specification and engineering methods.

(iii) a structural design report shall be submitted in a prescribed proforma in which main specifications, loads and soil specification and competency etc. detailed shall be given.

(b) In case of higher building and special structures-

(i) in addition of as mentioned in A (iii) above the initial design of structural shall be made.

(ii) from a approved laboratory the soil (land technique) examination shall be made and report shall be submitted competent authority.

(iii) to be enquire through the third party by a member of a structural design review panel in the initial design and submission a certificate to the competent authority to regarding him but in case of 7 or more structural floors holder buildings and special structural the details design inquiry shall be required main structural incident.

(c) (i) To make report of structural design .

(ii) To make detailed structural design and to decide method and technique of the execution from the strictly on the basis of National building code relevant Indian standard specification.

(iii) To make detailed structural design and specification for execution in which as applicable mentioned that relating load design, safely soil messenger capacity, specification of materials, concept in a design, special cautiousness followed by the contractor as per design concept.

(iv) Two copies of the structural design provide to the supervisor.

(v) To say to owner /architect/ engineer for managing of their report and enquiry of construction material, soil for details of his evaluation and design

(vi) To make amended calculation and design in case of amendment in prior presentation of designs and maps in any special matter.

(vii) If to free his appointment /responsibilities for structural engineer of his development work from any resign then he give written information to the competent authority within the seven days.

Supervision Engineer

Duties and responsibilities:

(a) To follows strictly the written direction of structural maps, specifications ,

structural engineer and architect.

- (b) To follow of Nation Building Code or Indian Standard specification in regard of materials, incidents, merit control and construction method.
- (c) To manage safety of workers and others during the digging, construction and establishment.
- (d) To manage of required safe and sufficient temporary structure for construction and structure.
- (e) To come to notice to structural engineer and architect of such conditions which is in his opinion is create danger for safety of structural.
- (f) To collect to the competent authority a set of executive map of the executive work with first progress certificate before the going to next step of work.
- (g) He will be all incharge in the site and shall be responsible for all supervision of the work.
- (h) He insured that under his charge all the approve maps, details and specifications provided by the architect /structural engineer is as per specifications.
- (i) He insured that to make sufficient method no loss is made nearby estate from under the construction.
- (j) It also be insured that no sound, dust, smell, vibration during his work due to construction.

Part-4

Forms

Form no. 1

Draft for application form of Building constructions development/ redevelopment

To,

Sir,

I am interested to building construction/ redevelopment/development in khasra no..... village..... city..... and submitted a application in two copies and apply according the relevant bylaws of the building bylaws and the map and specifications (item no. 1-6) in four copies which is signed by me is enclosed and technical person Mr..... (please write in bold words) license number..... who will be development work in my supervision also signed and every detail /proforma (item 7 to9) also attached.

1-Key Plan

2- Site plan

3- Status of map in master plan

4- Talpat map

5- services plan

6- Specifications

7- Ownership certificate

8- Attested copy of application fee

9- Compulsory information and documents

10- Form A,B; 2,3,4,5

I request that please approve the project and give sanction for development.

Stamp and signature of Architect

signature of owner.....

name of owner.....

(capital letter).....

address of owner.....

Date.....

Form-A

Form for Specifications of Proposed Buildings other than single dwelling unit.

A	The Purpose for which the building is intended to be used			
B	Details of coverage on respective floors as given below :			
		Existing	Proposed	Total
	Basement Floor			
	Ground Floor			
	Mezzanine			

	Floor			
	First Floor			
	Second Floor			
	Third Floor			
C	Approximate Number of inhabitants proposed to be accommodated			
D	The number of latrine, urinals, kitchen, baths to be provided			
E	The source of water to be used in the construction			
F	Distance from public sewer			
G	The material to be used in construction			
	Foundations			
	Walls			
	Columns			
	Roof			
	Floors			
	Finishes			
	Signature of Registered Architect and Supervisor.		Yours faithfully	
	License No.:		(Signature of Owner) Full Address:	

Form- B

Building Information Schedule

1	Building Address	Plot No.	Scheme/Colon y	Town	District	
2	Building function & Locations					
2.1	Use	Institutional	Commercial	Industrial	*	
2.2	Importance	Ordinary	Important	Hazardous	*	IS:1893
2.3	Seismic Zone (Design Intensity Used)	V(IX)	IV(VIII)	III(VII)	II(VI)	IS:1893
3	Design EQ Factor					IS:1893
4	Foundation					
4.1	Soil type at site (Note 2)	Rock/stiff Medium # Soft	Liquefiable	Expensive (B.C.)	*	IS:1904
4.2	Type of Foundation	Strip/Indiv. Col./Footings/Raft/Bearing Piles/ Friction Piles/ *				IS:1893
5	Load bearing wall buildings					
5.1	Building Category					IS:4326
5.2	Bearing Walls	Brick/ Stone/ Solid Block/ Hollow Block /Adobe/ *				
5.3	Mortar (note 4)	C : S=1: .../ C:L:S =1: .../ L:S=1: .../ Clay Mud/ *				
5.4	Floors	R.C. slabs/ Stone slabs on joists/ Prefab flooring elements /*				
5.5	Roof structure	Flat like floors/ pitched/ Trussed/ Raftered / A Frame/ Slopping R.C. Slab/*				
5.6	Roof covering	CGI Sheetting/ AC sheetting/ Clay tiles/Slate/ Wood shingle /*				
5.7	Opening in walls	Control used on sizes ?	Control used on location ?	Strengthening around ?		IS:4326
		Yes/No/NA	Yes/No/NA	Yes/No/NA		IS:13828
5.8	Bands Provided	Plinth Band/ Lintel Band /Roof/Eave Band /Gable Band/ Ridge Band				-do-
5.9	Vertical Bars	At corners of rooms /At jambs of openings				-do-
5.10	Stiffening of Prefab Floors/Roofs	R.C. screed & Band/ Peripheral band and connectors/ Diagonal planks and alround band				IS:4326
6	Steel / R.C. frame buildings					

6.1	Building Shape	Both axes near symmetrical/ One axis near symmetrical / Unsymmetrical (Torsion considered)		
6.2	In fills / partitions	Out of plane stability check? Yes/ No	In Plane stiffness considered? Yes/ No	IS:1893, IS:4326
6.3	Ductile Detailing of RC Frames	Beams /Columns / Beam column Joint /sheer Walls? Yes/ No		IS:13920
6.4	Ductile Detailing of Steel Frames	Beams /Columns / Beam column Joint Yes/ No		

Notes:-

1. Encircle the applicable Data point or insert information.
2. Stiff. $N > 30$: Medium. $N = 10.3$: Soft. $N < 10$: Liquefiable, poorly graded Sands with $N < 15$ under Water Table (see Note 5 of Table 1 in IS:1893) Where N =Standard Penetration (IS:2131-1981).
3. * Means any other, specify.
4. C= Cement, S= Sand, L= Lime

The above information is factually correct.

Signature of Owner with date
Name (Block).....

Signature of the Engineer who will
Supervise the construction
Name(Block).....
Address:

Signature of the Architect
Name (Block).....
COA Registration No.....
Legible Seal

Seal : Legible

Form No.2

Promise certificate for calamity safety requirement

To,

Ref:

Proposed work.....

work.....(name of project).....

village/ city.....

khasra no.

- 1- Certified that under the presented building map, building regulations shall be complete the contracted safety requirement and the information given by us is correct in our best knowledge and discretion.
- 2- It is also certified that on the basis of soil status with the calamity safety in the said building shall be made due specification to the nonstructural design and follows these provisions during the construction.

Name of owner with date:

Name.....

Address.....

.....

.....

Signature of Developer

Date.....

Name.....

Address.....

Signature of Supervision Engineer

Name.....

Address.....

Signature of Structural Engineer and
seal

Name.....

Address.....

Registration No.

Signature of Structural Engineer and
seal

Name.....

Address.....

Registration No.

Attached documents of qualification.

Form No. 3

Committed Certificate of structural engineer

To,

Ref:of proposed work

..(name of project) khashra No.....village/ city..... for
(owner/developer/name of builders)..... Address..... Telephone no...

I am a member of architect council /engineering institutions (India) and in this time I am a registered for doing work as a registered architect/ engineer.

I am hereby certified that I am appointed as a architect /structural engineer as required for said project under the Act/ development control regulations and I have prepared same and sign on them and to the said project shall be executive in care of a supervising engineer according the approved design. I am fully knowledge for my duties and responsibilities under the regulations and assure. I promise do complete in all ways.

For establishment of plumbing, drainage, sanitations and water supply I also promise to do guide also to him for sufficient method by the owner. Before the commencement of relevant work by the owner he shall appoint construction engineer, construction contractor, plumbing contractor and electricity contractor in the said step.

Signature.....

Registration no..... date.....

Seal.....

Form No. 4

Committed Certificate of structural engineer

To,

Ref:of proposed work.....

khasrara number.....(village/city)

(name of owner/developer/ builders) Address.....

telephone no.

I am a registered structural engineer. It is presume to certify that I am appointed as structural engineer to made report on the basis of structural design, detailed report basis structural design, detailed structural design and detailed structural design for the said mentioned project. I am fully knowledge for my duties and responsibilities under the regulations and assure. I will do complete in all ways.

I have made report basis structural design and made sign on this.

I promise to made detailed structural design according the mentioned in base report structural design and according the specification updated by Indian Standard and detailed structural executive design. If my services is terminate them I promise to the authority I will intimate in written.

Signature

Registration No..... date.....

Form No. 5

INDEMNITY BOND FOR BASEMENT

This indemnity bond is executed by Sh. _____
S/o Sh. _____

R/o _____ (herein after called the owner) in favour of _____ authority Whereas the owner has submitted plans for sanction of building construction alongwith basement over Plot No. _____ under the provisions of the Bye - laws made thereunder. And whereas the Authority has agreed to sanction the aforesaid construction subject to the condition that the owner shall indemnify the Bond in the event of any loss or damage being caused to the adjoining building on account of the construction of the said basement either at the time of digging of the foundation and also against any claim of any concern thereto. And whereas the owner has agreed to execute an indemnity bond to the above effect and also to abide by the terms by the Authority to the grant of sanction of the basement.

NOW THIS DEED WITNESSED

1. That consideration of the sanction of the plans of the owner of construction of the basement the owner undertake that he shall at all times keep the Basement harmless and free from any liability less or damage following from any injury or damage caused to either properties adjoining basement or to any person as a consequence of the construction or at the time of digging of its foundation or during the course of its construction or at any time there after.
2. That owner agrees and undertake that in the event of any claim being made by any person or persons against the Authority either in respect of the sanction granted by the Authority to the owner for the construction of basement by the owner or the consequences following from the said sanction the owner shall be responsible and liable and not the Authority.
3. The owner agrees and undertake to indemnify the Authority fully in respect of any amount which the owner may be required to pay to any person either by way of construction of damages or on any other account as a result of any claim or suit or any other proceedings concerning the sanctioning of the construction of the basement of the making there of and which the Authority may incur on defending any action.
4. Without prejudice to above the undertaking the owner hereby binds itself to apply to the _____ to the full extent any amount which the _____ may be required to pay to any person in connection with relating to or concerning the sanctioning of the basement or the making there of.
5. The owner further agrees and undertakes that this bond shall remain in full force and effect till the owner faithfully observes & performs the undertaking herein before

contained.

IN WITNESS WHEREOF THE owner above named has signed this bond on
this _____ day of _____ at _____

WITNESS 1:

Name :

Address :

WITNESS 2:

Name :

Address :

INDEMNIFIER

Form No. 6

Information of start the work of land development/ building

To,

.....

.....

Sir,

I hereby certified that the development/ building construction work of land who is established in village----- city..... in khashra number..... , according your sanction letter and map number..... dated..... shall be commenced who is inspected by the authorised technical person (supervising engineer)name.....

signature of owner.....

name of owner.....

Date.....

(in capital letter).....

Place.....

address of owner.....

Form No. 7
progress certificate

Reference No.....

Name of owner.....

date of presentation

To,

Competent Authority,

Sir,

We are hereby intimated to you that the approved planning according the executive design and structural design the work of execution of building has been up to level of plinth and is executed under our supervision.

We are declared that no amended planning is necessary in step.

signature of supervising
engineer/architect

Date.....

Name.....

address.....

signature of owner/developer/builder

Date.....

Name.....

address.....

Form No. 8

Progress certificate- first floor

Reference No.....

Name of owner.....

date of presentation

To,

Competent Authority,

Sir,

We are hereby intimated to you that the approved planning according the executive design and structural design the work of execution of building has been up to first floor and is executed under our supervision.

We are declared that no amended planning is necessary in step.

signature of supervising
engineer/architect

Date.....

Name.....

address.....

signature of owner/developer/builder

Date.....

Name.....

address.....

Form No. 9

Progress certificate- in case of higher building in middle floor

Reference No.....

Name of owner.....

date of presentation

To,

Competent Authority,

Sir,

We are hereby intimated to you that the approved planning according the executive design and structural design the work of execution of building has been uptofloor and is executed under our supervision.

We are declared that no amended planning is necessary in step.

signature of supervising
engineer/architect

Date.....

Name.....

address.....

signature of owner/developer/builder

Date.....

Name.....

address.....

Form No. 10

progress certificate- Last floor

Reference No.....

Name of owner.....

Date of presentation

To,

Competent Authority,

Sir,

We are hereby intimated to you that the approved planning according the executive design and structural design the work of execution of building has been uptofloor and is executed under our supervision.

We are declared that no amended planning is necessary in step.

signature of supervising
engineer/architect

Date.....

Name.....

Address.....

signature of owner/developer/builder

Date.....

Name.....

Address.....

Form No. 11

Closing Report

Reference No.....

Name of owner.....

Date of presentation

To,

Competent Authority,

Sir,

According the approve planning the work of establishment /re-establishment of the building is complete under the supervision of the Architect/supervising engineer, whose given closing certificate and attached in this report.

We are declared that the said work has been made according the provisions of act and building construction and development bylaws/regulations, 2011 and with our satisfaction. We declare also that the said construction according the approved planning shall be used for ----- and without written permission the use of this building shall not be made.

We are hereby declare that according the established building the planning has been submitted and approved.

We have transferred to a person /association before the occupation certificate area of parking side as provided in the as approved planning.

Any further various from closing design we shall be responsible.

Your's faithfully

(signature of owner)

Name of owner

signature of owner/developer/builder

Date.....

Name.....

address.....

Enclose: closing certificate 11 A,B,C

Form No. 11(A)

Building Closing certificate by Architect

Reference No.....

Name of owner.....

date of presentation

Status:

Date of receipt;

To,

Competent Authority,

Sir,

- 1- The construction of building/buildings is made according the sanctioned planning.
- 2- The construction of building/buildings and design is made according the detailed architect design and specification.
- 3- The construction has been made under our supervision /guide line and follows the presenting designs.

signature owner

Date.....

Name.....

address.....

signature of Architect

Date.....

Name.....

address.....

Form No. 11(B)

Building Closing certificate by Supervising engineer

Reference No.....

Name of owner.....

date of presentation

Status:

Date of receipt;

To,

Competent Authority,

Sir,

- 1- The construction of building/buildings is made according the sanctioned planning.
- 2- The construction of building/buildings is made according the following manner-
 - detail structural design and structural specification made by structural engineer;
 - detail archaist design and architect specification made by the architect;
 - detail design and specification of all services;
- 3- The all materials used in construction has been examined as provided in the specification and kept record of the inquiry report.

signature owner

Date.....

Name.....

address.....

signature of structural engineer

Date.....

Name.....

address.....

Form No. 11(C)

Building Closing certificate by Structural engineer

Reference No.....

Name of owner.....

Status:

Date of presentation

Date of receipt;

To,

Competent Authority,

Sir,

Hereby is certified that the detail structural design of building are made and executed on basis of relevant provisions of updated Indian Standard Codes, National Building Codes and detail analytical and detail design as was mentioned in contractual design basic.

signature owner

signature of structural engineer

Date.....

Date.....

Name.....

Name.....

address.....

address.....

Form -D

APPLICATION FOR PERMISSION TO OCCUPY

To _____.

SUB: APPLICATION FOR PERMISSION TO OCCUPY

Sir,

I/We beg to apply for permission to occupy building/part of the building sanctioned vide B.A. No. _____ Dated _____ situated _____ . The building / part of the building has been completed in all respects according to the sanctioned plan and is fit for use for which it had been erected.

Certificate in form E from the registered Architect / Building Designer / Supervisor who supervised the construction of the building is submitted herewith.

Yours faithfully,

Date :

Signature of owner.

Name & Address of the

Owner.

Description of building / part of building

House No. _____

Road _____

Street _____

Description of building _____

(For office Use Only)

1. Date of receipt of notice _____

2. Date of issue of (a) permission to occupy _____

(b) refusal to occupy _____

PART- V

Amendments in order of Ease of Doing Business

A. Signing the Plans

1. Every person who intends to erect, re-erect or add to, or alter any building / layout shall get its plan prepared and structural work designed and supervised by an Architect or Structural Engineer or licensed Engineer / Draftsman / Town Planner / (R.H.D., if required) as required under the provisions of the bye laws. While submitting the plan the architect or licensed building surveyor or structural engineer shall certify to the effect that the site has been personally inspected while planning the building and/or designing the structural members, as well as he has taken into account the findings of or recommendations of stability analysis as well as soil tests performed as and where necessary under this rule.
2. In all such cases, the licensed Architect /Engineer / Draftsman / Town Planner shall have to be empanelled with the Authority as detailed in these bye laws.
3. Structural Engineer shall have to be empanelled with the Housing Department as detailed in these bye laws
4. The name, address and license or empanelment number of the person so employed and serial number or registration number in the case of architect shall be stated in the application in respect of such building.
5. All the plans shall be prepared and duly signed by a registered/empanelled technical person as specified in **Annexure – 1** (viz. Architect, Engineer, Structural Engineer, Town Planner, Supervisor and Draftsman) and Builder who shall indicate their names, addresses and registration numbers on the plan and in all other relevant documents. The concerned owner of the land shall also sign the plans.
6. All plans, drawings, statements, design details shall bear the signature of the applicants and shall be duly countersigned by the registered / empanelled Architect/Technical person. All documents and plans related to structural designs shall bear the full name and full signature of a registered / empanelled Structural Engineer.
7. Approval of drawings and acceptance of any statements, documents, structural report, structural drawings, progress certificate, Building Completion Certificate shall not discharge the Empanelled Architect and Structural Engineer or licensed Engineer / Draftsman / Town Planner / R.H.D. as well as the Developer / Owner / Applicant from their responsibilities imposed under the prevalent rules and regulations of the Authority / Regulated Areas / SADA / as well as the local rules and law. The Landowner(s) shall be held responsible if any, unauthorised construction, addition and alteration are done without prior permission of the competent authority.

Note:

- a. The registered Architect / Technical Person who has prepared the plan shall put the Registration No. and seal on all plans and documents signed by him and shall also furnish a certificate to the effect that he / she shall supervise the construction

of the building and shall be responsible for any deviation from the approved plan except if the Owner / Architect / Technical person intimates that their agreement has been terminated. The constructions to be stopped immediately until agreement with another architect/technical person is executed and intimated immediately to the authority

- b. Wherever required under these bye-laws, the empanelled Structural Engineer, who has prepared the structural design, shall put his seal and address on all the documents signed by him and shall also furnish a certificate to the effect that he shall supervise the structural part of the construction and shall be responsible for any structural failure except caused by unprecedented natural calamities and except if the owner intimates that his services have been terminated.
 - c. All aspects related to structural design, building surface, plumbing, electrical installation, sanitary arrangements, fire protection shall adhere to the specification, standards and code of practice recommended in the National Building Code of India, 2005 and any other relevant codes / norms or any amendments made to it in the future and any breach thereof shall be deemed to be a breach of the requirements under these Bye laws.
8. The technical personnel and builder as specified above shall have to be registered/empanelled with the Authority. Their qualifications and, competence shall be as per Annexure-I. Their duties and responsibilities will be as per **Annexure 4**. The application form shall be as per **Annexure 5 and Annexure 6**.
9. No plans for construction of any type of building of net plot area of 2,000 sq. m. and above in Plains & 1,000 sq. m. & above in Hilly Area shall be entertained unless the builder is registered as R. H. D. by Deptt. of Housing, Uttarakhand (Town & Country Planning Deptt.) (Please refer the Bye Laws for details) in accordance with the competence as specified in the bye laws.
10. The Authority shall issue a show cause notice within fifteen days as to why the registered / empanelled Architect / Technical person or builder shall not be disqualified / black listed and legal action taken against him, if any deviation or malpractice is found. After receipt of the show cause if any, the matter shall be placed before the Concerned Authority for a decision on such disqualification / black listing / legal action. The decision of the Concerned Authority on disqualification/black listing shall be published in the notice Board of the Authority.

B. Periodic Report of Construction

In case of high rise buildings the builder/ owner/ applicant shall submit a periodic progress report after plinth level, each roof slab casting in **Annexure - 2** to the authority. The authority has to make site inspection within 15 days from the date of application and if the construction is found as per bye laws the authority will issue a go ahead certificate to the applicant within 10 days of inspection.

C. Inspection Procedure

1. As a matter of course all construction or work for which a permit is required shall be subject to inspection by the Authority at all reasonable hours with prior intimation
2. Inspection, where required, shall be made within 15 days following the receipt of periodic report of construction in **Annexure – 2**. 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 also be made available to the builder/developer. The Inspection Report will be submitted / uploaded online within 48 hours from the inspection.
3. Joint inspection will be done by concerned Authority, Fire Department, Airport Authority, Environment Authority and any other authority concerned with the clearance of Construction Permit through the NOC as required under the rules and regulations governing the concerned authorities. The relevant authorities will intimate the date and time in written form to the applicant for the Joint Site Inspection. The Joint Site Inspection Team shall carry a comprehensive checklist which will integrate the various inspection requirements into a single comprehensive checklist and thus allowing for a single clearance for compliant buildings, or for the development of a comprehensive corrective. After the Joint Site Inspection is completed, the Inspection Report will be submitted / uploaded online within 48 hours from the inspection and all the relevant authorities will issue NOC on the basis of this Joint Site Inspection.
4. Surprise inspection on the basis of complaint or otherwise only be done by the order of the Competent Authority at any time
5. The Inspection Checklist to be used by the Inspection Team during the construction or during Surprise Inspections will be as per Annexure 3 and the such inspection report will be submitted / uploaded within 48 hours after inspection has been completed. The individual Authority can also use their own pre-decided checklist on such visits to suit the local conditions or may modify the Annexure 3 to suit their own requirements.
6. A risk-based building classification enabling the introduction of fast-track mechanisms for low-risk building and higher supervision on high-risk buildings has been devised as per **Annexure - 7** wherein inspections have been tied with the quantum of risk posed by any type of building (weighed on the basis of various parameters like Fire Safety Norms, Height of the Building, Floor Area, Experience of the Design and Building Team, Vulnerability to Natural Disasters, Slope etc.).

For Low Risk Category of Building, self-inspection and self-certification by the supervising engineer or Architect has been introduced thereby easing the construction of such low risk buildings whereas necessary balances and checks have been introduced for the Medium and High Risk Building to ensure more time is spent for thorough review thereby ensuring structural and public safety of higher risk buildings.

D. Third Party Certification

1. Accredited Architects / Structural Engineers as per the Annexure 8 & Annexure 9 shall be authorized to do inspection as third party inspection of any building under

construction or completed. The Authority shall also make the list of accredited technical professionals publicly available which can help the community for the identification of the best professionals for construction projects.

2. Such accredited architects / engineers shall not be anyway associated to the project concerned.
3. They shall issue certificate regarding construction quality / structural safety norms as well as construction is going on or completed as per sanctioned drawing. Structural Safety Checklist shall be provided in Annexure 10 and Construction Quality Checklist shall be provided in Annexure 11 and Structural Inspection Report shall be provided in Annexure 14

E. Accreditation and Gradation of Architects / Structural Engineers

1. The accreditation of architects / engineers shall be done by the authority on the basis of their professional experience. The person concerned should have minimum experience of 5 years as registered architect/engineers/technical person in any Competent Authority / Organisation
2. The concerned should produce certificate for the required experience
3. The authority shall publish grading of professionals as on basis of their experience as follows

Architect / Structural Engineer

Grade	Minimum Experience	Work Assigned
A	20 Years and above	Any work
B	Between 5 Years and 15 Years	Above 12 meter height in Plains and Above 9 meter height in Hilly Areas
C	Minimum 5 Years	Up to 12 Meter height in Plain Areas and up to 9 meter height in Hilly Areas

4. They should not be blacklisted on any authority, they should have minimum qualification in as per Annexure - 1
5. The authority shall issue the detailed procedure of accreditation / empanelment of registered architect / engineers and technical personnel complying with rules and regulation. The empanelment forms have been attached as per Annexure 5 and Annexure 6.

F. Cancellation

1. If any time after permission to proceed with any building or development work has been given, the Authority is satisfied that such permission was granted in consequence of any material misrepresentation or fraudulent statement contained in the application given or information furnished, the Authority may cancel such

permission and any work done thereafter shall be deemed to have been done without permission.

G. Completion of Construction Certificate

1. The Empanelled Architect / Structural Engineer with the signatures of the applicant / builder / owner shall certify the completion of all buildings as per the approved building plan. The Certificate of Completion will be issued as per Annexure 12 by Empanelled Architect and as per Annexure 13 by Empanelled Structural Engineer. The responsibility of compliance with respect to provisions of these bye laws shall rest entirely on applicant / builder / owner.
2. The team of officials shall visit the site within 15 days after receiving of Completion Certificate issued by the authorised Architect / Structural Engineer in proper manner and Occupancy Certificate shall be issued. The team shall verify the following facts and the team shall record the deviations made from the following plan on the following facts:

ITEM	As Per Building Plan				Remark by authorized representative
	Yes	No	Non-applicable	Applicable	
1. Number of floors					
2. Building height					
3. External Setbacks					
4. Building Line, if any					
5. Parking space provision					
6. Abutting road width					
7. FAR					
8. Coverage percentage					
9. Tree Cover					
10. Water harvesting structures					
11. Land if required to be surrendered					
12. Lift/s, water pumps and storage tanks					
13. Internal roads /paving					
14. Parking areas and external lighting					
15. Lightening arrestors					
16. Fire Fighting installations					

17. Lifts					
18. Water pump					
19. Drainage and arrangement for waste water and sewage disposal					
20. Copy of agreement with the apartment Owners' Association/Society					
21. Implementation of Life Safety provisions as mentioned in National Building Code 2005(Group-I Part-W Fire and Life Safety-4)					
22. NOC from Fire Service Department					
23. Any other specifications as required from time to time					

H. Certificate for Occupancy

1. The Authority shall issue a certificate for occupancy for all category of buildings after the construction of the entire building has been completed as per sanctioned building plan and a Certificate of Completion has been received from the third party professional as detailed in these bye laws as per Annexure 12 and Annexure 13 from the Empanelled Architect and Empanelled Structural Engineer respectively or refuse occupancy, as the case may be, within 30 days from the date of application.
2. If the Occupancy Certificate is not issued within time limit mentioned above, the applicant shall submit a notice 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 Bye Laws and other suitable legal action.
3. The refusal of occupancy certificate shall be a speaking order clearly mentioning the reason for refusal of occupancy certificate.
4. Before issuing occupancy certificate, the competent authority shall verify that the building complies with the provisions of life safety as mentioned in National Building Code 2005(Group-1 Part-IV Fire and Life Safety-4) wherever applicable and other relevant codes.
5. The department/line agencies dealing with electric power, water supply, drainage and sewerage shall not give connections to building unless such occupancy certificate is produced. However a limit connection of water supply and electricity for the purposes of construction can be given after the approval of the Building Plan.

6. The occupancy 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. In case of multi storied building (residential buildings greater than 15m in height) and other special building like educational, assembly, institutional, industrial, storage and hazardous and mixed occupancies with ground covered area within premises more than 500 sq.mtr., periodic inspection shall be made by the authority nominated by the State Government, once in five years to ensure the fire safety provisions of the building are in proper order and the building complies with the provision of fire and life safety requirements ('Fire and Life Safety', Part-4 of NBC). In case the building fails to comply with requirement of fire safety the building shall be declared unsafe.
8. All occupied buildings and buildings under construction shall also be subject to periodic joint physical inspection by a team of multi-disciplinary professionals of the Authority. This work may be out sourced by the Authority as may be deemed necessary. The team shall report compliance of bye-laws, natural lighting, and ventilation, lift besides structural and electrical safety. If any shortcomings/ deficiencies or violations are noticed during inspection, the occupants shall ensure the compliance of the same within a specified time frame of six months. If not complied with, the building shall be declared unsafe. The period of inspection shall be once in five years.

I. Responsibility and Duty of the Owner / Applicant

1. Neither granting of the permit nor the approval of the drawing and specifications, nor inspections made by the Authority during erection of the building shall in any way relieve the owner of such building from full responsibility for carrying out the work in accordance with the requirements of these bye laws
2. Every owner / applicant shall
 - a. 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 bye laws;
 - b. Obtain, where applicable, from the competent Authority permissions/clearance required in connection with the proposed work;
 - c. Obtain an Occupancy Certificate from the Authority prior to occupation of building in full or part.

Annexure 1: Qualification & Competence of Technical Personnel for Preparation of Building Plan and Supervision

1.0 General

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

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

Sl. No.	Professional	Qualifications	Competence / Functions
1	Architect	Registered with a Valid Membership of the Council of Architecture, India; as prescribed under the Architect's Act, 1972	<p>The registered architect shall be competent to carry out the work related to the building / development plan as given below:</p> <ol style="list-style-type: none"> Prepare and sign all plans, sub-division / layout plans and information connected for building permit except engineering services of multi-storeyed / special buildings Preparation of building plans, drawings and related information connected for development permit of area up to 2 hectare for hilly areas and 4 hectares for plain areas Supervision for Development Permit of area up to 1 hectare for hilly areas and 2 hectare for plain areas (related to building layout and other architectural aspects) Supervision and completion of all buildings pertaining to architectural aspects
2	Engineer	Graduate Degree in Civil Engineering from recognized Indian or Foreign University or equivalent. Registered with Valid Membership (Civil) with the Institute of Engineers, India	<p>The registered engineer shall be competent to carry out the work related to the building / development plan as given below:</p> <ol style="list-style-type: none"> Prepare and sign all building plans, structural drawings and service plans and information for building permit; Supervision for Development Permit of area up to 1 hectare for hilly areas and 2 hectare for plain areas (related to building layout, building structure, civil works and service installations); Supervision and completion of all buildings pertaining including structure and building services <p>Supervision and completion of all buildings pertaining to architectural aspects</p>
3	Structural Engineer	Empanelled Structural Engineers as per detailed in "Annexure 8" and Structural Engineering Deptt. of all IIT/NIT/Govt. Engg. Institutes / Universities / Class –I Gazetted officers of 'Deptt. of Housing' has valid Post Graduate Degree in Structural Engg.	
4	Town	Post Graduate	The registered Town Planner shall be competent to

	Planner	Degree / Diploma in Town and Country Planning or equivalent	<p>carry out the work for the development permit as given below:</p> <ol style="list-style-type: none"> Preparation of plans for land sub-division / layout and related information connected with development permit for all areas more than 1 hectare Supervision for Development of land of all areas
5	Draftsman	Diploma in Civil Engineering / Architectural Assistantship from recognised institute with 2 years working experience or Civil Draftsman ship from I.T.I. with 5 years' experience under a qualified Architect / Civil Engineer for building construction and supervision	<p>The registered Drafts shall be competent to carry out the work related to the building permit as given below:</p> <ol style="list-style-type: none"> All plans and related information connected with building permit for residential buildings on plot up to 250 m²

Annexure 2 - Periodic Progress Report

(To be submitted by the Empanelled Structure/Architect/Engineer)

From.

.....

.....

To,

.....

.....

Ref Authority Approval Letter No.....Dated.....

Madam/Sir,

I/we hereby certify that the construction of the building up to plinth level / ground floor roof slab level / first floor roof slab level /second floor roof slab level (whichever one is applicable) of the building with respect of Plot No (CS) Plot No (MSP).....Khata No..... Holding No..... Village Mohalla..... / Ward No..... of Municipal Corporations / Municipal Council / Nagar Panchayats / Metropolitan Area / Planning Area under Planning Authority / Gram Panchayat areas covered under..... Development Plan / Planning Authorities / or planning scheme notified under within the development plan area of, has been supervised by me /us and has been constructed strictly conforming to the sanctioned plan and structural design as per the provision of NBC,2005.

The work has been done to my / our best satisfaction. All the materials used in construction of this building are strictly in accordance with BIS / ISI specifications and norms conforming to National Building Code, 2005 covering all the safety factors including earthquake and cyclone.

I/we will be responsible and liable for action by Authority / Govt. if there is any structural failure and fire endangering the inmates and public.

Yours faithfully,

Signature of the Architect/Engineer

Name

Empanelment No.

Signature of Structural Engineer

Name

Empanelment No. / Post of Authorised Govt. Officer

Name & Signature of Owner / Applicant

Annexure 3 - Inspection Checklist during Construction / Surprise Visit

Constructio n Stage	Element	As Per Approved Building Plan		Remark
		Yes	No	
Plan check	All, specially structural calculation , fire safety, area of glazing			
Commence ment	Assessment of existing lintels, foundations, beams			
	Trial Hole			
	Check for encroaching trees, made up of ground, etc.			
	Access for fire service			
Foundation & Excavations	Excavations (Depth/ width, distance to tree & drain)			
	Movement of Joints, anti-heave protection , clearance to drain			
	Piling			
	Steel Enforcement			
	Ground Preparation for raft			
Basement / tanking	Tanking for below ground walls & floor			
	Retaining wall			
Over site	Ground Floor preparation (hard-core etc.)			
	Suspended timber ground floor preparation			
	Pre cast concrete beams/floor (ventilation & DPC)			
	DPC			
	DBM			
	Gas Protection – landfill, radon etc.			
	Floor insulation			
Drainage (before back	Site level for disabled access			
	Sewer branches to the site			
	Drainage laid prior to coverage			

fill)	Ground percolations tests (septic tanks and /or soak-aways)			
	Excavated Soak-away pits			
	Exposure of main sewer			
	Rerouting of main sewer/ relocation of main sewer			
Super Structure	Frame – concrete reinforcement or steel or timber			
	Floor joists and beams and connections			
	Construction at first floor level, e. g. block work and wall ties			
	Construction at 2 nd and subsequent floor levels			
	Dormer framework prior to boarding over			
	Roof timbers, restrains straps, bracing			
	Roof breather membrane			
	Staircase installed			
	Vehicle Barriers / bay			
	Fire protection applied to structural members			
	Cavity barriers / fire stopping			
	Fire dampers and fire collars			
	Means of escape			
	Space separation & compartmentation			
	Glazing			
	Opening to conservatories etc.			
	Area of Glazing			
	Thermal elements (cavity walls etc.)			
	Access			
Pre Plaster	Sound insulation in walls, floors and stairs			
	Insulation in walls and roof			
	Bare walls, beams, lintels			
	Fire door			
	First fix electrical (dwellings only)			

	Ventilation system			
	Hygiene (sanitary convenience & washing facilities – pipes etc.)			
Completion	Drainage water tightness test			
	Internal lighting , appliance (CO2 emission rate (DER/BER)			
	Heating system, including thermostatic control			
	Sound insulation test			
	Gas tightness test to flues			
	Electrical installations (dwellings only)			
	Combustion appliance & fuel system storage			
	Air leakage test			
	Hygiene (sanitary conveniences & washing facilities)			
	Test of emergency lighting and fire alarms			

Annexure 4 - Responsibility and Duty of the Technical Personnel

It will be incumbent on every Technical Personnel, in all matters in which he/she is professionally consulted or engaged, to assist and co-operate with the Authority in carrying out and enforcing the provisions of this Bye Law and of any Bye-laws for the time being in force under the same.

Every Technical Personnel shall in every case in which he/she may be professionally consulted or engaged, be responsible, so far as his/her professional connection with such case extends, for due compliance with the provisions of these Bye Laws and of any regulations for the time being in force and in particular it will be obligatory on him/her to satisfy himself / herself that qualified and competent personnel is constantly employed and present on the work to supervise the execution of all works and to prevent the use of any defective material therein and the improper execution of any such work.

The specific duties and responsibilities of the technical professional would be as follows:

1. Architect

- a. They shall be conversant with the provisions of these rules and all relevant rules and regulations made under the bye laws and shall prepare plans, sections, elevations and other structural details as per the provisions of these rules,
- b. They shall prepare and submit all plans as may be necessary together with all documents and other details which are required to be submitted under these rules,
- c. They shall comply with all requisitions received from the Authority in connection with the work under their charge promptly, expeditiously and fully. When they do not agree with such requisition, they shall state their objections in writing within the stipulated time, in default of which the plans and the notice shall be rejected
- d. They shall immediately intimate to the owners of the corrections or other changes they make on the plans, documents and details as per requisition from the Authority
- e. They shall not prepare and submit plans, if the same is intended to be executed in contravention of the provisions of the bye laws
- f. They shall give all facilities to the Authority to inspect and examine the work in progress
- g. They shall be held responsible for any work executed on site in contravention of the provisions of these rules or other relevant rules and regulations,
- h. He / She shall be responsible for making adequate arrangements to ensure not only that work is executed as per the approval plans but also in conformity with the stipulations of the National Building Code, 2005 and the BIS Standards for safe and sound construction non-hazardous, functioning of the services incorporated in the building and for making adequate provision for services and equipment for protection from the fire hazards as per the stipulations of the NBC, 2005 in the buildings.
- i. If he/ she is found negligent in his / her duties and responsibilities, the concerned Authority may blacklist the technical personnel in case of serious and/or

repeated defaults. The registration shall be liable to be revoked temporarily or permanently by the Authority in such case of negligence and default, in that case necessary criminal legal action shall be taken under the relevant provisions of I.P.C. (Indian Penal Code).

- j. The registered architect shall submit the completion certificate and completion plan immediately after the work is completed.
- k. They shall be deemed to have continued their supervision and control of construction of the building unless they have given notice in writing to the Authority that they have ceased to serve as the Architect or Licensed Building Surveyor for the building and shall be held responsible for the work executed up to the date of intimation

2. **Engineer :** He / She shall be responsible for making adequate arrangements to ensure not only that work is executed as per the approval plans but also in conformity with the stipulations of the National Building Code, 2005 and the BIS Standards for safe and sound construction non-hazardous, functioning of the services incorporated in the building and for making adequate provision for services and equipment for protection from the fire hazards as per the stipulations of the NBC, 2005 in the buildings. If he/ she is found negligent in his / her duties and responsibilities, the concerned Authority may blacklist the technical personnel in case of serious and/or repeated defaults. The registration shall be liable to be revoked temporarily or permanently by the Authority in such case of negligence and default, in that case necessary criminal legal action shall be taken under the relevant provisions of I.P.C. (Indian Penal Code).

3. Structural Engineer:

- a. They shall be conversant with the provisions of these rules and all relevant rules and regulations made under the bye laws and shall prepare plans, sections, elevations of structural details as per the provisions of these rules,
- b. They shall prepare and submit all plans as may be necessary together with all documents and other details which are required to be submitted under these rules,
- c. They shall comply with all requisitions received from the Authority in connection with the work under their charge promptly, expeditiously and fully. When they do not agree with such requisition, they shall state their objections in writing within the stipulated time, in default of which the plans and the notice shall be rejected
- d. They shall immediately intimate to the owners of the corrections or other changes they make on the plans, documents and details as per requisition from the Authority
- e. They shall not prepare and submit plans, if the same is intended to be executed in contravention of the provisions of the bye laws
- f. They shall be responsible for full quality control of materials and workmanship at site and carry out necessary tests on materials used at site, conducted by recognized institutions or recognized organization. No completion certificate will be issued unless copies of such test reports are submitted by the structural

- engineer for departmental record along with the structural stability certificate (as annexed) of the buildings
- g. They shall prepare detailed structural design, drawings and specifications and to prescribe the method and technique of its execution strictly on the basis of the National Building Code or relevant BIS specifications.
 - h. They supply copies of structural drawings to the site supervisor.
 - i. They inspect the works at all important stages and certify that the work being executed is up to the satisfaction of the Architect.
 - j. They shall certify the structural safety and overall structural soundness of the building to the Architect.
 - k. They shall advise the Owner / Architect / Engineer for arranging for tests and their reports for soil, building material etc. for his evaluation and design consideration.
 - l. They shall prepare the revised calculations & drawings in case of any revision with reference to the earlier submission of drawing and design in a particular case.
 - m. They shall submit the certificate of structural safety and over all structural soundness of building to Authority.
 - n. They shall prepare detailed structural drawings and specifications for execution indicating thereon, design live loads, safe soil bearing capacity, specifications of material, assumptions made in design, special precautions to be taken by contractor to suit the design assumptions etc. whatever applicable.
 - o. They shall give all facilities to Authority to inspect the work in progress,
 - p. (h) he shall be held responsible for the structural design and execution of the same on site and for contravention of the provisions of these rules and other relevant rules and regulations relating to structural safety
 - q. They shall not deviate or allow any deviation from the submitted structural plan in the execution of work at site,
 - r. They shall submit a certificate that the structure has been constructed as per submitted structural plans and the building is safe for occupation
 - s. They shall be deemed to have continued his supervision unless he has given notice in writing to the Authority that he has ceased to serve as the Structural Engineer for the work and submits a status report of the work completed under his supervision. He shall be held responsible for the work executed up to the date of intimation.

4. Draftsman :

- a. They shall be conversant with the provisions of these rules and all relevant rules and regulations made under the bye laws and shall prepare plans, sections, elevations and other structural details as per the provisions of these rules,
- b. They shall prepare and submit all plans as may be necessary together with all documents and other details which are required to be submitted under these rules,
- c. They shall comply with all requisitions received from the Authority in connection with the work under their charge promptly, expeditiously and fully. When they do not agree with such requisition, they shall state their objections in writing

within the stipulated time, in default of which the plans and the notice shall be rejected

- d. They shall immediately intimate to the owners of the corrections or other changes they make on the plans, documents and details as per requisition from the Authority
- e. They shall not prepare and submit plans, if the same is intended to be executed in contravention of the provisions of the bye laws
- f. They shall give all facilities to the Authority to inspect and examine the work in progress
- g. They shall be held responsible for any work executed on site in contravention of the provisions of these rules or other relevant rules and regulations,
- h. He / She shall be responsible for making adequate arrangements to ensure not only that work is executed as per the approval plans but also in conformity with the stipulations of the National Building Code, 2005 and the BIS Standards for safe and sound construction non-hazardous, functioning of the services incorporated in the building and for making adequate provision for services and equipment for protection from the fire hazards as per the stipulations of the NBC, 2005 in the buildings.
- i. If he/ she is found negligent in his / her duties and responsibilities, the concerned Authority may blacklist the technical personnel in case of serious and/or repeated defaults. The registration shall be liable to be revoked temporarily or permanently by the Authority in such case of negligence and default and necessary legal action will be taken.
- j. They shall be deemed to have continued their supervision and control of construction of the building unless they have given notice in writing to the Authority that they have ceased to serve as the Architect or Licensed Building Surveyor for the building and shall be held responsible for the work executed up to the date of intimation

5. Builder / R. H. D. / Contractor

- a. He / She shall engage a qualified Architect / Engineer / Town Planner to prepare plans, designs, drawings and specifications for execution of the works in accordance with the requirements of these bye laws.
- b. He shall not cause or allow any deviations from the approved drawings in the course of the execution of the project and shall bear responsibility for any irregularity committed in the use and function of the building or its parts for which the approval has been obtained
- c. He shall not commence the use of building or shall not give the possession to occupy the building to any one before obtaining the occupancy certificate from the Authority
- d. He shall provide adequate safety measures for structural stability and protection against fire hazards likely form installation of services like electrical installation, plumbing, drainage, sanitation, water supply etc. whenever required under the bye laws
- e. He shall provide adequate provisions for safety and welfare of the construction workers at the construction site as required under the prevalent laws

- f. He shall submit the completion certificate and obtain occupancy permission from the Authority
- g. He shall explain the construction / design and its intended use as per approved plan, to the prospective purchaser of the premises under construction

Annexure 5 – For Empanelment of Technical Person (Architect, Engineer, Structural Engineer, Town Planner, Supervisor)

To,
The Authority

Self-Attested
Passport Size
Photograph

1. Name..... (In block letter)
2. Father's /Husband's Name.....
3. Date of Birth.....
4. Nationality.....
5. Educational Qualification.....
6. Professional Experience.....
7. Registration No. With Council of Architecture, New Delhi..... (Only for Architects)
8. Registration with other relevant Institutions.....
9. Details of other Academic & Professional Achievements.....
10. Details of Certificate relating to qualifications/testimonials, if any as per column 5 & 6 with self-attested copies.....
11. Details of Bank Draft/Postal Order (separately for empanelment Rs. 500/.....
12. Permanent Address-
13. Address for Correspondence-
14. Tel. No. /Mob. No-
15. Email id-

Place.....

Date.....

Name and Signature of the Applicant

DECLARATION

I hereby solemnly affirm and declare that the information as furnished above are true and correct to the best of my knowledge and belief. I further undertake that if any information at any stage shall be found to be false, any my empanelment shall be liable to be cancelled without any prior notice in that regard and I shall not claim any compensation etc. for such a default on my part.

In case of any discrepancies found later, I understand that I may be eligible for punishment under the relevant provision of law as also under relevant Act.

Place.....

Date.....

Name and Signature of the Applicant

Annexure 6 – For Registration of Builder / RHD

To,
The Authority

Self-Attested
Passport Size
Photograph

1. Name of the Firm
2. Type of Firm-(Partnership/Company) (In block letters)
3. Name of Partner/Directors..... (In block letters)
4. Father's /Husband's Name.....
5. Date of Birth.....
6. Nationality.....
7. Registration No.....
8. PAN/DIN.....
9. Sales Tax No.....
10. VAT No.....
11. Income Tax Statement of Last Three consecutive Financial Year.....
12. Category applied for.....
13. Details of fee.....
14. Permanent Address.....
15. Address for Correspondence -
16. Tel. No. /Mob. No.....
17. Email id.....
18. Required documents as enclosed

Place.....

Date.....

Name and Signature of the Applicant

DECLARATION

I hereby solemnly affirm and declare that the information as furnished above are true and correct to the best of my knowledge and belief. I further undertake that if any information at any stage shall be found to be false, any my empanelment shall be liable to be cancelled without any prior notice in that regard and I shall not claim any compensation etc. for such a default on my part.

In case of any discrepancies found later, I understand that I may be eligible for punishment under the relevant provision of law as also under relevant Act.

Place.....

Date.....

Name and Signature of the Applicant

Annexure 7 – Risk Based Classification of Buildings

The purpose of these guidelines is to provide building certifiers with guidance on how to meet their responsibilities for sufficient inspections. Guidelines for the inspection of building work will not only help ensure safe community outcomes through higher levels of statutory compliance of buildings, but will also encourage accountability among building industry practitioners

The Risk Based Classification for Buildings has been prepared as below includes several components like:

- a. **Classifying and Assessing Buildings** - Building classifications and assessments are important for determining the frequency and scope of inspections. Not all buildings face the same risks. Thus risk evaluation requires a holistic approach, and understanding the risks associated with different types of buildings is essential for successful risk-based inspections. Hence the Buildings have been divided into High Risk, Medium Risk and Low Risk based on various parameters like Fire Safety, Height of the Buildings, Experience of design and building team, Floor area, Vulnerability to Natural Disasters and Slope.
- b. **Identifying who will conduct inspections** - Risk-based classification of Buildings that has been introduced has been tied to the Inspection Mechanisms and clearly identify the body which will conduct which type of inspection at what stage of the buildings. These inspections clearly outline the body who will be responsible for ensuring that buildings are constructed according to safety standards.
- c. **Identifying the responsibilities of those authorities** –The identified inspecting body have clearly defined qualifications, competence, functions and responsibilities in the bye laws and additionally, necessary mechanisms have been put in place in the bye laws to ensure strict compliance from the inspecting bodies / professionals.

Building certifiers are required to undertake sufficient inspections of buildings at stages at which the building development approval states the work must be inspected. In practice, this means that a building certifier is required to take a holistic view of a building rather than just consider a single aspect, such as structural adequacy.

A risk matrix forms part of the guidelines and complements the risk-based approach to inspections.

Risk Matrix on Various Parameters

Parameters	Risk Level		
	Low risk	Medium risk	High risk
Building Classification	Low hazard occupancies as defined in NBC-2005, Part-4, Annex-B& non-assembly buildings	Moderate hazard occupancies as defined in NBC-2005, Part-4, Annex-B& open assembly buildings	High hazard occupancies as defined in NBC-2005, Part-4, Annex-B& closed assembly buildings

Height	Plains	Buildings upto 9.0 meters height	More than 9.0 meters above ground upto 21.0 metres height	More than 21.0 metres in height
	Hills	Buildings upto 7.5 meters height	More than 7.5 meters above ground upto 9.0 meters height	More than 9.0 metres in height
Floor Area		Covered area on each floor less than 350sq. mt. of all non-residential buildings & all residential buildings	Covered area on each floor more than 350 sq. mt. and less than 500 sq. mt. of all non-residential buildings	Covered area on each floor more than 500sq. mt. of all non-residential buildings
Slope		Less than or equal to 10 degrees	Greater than 10 degrees & less than 26.5 degrees	26.5 degrees and above
Experience of the Design and Building Team		Practitioners designing and constructing the building have been involved with more than 3 (three) buildings of the same classification	Practitioners designing and constructing the building have been involved with, and completed, fewer than 3 (three) buildings of the same classification.	Practitioners designing and constructing the building have no previous experience relating to the proposed classification or building type.

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

In addition to the above Risk Based Classification, the concerned Authority will further determine whether the location of plot is faced by any of the known risks in terms of Natural Disasters like flood, bushfire, earthquake zone 4 / 5, landslide, contaminated land, cyclone, landslide, avalanche, soil liquefaction etc. and take necessary corrective action to reduce such risks by either requesting modification from the application in their submitted building plan or rejecting the application, in case the incidence of any such risk is very high.

Timelines of Clearances (NOCs) from Various Agencies

Sl. No.	Type of approval	Approving Authority	Stage of project	Normal Duration (Days)	Reduced Duration (Days)	Activity Sequence
A	Intimation of Disapproval (IoD)	Development Authority/ Municipality	Pre-construction	30	5	Start Activity
B	Building Plan Approval	Development Authority / Municipality	Pre - construction	30-60	50 / 15 *	Following A
C	Road Access	NHAI/PWD	Pre-	30-60	5	Following B

			construction			
D	Ancient Monument Approval	Archaeological Survey of India (ASI)	Pre-construction	30-60	5	Following B
E	Environment Clearance	Ministry of Environment	Pre-construction	180	Only for large project	Following B
F	Borewell Registration Certificate	Central Ground Water Authority	Pre-construction	15	5	Following B
G	Fire Fighting Scheme Approval	Fire Department	Pre-construction	30	15	Following B
H	AAI Height NoC	Civil Aviation Department	Pre-construction	30-60	10	Following B
I	Defence Clearance	Ministry of Defence	Pre-construction	180	10	Following B
J	Building Permit Issue (All NOCs)	Development Authority/ Municipality	Pre-construction		1	Max of After C-I
	SUBTOTAL				26 (MAX)	
K	Electric Substation NoC (Substation / Transformers in the building)	Electricity Distribution Authority	During Construction	15	5	After J
L	Damp Proof Certificate (On Site)	Development Authority	During construction	7	3	After J
M	Pollution Clearance	State Pollution Control Board	During construction	30-60	5	After K
N	Construction Complete		Time depends on the project Scale and Size			

S.	Type of approval	Approving	Stage of	Normal	Reduced	Activity
----	------------------	-----------	----------	--------	---------	----------

No.		Authority	project	Duration (Days)	Duration (Days)	Sequence
O	Building Completion Certificate	Empanelled Architect	Post – Construction	-	-	After N
P	Service Plan Clearance and Service Connections	Service Departments / Parastatals	Post construction	30	10	After O
Q	Occupancy Certificate	Development Authority/ Municipality	Post construction	15	2	After P
	Sub total				17	

** Detailed Timeline for Building Plan Approval as per Approval (Letter Number 507/UHDA-109/E.D.B/2015-16 dated 14.03.2016*

S. No.	Concerned Authority	Number of Days
For Commercial, Multiple and Group Housing Scheme		
1	Lekpal / Patwari	05
2	Planning Section	05
3	Junior Engineer	15
4	Asst. Engineer	05
5	Executive Engineer	05
6	Superintending Engineer	05
7	Secretary	05
8	Vice Chairman	05
	Total	50
For Single Dwelling Unit		
1	Lekpal / Patwari	02
2	Planning Section	02
3	Junior Engineer	03
4	Asst. Engineer	02
5	Executive Engineer	01
6	Superintending Engineer	01
7	Secretary	02
8	Vice Chairman	02
	Total	15

Explanatory Notes:

1. The above Table and Chart indicates that the processes after the applicant applies for building approval with clear land title and possession of land. Hence, clearances related to CLU and Land Title has not been considered.

2. The table illustrates the duration of clearances obtained in Normal course and suggests the reduced duration of 26 days (Pre- Construction) if the Approving Authority **adopts online sanctions**.
3. Clearances indicated at S Nos. C-I are concurrent with applications at the pre-construction stages, wherein their process of approval can be taken up simultaneously.
4. Clearances indicated at S Nos. K-M are concurrent with applications during-construction stage, wherein their process of approval can be taken up simultaneously.
5. S.No. P has to be linked with S No. O, once applicant receives the **Completion Certificate**, service plan clearances and connections would be deemed to be sanctioned.

Inspections Basis the Risk Based Classification

Name Of Inspection	Time Of Inspection	Risk Category Of Building		
		Low	Medium	High
Preliminary Inspection (as per sanctioned drawing)	At completion of plinth level	Self-inspection and Certification by Supervision Engineer or Architect	Self-inspection and Certification by Supervision Engineer or Architect	By Sanctioning Authority
Intermediate Inspection	At completion of ≤ 15 mt height	Not required	Third party Inspection by empanelled Structural Engineer	Third party Inspection by empanelled Structural Engineer
Final Inspection	At Building Completion	By Sanctioning Authority	By Sanctioning Authority, Fire Dept. and any other line departments*	Joint Inspection - Third party Inspection by empanelled Structural Engineer along with Sanctioning Authority, Fire Dept. and any other line department*
Surprise Inspection	At any time	Not required	Minimum one Inspection by Sanctioning Authority	Minimum Two Inspections by Sanctioning Authority
Complaint Based Inspection	At any time	Whenever a complaint is received by the Sanctioning Authority		
Periodic Occupancy	After obtaining	Not required	Once after Every 5 years	Once after Every 3 years

Renewal Certificate	Occupancy Certificate (by Fire Dept. & Sanctioning Authority regarding mock drills etc.)			
------------------------	--	--	--	--

*Departments which have laid down such conditions which require verification during construction stage / after completion.

Annexure 8 – Empanelment of Structural Engineers

EMPANELMENT OF STRUCTURAL ENGINEERS

एम्पेनलमेन्ट ऑफ स्ट्रक्चरल इंजीनियर्स

संरचना इंजीनियरों [structural engineers] की शैक्षिक अर्हताओं एवं अनुभव के आधार पर उन्हें तीन 'ग्रेडों' में 'पंजीकृत' किया जाएगा। प्रत्येक 'ग्रेड' में पंजीकरण हेतु पात्रता मापदंड और प्रत्येक 'ग्रेड' के संरचना इंजीनियर को सौंपी जा सकने वाली 'कार्य परिधि' [Scope of Work] नीचे दी गई है।

इस पंजीकरण का प्रत्येक तीन वर्ष के पश्चात नवीनीकरण/उच्चीकरण किया जाएगा।

अध्यावसायिक आचरण [unprofessional conduct] के लिए यह पंजीकरण स्थायी रूप से या किसी विनिर्दिष्ट समयावधि के लिए [permanently or for a specified period] निरस्त किया जा सकता है।

ग्रेड-I

कार्य की परिधि : शैक्षिक संस्थान, अस्पताल, सार्वजनिक भवन, विशेष संरचना (एक समय में बड़ी सभा को इकट्ठा करने वाले भवन- assembly building- जैसे सिनेमथार, नाटकशाला, सभा सदन, सभागार, व्याख्यान सदन, टाउन हॉल और इस प्रकार के भवन व वेसमेन्ट, स्टिल्ट आदि), जीवन रेखीय भवन (Lifeline buildings - ऐसे भवन जो भूकंप अथवा किसी प्रकार की दैवीय आपदा पश्चात महत्व रखती हैं जैसे अस्पताल भवन, बिजली घर भवन, टेलीफोन एक्सचेंज भवन और इसी प्रकार के भवन) , 15.0 मी० से अधिक ऊंचे भवन का संरचनात्मक डिजाइन और संरचनात्मक आरेखण बनाना व ग्रेड-II व ग्रेड-III अन्तर्गत निर्धारित कार्यों की परिधि अन्तर्गत आने वाले कार्य।

पात्रता:

- (i) किसी मान्यता प्राप्त संस्थान से बी.ई. (सिविल) अथवा उक्त के समतुल्य, एक संरचना इंजीनियर के रूप में जिम्मेदार ओहदे पर संरचनात्मक डिजाइन कार्य में कम से कम 10 वर्ष का अनुभव (डिग्री प्राप्त करने के बाद) व उपर्युक्त वर्णित कार्य की परिधि अनुसार न्यूनतम 5 पृथक-पृथक पूर्ण की गई /स्वीकृत परियोजनाओं के संरचनात्मक डिजाइन कार्य के अनुभव का साक्ष्य

या

- (ii) एम.ई. संरचना/भूकंप इंजीनियरी या संरचनात्मक इंजीनियरिंग में विद्या वाचस्पति(Ph.D), एक संरचना इंजीनियर के रूप में जिम्मेदार ओहदे पर संरचनात्मक डिजाइन कार्य में कम से कम 5 वर्ष का अनुभव (डिग्री प्राप्त करने के बाद) व उपर्युक्त वर्णित कार्य की परिधि अनुसार न्यूनतम 2 पृथक-पृथक पूर्ण की गई /स्वीकृत परियोजनाओं के संरचनात्मक डिजाइन कार्य के अनुभव का साक्ष्य ।

पंजीकरण शुल्क/ नवीनीकरण : रु 30,000

ग्रेड-II

कार्य की परिधि: भूतल + 2 ऊपरी मंजिलों से अधिक व 15.0 मी० तक ऊंचे (5000 वर्ग मीटर तक के कुल तल क्षेत्रफल) विभिन्न भवनों के संरचनात्मक डिजाइन और संरचनात्मक आरेखण बनाना व ग्रेड-III अन्तर्गत निर्धारित कार्यों की परिधि अन्तर्गत आने वाले कार्य।

पात्रता:

- (i) किसी मान्यता प्राप्त संस्थान से बी.ई. (सिविल) अथवा उक्त के समतुल्य, एक संरचना इंजीनियर के रूप में जिम्मेदार ओहदे पर संरचनात्मक डिजाइन कार्य में कम से कम 5 वर्ष का अनुभव (डिग्री प्राप्त करने के बाद) या
- (ii) एम.ई. संरचना/भूकंप इंजीनियरी या संरचनात्मक इंजीनियरिंग में विद्या वाचस्पति(Ph.D), एक संरचना इंजीनियर के रूप में जिम्मेदार ओहदे पर संरचनात्मक डिजाइन कार्य में कम से कम 3 वर्ष का अनुभव (डिग्री प्राप्त करने के बाद)

पंजीकरण शुल्क / नवीनीकरण : रु 20,000

ग्रेड-III

कार्य की परिधि: ग्रेड-I और ग्रेड-II के लिए उपर्युक्त उल्लिखित संरचनाओं को छोड़कर 9.0 मी० तक ऊंचे भवनों का संरचनात्मक डिजाइन और संरचनात्मक आरेखण बनाना।

पात्रता:

- (i) किसी मान्यता प्राप्त संस्थान से बी.ई. (सिविल) अथवा उक्त के समतुल्य, एक संरचना इंजीनियर के रूप में जिम्मेदार ओहदे पर संरचनात्मक डिजाइन कार्य में कम से कम 3 वर्ष का अनुभव (डिग्री प्राप्त करने के बाद) या
- (ii) एम.ई. संरचना/भूकंप इंजीनियरी या संरचनात्मक इंजीनियरिंग में विद्या वाचस्पति(Ph.D), एक संरचना इंजीनियर के रूप में जिम्मेदार ओहदे पर संरचनात्मक डिजाइन कार्य में कम से कम 1 वर्ष का अनुभव (डिग्री प्राप्त करने के बाद)

पंजीकरण शुल्क / नवीनीकरण : रु 10,000

पंजीकरण हेतु नियम

- 1- पंजीकृत स्ट्रक्चरल इंजीनियर द्वारा स्ट्रक्चरल डिजाइन किये गये भवन का ऑडिट, विभाग द्वारा किसी भी समय किया जा सकता है। उक्त में प्रतिकूल तथ्य पाये जाने पर पंजीकरण निरस्त व विधिक कार्यवाही हेतु व्यक्ति स्वयं उत्तरदायी होंगे।
- 2- स्ट्रक्चरल इंजीनियर के पंजीकरण उपरान्त भवन निर्माण एवं विकास उपविधि-2011 के परिपेक्ष्य में स्ट्रक्चरल डिजाइन हेतु प्रमाणित किये गये मानचित्रों की सूचना प्रत्येक दो माह में मुख्यालय, नगर एवं ग्राम नियोजन विभाग को देनी आवश्यक होगी।
- 3- पंजीकृत स्ट्रक्चरल इंजीनियर स्ट्रक्चरल डिजाइन स्वयं करेगा, किसी भी दशा में उक्त को करने हेतु किसी अन्य व्यक्ति को अधिकृत नहीं करेगा। उक्त तथ्य संज्ञान में आने पर स्ट्रक्चरल इंजीनियर के विरुद्ध विधिक कार्यवाही की जायेगी।
- 4- स्ट्रक्चरल इंजीनियर द्वारा तैयार किये गये स्ट्रक्चर ड्राईंग के अनुरूप भवन/परियोजना का निर्माण किये जाने की जिम्मेदारी स्वयं स्ट्रक्चरल इंजीनियर की होगी। आवेदक द्वारा विकसित कार्य किये जाने पर उसकी सूचना तत्काल सम्बन्धित स्ट्रक्चरल इंजीनियर द्वारा विभाग को दी जायेगी।
- 5- स्ट्रक्चरल इंजीनियर द्वारा ड्राईंग के अनुरूप भवन का निर्माण सुनिश्चित किये जाने एवं निर्मित किये गये भवन की स्ट्रक्चरल सुरक्षा की जिम्मेदारी संयुक्त रूप से आवेदक एवं स्ट्रक्चरल इंजीनियर की होगी।

DOCUMENTS REQUIRED

Self Attested copies of

- High school Pass certificate.
- 12th Pass Certificate.
- Mark sheet & degree (Bachelor of Engineering / Master of Engineering or equivalent).
- Photocopy of the requisite experience certificate and relevant documents as required for different grades.
- 3 photographs duly attested.
- Photocopy of proof of address
- Photo I.D. proof.
- Annual Fee
- Affidavit as per the prescribed language.

To

The Secretary
Housing department,
Govt. of Uttarakhand,
Dehradun.

Subject : Registration of (name in block letters) _____

Sir,

I _____ S/o, W/o, D/o _____ R/o _____ hereby apply for grant of New Licence of Structural Engineer Grade-_____ with the Govt. of Uttarakhand. My technical qualification and experience are detailed as under; attested copies of the testimonials and experience are also attached herewith.

1. High School Certificate.
2. Senior Secondary Pass Certificate.
3. Mark sheet and Degree of Technical Qualification.
4. Three Photographs duly attested.
5. Photocopy of proof address.
6. Photo ID proof
7. Affidavit.
8. Experience Certificate/ relevant documents for experience
9. Any other related document.

Yours faithfully,

Signature with seal

Name & Address

Date _____

Place _____

A F F I D A V I T - C U M - U N D E R T A K I N G

Affidavit of _____ S/O / D/O / W/O
Shri _____ aged _____ resident of _____
_____ do hereby solemnly affirm and declare as under :-

- 1 That I have passed my school from (name of Board) _____ in the year _____.
- 2 That I have passed B. Tech or equivalent in Civil Engineering from (name of Board) _____ in the year _____.
- 3 That at present I am not working with any Government / Semi-Government / Public Undertaking Department.
- 4 That the copy of submitted documents alongwith the application for empanelment are genuine and valid.
- 5 That I will abide with the prevailing conditions pertaining to the empanelment of Structural Engineer.

DEPONENT

Verification :

Verified at _____ on this _____ day of _____ 2014 that the contents of the above said affidavit are true and correct and nothing has been concealed therefrom.

DEPONENT

Annexure 9 – Empanelment of Architect for Supervision / Issue of Completion Certificate

1. **Definition :** In these rules, unless the context otherwise requires
 - a. **“Act”** – the Act of the concerned Authority
 - b. **“Empanelled Architect for Supervision / Issue of Completion Certificate”** – A person empanelled by the Authority as per rules under these bye-laws as authorised person for Supervision / Issue of Completion Certificate
 - c. **“Person Authorised”** – means a qualified and duly registered Architect having a degree in Architecture or equivalent qualification and registered with the Council of Architects, India with minimum 5 years of experience in the practise
 - d. **“Sanctioned Building Plan”** – means a building plan of a building / premise to be constructed on a plot and approved by the Competent Authority in accordance with the provisions of Master Plan / Zonal Development Plan and Building Bye Laws

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

2. **Authority should obtain** security deposit / professional indemnity bond and professional liability insurance from empanelled Architects as decided in value from time-to-time
3. **The empanelment of an Architect** shall be for a period of two years and can be extended from time to time subject to review by the Competent Authority at the end of every two years
4. **The Architect shall charge** as prescribed by Council and Building Bye Laws and other charges as prescribed from time to time
5. **The Empanelled Architect shall ensure during the inspections at the construction stage and also at the time of issuing Completion Certificate** that there is no violation of Master Plan / Zonal Development, Approved Layout Plan and Building Bye Laws and other related rules and regulations in force
6. **In case it is found that there had been a violation** of Master Plan / Zonal Development Plan, approved layout plan and Building Bye Laws and other related rules and regulations in force at the time of sanction of building plans / construction stage / issue of completion certificate, action for penalising the Architect shall be taken including removal from the empanelment and referring the matter to the Council of Architecture, India for appropriate action
7. **The Empanelled Architect shall be required to file a quarterly return** of building plans received for Supervision / Issue of Completion Certificate, fee received, etc. to the Concerned Authorities. His work shall be monitored to check the backlog and performance.
8. **Before issue of Completion Certificate,** a Joint Inspection is to be carried out by the officer authorised by the Concerned Authority in this behalf and the empanelled Architect. Within 10 days of the Joint Inspection, the Architect shall be informed about the non-compoundable deviations to be removed and composition fee to be charged for minor deviations under the rules
9. **The Architect shall Issue the Completion Certificate** after having satisfied himself that non-compoundable deviations have been removed from the building and necessary compounding / regularisation fee has been deposited with the Concerned Authority

Annexure 10 –Certificate & Checklist for Structural Safety

From

.....
.....
.....
.....

To

.....
.....
.....

With respect to the building work of erection re-erection or for making alteration in theKhataNo..... Building on in with respect of Plot No (CS).....Plot Village/Mohala..... Ward No.....of..... / Corporations/ Municipal council/ Nagar Panchayats/ Metropolitan area/ Planning Area under..... planning Authority/ Gram Panchayat areas covered underDevelopment Plan/ Planning Authority / or planning scheme notified within the development pan area of..... within the Development Plan Area of I certify;

1. That the building has been constructed according to the sanctioned plan and structural design (copy of the drawings executed enclosed) which incorporates the provisions of structural safety norms as specified in part 6 (Structural Design) of the National Building Code of India, 2005 and other relevant codes and the design complies with the Earthquake safety requirement

2. That the construction has been done under my supervision and guidance and adheres to the drawings and specifications submitted and records of supervision have been maintained.

Any subsequent changes from the completion drawings shall be the responsibility of the owner. The Checklist for Structural Safety has been annexed to this letter.

Signature of Technical Person

Registration No. and date:-

Name of the Technical Person

Signature of Owner(s)

Name of the Owner(s)

Address:

Date:

ITEM	As Per Building Plan				Remark by authorized representative
	Yes	No	Non- applicable	Applicable	

1) Structural Safety					
1. Provide Design Basis Report as per the document					
2. Provide description of Sub-structure and Super-structure as per the format given in the Ref (5&6) enclosed.					
3. Provide brief Description of Structural System with sketches, images of drawing, etc. with specific focus on Lateral load resisting system'.					
4. Provide brief note on modeling, software used etc. Clear mention whether infill / partition wall is idealized as part of lateral load system?					
5. Provide the height of building in meters.					
6. Provide plan dimensions of the building (mt x mt)					
EQ Loading Details					
7. Provide following EQ loading details.					
a) Zone Factor					
b) Importance factor					
c) Response Reduction factor					
d) Soil Type					
e) % LL considered in seismic					
f) Time Period in the horizontal X-direction (sec)					
g) Time Period in the horizontal Z-direction (sec)					
h) Total Seismic weight (Sw) of building (kN)					
i) Static Base-shear in X-direction (as % of Sw)					
j) Static Base-shear in Z-direction (as % of Sw)					
k) Table of distribution for static base shear					

l) Max. deflection at roof level. (mm)					
m) Max. inter storey drift./ Height					
Vertical Elements Details					
8. Provide following data regarding Vertical Elements.					
a) Size of maximum loaded column					
b) Gravity load on max. loaded column					
c) Axial stress in max. loaded column (Gravity loads)					
d) Grade of max. loaded column					
e) Axial settlement in max. loaded column					
f) Axial settlement in min. loaded column					
g) % Base-shear resisted by all columns along X (static)					
h) % Base-shear resisted by all columns along Z (static)					
Dynamic Analysis					
9. Provide following data from Dynamic Analysis					
a) Total gravity load on floating column (provide table if there are multiple floating columns)					
b) Size and span of girders supporting floating columns					
c) Number of floors supported by floating columns					
d) Deflection of girder under column (from model)					
e) Deflection of girder under column (from s/s action)					
f) Specific details about floating columns on cantilever girders (Refer Table below)					
10. Provide, if applicable, following data for each cantilever.					
a) Cantilever span					
b) Structural system					
c) Nature of usage					

d) Maximum elastic deflection under gravityloads					
11. Provide stability calculations for uplift and overturning (model extract in case of model)					
12. Typical design calculations for footings					
13. Typical design calculations for RCC columns Composite Columns					
14. Typical design calculations for RCC walls					
15. Typical design calculations for RC beams (Or Steel Beams)					
16. Typical design calculations for RCC Girders (Or Steel Girders/Truss)					
17. Typical design calculations for Steel Bracings					
18. Provide a note on special provisions suggested for the building (like dampers etc.)					
19. Soft copy of model including input and output.					

Provide following data from Dynamic Analysis				
Modes	Frequency	Time Period in Sec	X-Participation	Z-Participation
Mode 1				
Mode 2				
Mode 3				
Mode 4				
Mode 5				
Mode 6				
Mode 7				
Mode 8				
Mode 9				
Mode 10				
Mode 11				

Mode 12				
Mode 13				
Mode 14				
Mode 15				
	Summation			

Provide Table for lateral deflections (mm) at Terrace Level in the following format.						
Load Case	Dxmax	H/Dx	Drift-x	Dzmax	H/Dz	Drift-z

Provide Corner displacements (mm) for Torsional Irregularity (along x-direction) in the following format.						
Load Case	Corner- 1	Corner- 2	Corner- 3	Corner - 4	Avg - x	% Max./Avg.
Eq-x						
Wl-x						

Provide Corner displacements (mm) for Torsional Irregularity (along z-direction) in the following format.						
Load Case	Corner- 1	Corner- 2	Corner- 2	Corner- 4	Avg - x	% Max./Avg.
Eq-z						
Wl-z						

Provide acceleration (mg) values in the following format.			
Eq-x	Eq-z	WL-x	WL-z

DESCRIPTION OF SUB-STRUCTURE	
No. of basement	
Minimum clearance between outermost basement retaining wall and compound wall	
Has a Shoring system been installed? Submit sectional detail of the shoring system	
Give details of methodology used to resist uplift pressure due to ground water for tower portion as well as the portion outside the tower.	
Description of the foundation for the tower block	
Nature of Foundation	
SBC assumed T/sq.mt.	
Sub-grade Elastic Modulus	
Intended Use of basements	
If rock anchors are used, are they grouted after installation and stressing?	
Is structural steel used in the construction of the sub-structure?	
If yes, what are the measures taken for its fire proofing and corrosion resistance?	
Whether Expansion/	
Separation joints provided?	
Whether expansion joint/ separation joint continues through basement?	
If yes, detail at Basement level & retaining wall junction	

DESCRIPTION OF SUPER STRUCTURE	
No. of Floors & height of building in m	
Shape of Building, Plan, Elevation, Whether Symmetric in Elevation	
Maximum plan dimension in either direction in m.	

Ratio of plan dimension	
Typical Floor to floor height in m Maximum floor to floor height in entire height of building in m.	
Aspect ratio (Height of Building till Terrace / Minimum Dimension of Building)	
Type of floor slab	
Average thickness of floor slab in mm	
Whether column are RCC, Composite or In structural steel	

Annexure 11 – Construction Quality Checklist

Quality Checklists for Building Works					
ITEM	As Per Building Plan				Remark by authorized representative
	Yes	No	Non applicable	Applicable	
1) EXCAVATION & PCC					
A. Pre Excavation					
1. Construction Drawings indicating levels available at Site					
2. Proper safety precautions taken for site and public					
3. Precautions taken for dewatering and protecting site from flooding					
4. Dumping ground established Setting out and levels as per Drawings					
5. Intermediate levels checked					
B. Post Excavation					
1. Characteristics of excavated stratanoted and deviations informed					
2. Appropriate shoring andshuttering done					
3. Final excavation levels, surfaceinspected and approved					
4. Anti-Termite Treatment has beendone post excavation					
2) PLAIN CEMENT CONCRETE WORKS					
A. Pre-concreting					
1. All levels and dimensionschecked for correctness					
2. Shuttering is as per plan and has no gaps in between					

3. All materials are of specified brand and grade					
B. During Concreting					
1. Mixing of concrete has been done as specified					
2. Slump and other tests carried out as specified					
3. Slump and other tests carried out as specified					
4. Required number of Samples have been taken for carrying out slump tests, cube tests etc.					
C. Post Concreting					
1. Concreting has been done as per specified line and level					
2. Curing has been done as specified					
3. Compaction has been done Properly					
4. Remedial measures taken for removal of defects					
3) ANTI TERMITE TREATMENT (ATT)					
1. Chemicals for ATT are as per Specifications					
2. Chemicals in use are within the expiry date.					
3. Sufficient quantities of chemicals are available at site for ATT					
4. Safety precautions have been taken for carrying out ATT and storage of Chemicals					
5. Record of consumption maintained at site					
4) BACKFILLING					
1. Filling material/ earth is as per specification					
2. 2 Anti-termite treatment has been carried out before commencement of backfilling					
3. Filling has been done in layers of 300 mm, watered and compacted as per specifications					
4. Proper compaction method has been adopted					

5. Filling has been done to the required levels					
5) REINFORCED CEMENT CONCRETE WORKS					
A. Pre-concreting					
1. All specified materials available at site					
2. Cement is of the required grade and not more than three months old.					
3. Shuttering checked for Staging & Propping, line & level, dimensions cleaning etc. and its quality approved					
4. Application of oil & grease carried out					
5. Mixer/Vibrator as specified available at site with adequate means to run them during concreting					
6. Cut-out & Sleeves/Inserted					
7. Surface of reinforcement is clean and free from rust					
8. Bars have been provided as per structural drawings					
9. Lap length & dowels provided as per code provisions					
10. Pin bars & chairs/cover blocks provided as per requirements					
11. Tying of bars has been done correctly					
12. Service lines (Electrical, Plumbing, Others) if any, provided before commencement of concrete					
B. General Arrangement					
1. Availability/ Arrangement of pumps etc., proper access & walkway checked					
2. Adequacy of vibrators/ needle including diesel vibrator					
3. Slump cone & test cubes made					
4. Safety and health measures taken before commencement					

C. During Concreting

1. All necessary precautions taken before commencement of concreting					
2. Samples of taken for slump, cube tests etc. for each batch					
3. Proper Compaction done and checks on Staging & Scaffolding carried out					
4. Covering of green concrete carried out					
5. Surface finish checked					
6. Construction joints provided					

D. Post Concreting

1. De-shuttering started on Vertical faces / Other faces carried out as per codal provisions					
2. Proper curing of concrete carried out					
3. Line & Level of surface checked for correctness					
4. Defects, notified and removed					
5. Cube and other test results will be intimated to the engineer in charge for further action					

6) MASONRY, MORTAR AND PLASTER**A. Pre-Masonry Work**

1. Availability of material as per daily requirement checked					
2. Quality check for bricks/ blocks/sand/ cement carried out					
3. Provisions kept for electrical and other services					

B. During masonry work

1. Checking for line/ level/ right angle carried out					
2. Mortar checked for mix proportion					
3. Proper raking of joints					
4. Seismic bands provided as per zonal requirements					

C. Post masonry

1. Check cleaning of dead mortar and broken bricks/ blocks etc.					
2. 2 Curing carried out as per requirements					

D. Plastering/Pointing

1. Mortar for plastering as specified for each side of wall					
2. Quality of cement and sand checked					
3. Curing work done as per requirement					
4. Preparation of surface					

E. During Plastering

1. Mortar mixing in tray					
2. Addition of water proofing compound					
3. Proper roughing of first coat					
4. Check for collection of mortarSpills					
5. Cleaning of dead mortar					
6. Check of waviness					
7. Check for grooves/ drip molds					
8. Application of cement slurry on concrete surface					

F. After Plastering

1. Curing					
2. Check for hollowness					
3. Check for cracks					
4. Check for diagonal					
5. Lime wash after 3 days (within 5 days in case of neeru application)					
6. Safety and health measures					

7) WATER PROOFING

1. Surface for waterproofing has been prepared and cleaned					
2. Safety measures/					

precaution taken before commencement of works					
3. Specified type of water proofing Used					
4. Specified material used for waterproofing					
5. The material used was as per specification					
6. Work has been carried out as per specifications by the department/specialized agency					
8) IPS/TILE FLOORING AND DADO					
1. Layout of floor checked and proper slopes for draining water are maintained specially in bathroom and toilet					
2. Thickness bases at GL checked of different floor					
3. Check for proper back filling under floor done					
4. Metal/glass strips laid properly in IPS flooring					
5. Curing of IPS Flooring done as per requirements					
6. Dado provided as per required height					
7. Cleaning and finishing done					
9) PLUMBING & WATER SUPPLY					
1. GI/CI/HDPE pipes etc. conform to relevant IS codes					
2. Pipes of required diameter and their fittings used					
3. Plumbing and Water Supply work carried out through a licensed plumber					
4. Works done as per specification					
5. Plumbing and Water Supply works tested on completion -					
6. Defects rectified					
10) INTERNAL ELECTRICAL WORKS					
A. GENERAL					
1. Layout plans: showing the position of L.T Panels/distribution board, lighting fixtures, lighting					

distribution,scheme, receptacles, etc. availablebeforecommencement of work					
2. All the following items are as perspecification and of approvedmakes					
3. LT Panels/ Distribution BoardsLighting FixturesConduits, including accessoriesReceptaclesJunction BoxesCables/WiresAny other item					
B. SURFACE CONDUIT WIRING / CONCEALED CONDUIT WIRING					
1. Conduit and accessories areof specified make, gauge anddiameter					
2. Proper installation of all conduitwiring and concealed wiring					
C. CHECK LIST FOR EARTHING					
1. Earth electrode provided asspecified.					
B. SURFACE CONDUIT WIRING / CONCEALED CONDUIT WIRING					
1. Conduit and accessories areof specified make, gauge anddiameter					
2. Proper installation of all conduitwiring and concealed wiring					
C. CHECK LIST FOR EARTHING					
1. Earth electrode provided asspecified					
B. SURFACE CONDUIT WIRING / CONCEALED CONDUIT WIRING					
1. Conduit and accessories areof specified make, gauge anddiameter					
2. Proper installation of all conduitwiring and concealed wiring					
C. CHECK LIST FOR EARTHING					
1. Earth electrode provided asspecified.					
CHECK LIST FOR EXTERNAL ELECTRICAL WORKS					
A. CHECK LIST FOR O.H. LINES					

1. Poles used are of approved make as specified and conform to relevant BIS codes					
2. Test certificate as applicable.					
3. Pole embedded below ground level as specified.					
4. Metallic poles are adequately earthed with specified size of Earth conductor.					
5. Strays struts, insulators, conductors used conform to Relevant BIS Code.,					
6. Earth wire conductor used as Specified					
7. Lightning arrestors used as Specified					
B. CABLE LAYING					
1. Trenches of specified dimension excavated and prepared					
2. Required quantity of sand cushioning provided; cable laid; another layer of sand and brick protective covering provided. Refilling done earth ramming and dressing done					
3. Cables entry point in building or crossing roads path protected by providing Hume pipes or PVC pipe					
4. Cable tested before and after laying and before emerging					
C. CHECK LIST FOR EARTHING					
1. Earth electrode provided as specified					
2. Types and size of main/ sub main and circuit earthing conductors provided as specified.					
11) DRAINAGE WORKS					
1. Excavation for drains carried out as per the approved lay-out					
2. Bed Concrete laid as per specifications with proper slopes and cuttings					
3. All pipes procured and laid as					

perrequirement					
4. Jointing of pipes done as perspecifications					
5. Manholes provided as per design					
6. Materials for construction ofmanhole as specified					
7. End of the pipes plugged					
8. Drainage line tested beforeputting to use					
13) OTHERS					
1. Whether the provision for adequate ventilation and natural lighting has been made as per National Building code?					
2. Whether facility for storage interms of Almirah/ Shelves / Lofts/ Platform has been made?					
3. Whether sanitary fittings havebeen provided?					

Annexure 12 - Certificate Of Completion
(To be issued by Registered Architect)

From.

.....

.....

.....

To,

.....

.....

.....

Sir, I hereby certify that the development, of erection, re-erection or for material alteration in with respect of plot No (CS)Plot No (MSP).....Khata No..... Holding No..... Village.....Mohalla...../Ward No.....of Municipal Corporations/ Municipal Council/ Nagar Panchayats/ Metropolitan area/ Planning Area under.....Planning Authority/Gram Panchayat areas covered under..... Development Plan/ Planning Authorities/ or planning scheme notified within the development plan area of, has been supervised by me and has been completed by the date.....according to the sanctioned plan (vide No..... date.....) and provisions of the Byelaws.

Implementation of life safety provisions has been complied as mentioned in Byelaws 16(5). The work has been completed to my best satisfaction, the workmanship and all the materials (type and grade) have been used strictly, in accordance with the general and detailed specifications.

I/We hereby also enclose the plan and documents as required under these Byelaws and request to issue the occupancy permission for the said building and premises.

Signature of Architect

Signature of Owner(s)

Name of the Architect

Name of the Owner(s)

Address:.....

Address:.....

Date:

Date:

Annexure 13 - Certificate Of Completion
(To be issued by Structural Engineer)

From.

.....

.....

.....

To,

.....

.....

.....

Sir, I hereby certify that the development, of erection, re-erection or for material alteration in with respect of plot No (CS)Plot No (MSP).....Khata No..... Holding No..... Village.....Mohalla...../Ward No.....of Municipal Corporations/ Municipal Council/ Nagar Panchayats/ Metropolitan area/ Planning Area under.....Planning Authority/Gram Panchayat areas covered under..... Development Plan/ Planning Authorities/ or planning scheme notified within the development plan area of, has been supervised by me and has been completed by the date.....according to the sanctioned plan (vide No..... date.....) and provisions of the Byelaws. I also attest that:

- a) The building/s has/have been constructed according to the sanctioned plan
- b) The building/s has / have been constructed as per
 - a. the detailed structural drawings and structural specifications prepared by the Structural Engineer
 - b. the detailed Architectural drawings and Architectural specifications prepared by the Architect
 - c. detailed drawings and specifications of all services
- c) All materials used in the construction have been tested as provided inspecifications and a record of test reports has been kept.

I/We hereby also enclose the plan and documents as required under these Byelaws and request to issue the occupancy permission for the said building and premises.

Signature of Structural Engineer

Signature of Owner(s)

Name of the Structural Engineer

Name of the Owner(s)

Address:.....

Address:.....

Date:

Date:

Annexure 14 – Structural Inspection Report

(This form has to be completed by registered Structural Designer after his site inspection and verification regarding compliance of all recommendation by the owner, which in the opinion of the registered structural designer are necessary for safety of the structure)

1. Description by title and location of the property including T.P.No., F.P.No.etc.:
2. Name of the present owner :
3. Description of the structure (Briefly describe the property in general and the structure in particular) :
4. Year of construction
5. Year of subsequent additions or rectification's (Describe briefly the nature of additions or rectification's).
6. Date of last inspection report filed: Last filed by whom (This does not apply to the first report).
7. Soil on which building is founded :
 - a. Any change subsequent to construction
 - b. Nearby open excavation
 - c. Nearby collection of water
 - d. Proximity of drain
 - e. Underground water-tank
 - f. R.W. Pipes out-lets
 - g. Settlements
8. The Super-structure (R.C.C. Frame structure)
 - a. Crack in beam or column nature and extent of crack probable causes.
 - b. Cover spell
 - c. Exposure of reinforcement
 - d. Subsequent damage by user for taking pipes, conduits, hanging, fans or any other fixtures, etc.
 - e. Crack in slab
 - f. Spalling of concrete or plaster of slab
 - g. Corrosion of reinforcement
 - h. Loads in excess of design loads
9. The Super-Structure (Steel Structure)
 - a. Paintings
 - b. Corrosion
 - c. Joint, nuts, bolts, rivets, welds, gusset plates
 - d. Bending or buckling of members
 - e. Base plate connections with columns or pedestals
 - f. Loading
10. The Super-Structure (Load bearing masonry structure)
 - a. Cracks in masonry walls : (Please describe some of the major cracks, their nature, extent and location, with a sketch, if necessary) :
11. Recommendations if any

This is to certify that the above is a correct representation of facts as given to me by the owner and as determined by me after Site Inspection to the best of my ability and judgment.

The recommendations made by me to ensure adequate safety of the structure are compiled
With, by the owner and to my entire satisfaction.

(Signature of the Registered Structural
Engineer)

Date: _____

Name of the registered structural Engineer:

Registration No. Address:

Standard Operating Procedure for Land Use Change / Conversion

The Application for the Land Use Change / Conversion for the Plot of Land which is proposed to be developed under the Master Plan / Zonal Development Plan / Sector Plan and for which the land use needs to be converted, will have to be applied either by the owner of the plot or person authorised by the owner of the plot.

The Application for Land Use Conversion is to be submitted to Housing Department, Government of Uttarakhand with the following documentation:

Checklist

1. Ownership Documents
 - Lease Deed
 - Sale Deed and
 - Current Khatauni
2. In hilly areas, if the slope of the land or its nearby areas is more than 30 degrees or as reflected in either the Master Plan of the concerned area or the Cadastal Map
 - Situational Analysis on Contour Plan Map
3. Location Plan of the plot of land in question with a fixed scale of either 1:4000 or 1:8000 with mention of features like Road, Road Junction, River, Stream, Sewer Connectivity and distance from important locations, landmarks, junctions.
4. The Location Plan Map should also contain nearby township growth map with features like Township Characteristics, Road Network & Width of Road
5. Site Plan which contains the Dimensions of the plot & Width of the access road
6. An Affidavit in which the applicant certifies that he will bear the cost of advertisement for objections & clarifications and also bear all necessary cost in regards to the change of land use
7. An Affidavit of co-owners, in case of Joint Application for Land Use Change providing their No Objection in favor of the applicant

Standard Operating Procedure for Land Use Change under Housing Department

STEP - I The date of submission of an application with the above documents will be treated as the date of receipt at the Housing Department and the application will be forwarded to the Concerned Authority / Regulated Area / SADAs as well as the Town and Country Planning Department

7 days

STEP - II Concerned Development Authority / Town and Country Planning Department / Regulated Area / SADA will conduct a technical analysis on the land use conversion proposed of the plot in question in the light of the Master Plan / Zonal Plan and building byelaws parameters and other matters of concern of the concerned area. NOC Collection by Concerned Authority / Regulated Area / SADA from all the concerned Departments viz. Forest, Irrigation and other departments wherever necessary will simultaneously be sought from the relevant departments. After approval from Controlling Authority / Development Authority / Regulated Area / SADA, the report will be submitted to Housing Dept.

3 Months

STEP - III Housing Department will provide a decision on approval / rejection for land use conversion. If rejected, an intimation will be sent to the applicant.

1 Month

STEP - IV Housing Department will direct to the Concerned Authority / Regulated Area / SADA to prepare Change the Land Use change proposal.

7 Days

STEP - V The Concerned Authority / Regulated Area / SADA will publish notification through newspapers to invite objections, if any regarding the land use change

45 Days

STEP - VI If Objections are received, the Concerned Authority / Regulated Area / SADA will dispose the objections if the proposal is found to be favourable then the Authority will calculate the Land Conversion Charge and send a letter to the applicant to deposit the required charges if the proposal is not found favourable the same shall be intimated .

15Days

STEP - VIII In case where land use change proposal found favorable ,the Concerned Authority / Regulated Area / SADA will send a letter to the Housing Dept. for notification after which Housing Department will issue a Notification for Land Use Change

15 Days

विभिन्न प्राधिकरणों से भवन निर्माण हेतु अनापति प्रमाण पत्र की आवश्यकताओं हेतु चैक लिस्ट

Check List of Site Inspection by JE/AE/EE/ Draftsman for Building plan Approval

1. What is the width of Road at site?
2. Whether there is any tree on the site?
3. Whether any High tension line is going above the site?
4. If any canal/gool is passing through/near the site
5. If the site near any River/Lake/Nala then what is the distance?
6. Is there any existing old construction?
7. Is the construction already started by applicant?
8. What is the status of constructed housed within the diameter of 100 mtrs form the proposed site?
9. Whether the proposed site is adjacent to any Government land/Building?
10. Whether the proposed building plan is near/on the land of Gram Samaj?
11. Whether the proposed building is near any national monument? If yes then the distance?
12. Whether the proposed building is near any defence establishment? If yes then the distance?
13. Whether the proposed building is near any national Highway/P.W.D Road/Master Plan Road? If yes then the distance?
14. Whether the key plan submitted by applicant is as the site?

Check List of Documents and List of Prior Approvals

1. Whether form is filled completely	Yes <input type="checkbox"/>	No <input type="checkbox"/>
2. Whether photo of applicant is attached	Yes <input type="checkbox"/>	No <input type="checkbox"/>
3. Whether Duly signed and scanned map for approval is attached	Yes <input type="checkbox"/>	No <input type="checkbox"/>
4. Whether CAD drawing is attached	Yes <input type="checkbox"/>	No <input type="checkbox"/>
5. Whether mutation/khatoni is attached	Yes <input type="checkbox"/>	No <input type="checkbox"/>
6. Whether duly notarized Sale deed/lease deed/gift deed is attached	Yes <input type="checkbox"/>	No <input type="checkbox"/>
7. Whether old sanctioned map is attached (if required)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
8. Whether submitted map duly signed by architect and applicant	Yes <input type="checkbox"/>	No <input type="checkbox"/>
9. Whether form is filled completely	Yes <input type="checkbox"/>	No <input type="checkbox"/>
10. Whether Duly signed and map for approval is attached	Yes <input type="checkbox"/>	No <input type="checkbox"/>
11. Whether Blue Print drawing is attached	Yes <input type="checkbox"/>	No <input type="checkbox"/>

12. Whether mutation/khatoni is attached	Yes <input type="checkbox"/>	No <input type="checkbox"/>
13. Whether duly notarized Sale deed/lease deed/gift deed is attached	Yes <input type="checkbox"/>	No <input type="checkbox"/>
14. Whether old sanctioned map is attached (if required)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
15. Whether submitted map duly signed by architect and applicant	Yes <input type="checkbox"/>	No <input type="checkbox"/>
16. Whether submitted map duly signed by Structure Engineer with Structure Design and Drawing	Yes <input type="checkbox"/>	No <input type="checkbox"/>
17. Required Affidavits	Yes <input type="checkbox"/>	No <input type="checkbox"/>
18. NOC required from Town Planning Department regarding land use with G.S.I.-Zone for Nainital Nagar Palika Area.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
19. NOC required from Geologist, Geology and Mining unit, Directories of Industries, Uttarakhand, Haldwani regarding land slope/ land stability etc.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
20. NOC required from Forest Department whether there is any tree on the site?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
21. NOC required from Electricity Department whether any High tension line is going above the site?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
22. NOC required from Irrigation Department if any canal/gool is passing through/near the site?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
23. NOC required from Concerned Department whether the proposed site is adjacent to any Government land / Building?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
24. NOC required from Concerned Department whether the proposed Building plan near/on the land of Gram Samaj?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
25. NOC required from Archaeological Survey of India whether the proposed building is near any national monument? If yes than the distance?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
26. NOC required from Defence Department whether the proposed building near any defence establishment? If yes than the distance?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
27. NOC required from Concerned Department whether the proposed building near any national High Way/PWD Road? If yes than the distance?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
28. NOC required from Public Works		

Department whether the proposed building is near any Nala?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
29. NOC required from Fire Department for non-residential building?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
30. NOC required from Concerned Department whether the proposed building is near any lakes?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
31. NOC required from Nagar Palika Parishad / Nagar Panchayat / Uttarakhand Jal Sansthan?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

विभिन्न विभागों से भवन निर्माण हेतु अनापत्ति प्रमाण पत्र की आवश्यकताओं हेतु चैक लिस्ट

लोक निर्माण विभाग की चैक लिस्ट

1. क्या राष्ट्रीय राजमार्ग के किनारे निर्माण हेतु भारत सरकार सड़क परिवहन एवं राजमार्ग मंत्रालय के पत्रांक-RW/NH-33023/19/99-DO-III दिनांक 24.07.2013 की गाईडलाइन्स के अनुसार भवन के मानचित्र पर अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है ?	हाँ <input type="checkbox"/>	नहीं <input type="checkbox"/>
2. क्या राष्ट्रीय राजमार्ग के अलावा अन्य ऐसे अधिसूचित मार्गों के किनारे निर्माण हेतु उत्तराखण्ड रोड़ साईड लैंड कंट्रोल (संसोधन) एक्ट, 2014 के अनुसार भवन के मानचित्र पर अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है ?	हाँ <input type="checkbox"/>	नहीं <input type="checkbox"/>

नगर निगम विभाग की चैक लिस्ट

1. क्या नगर निगम स्तर से निर्माण हेतु नगर सिमांकन के अनुसार भवन के मानचित्र पर अनापत्ति प्राप्त कर ली गई है ?	हाँ <input type="checkbox"/>	नहीं <input type="checkbox"/>
2. क्या नगर निगम स्तर से निर्माण हेतु नगर निगम की भूमि होने के सम्बन्ध में भवन के मानचित्र पर अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है ?	हाँ <input type="checkbox"/>	नहीं <input type="checkbox"/>
3. क्या नगर निगम स्तर से निर्माण हेतु भूमि के प्रकार (खाला/नाला) के अनुसार भवन के मानचित्र पर अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है ?	हाँ <input type="checkbox"/>	नहीं <input type="checkbox"/>
4. क्या नगर निगम स्तर से निर्माण हेतु अतिक्रमण की स्थिति के अनुसार भवन के मानचित्र पर अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है ?	हाँ <input type="checkbox"/>	नहीं <input type="checkbox"/>
5. क्या नगर निगम स्तर से निर्माण हेतु प्रस्तावित भूमि के स्वामित्व के अनुसार भवन के मानचित्र पर अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है ?	हाँ <input type="checkbox"/>	नहीं <input type="checkbox"/>
6. क्या नगर निगम स्तर से निर्माण हेतु रास्ते की स्थिति के अनुसार भवन के मानचित्र पर अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है ?	हाँ <input type="checkbox"/>	नहीं <input type="checkbox"/>
7. क्या नगर निगम स्तर से निर्माण हेतु रास्ते की स्थिति के अनुसार भवन के मानचित्र पर अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है ?	हाँ <input type="checkbox"/>	नहीं <input type="checkbox"/>
8. क्या नगर निगम स्तर से निर्माण हेतु व्यवसाय के प्रकार के अनुसार भवन के मानचित्र पर अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है ?	हाँ <input type="checkbox"/>	नहीं <input type="checkbox"/>
9. क्या नगर निगम स्तर से निर्माण हेतु स्वच्छता व्यवस्था सुनिश्चित करने के उपाय के अनुसार भवन के मानचित्र पर अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है ?	हाँ <input type="checkbox"/>	नहीं <input type="checkbox"/>

सिंचाई विभाग की चैक लिस्ट

1. क्या सिंचाई विभाग द्वारा लीज पर दी गयी जमीन पर नक्शा पास करवाने के अनुसार भवन के मानचित्र पर अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है ?	हाँ <input type="checkbox"/>	नहीं <input type="checkbox"/>
---	------------------------------	-------------------------------

2. सिचाई विभाग के नहर व कुलावों पर न्यूनतम दोनों तरफ 1 मी० की दूरी छोड़ते हुये पक्का निर्माण कार्य किया जाये, जिससे की नहर की मरम्मत, सफाई इत्यादि के लिये निर्माण सामग्री एवं मजदूर बिना परेशानी के आ-जा सके, जिसके अनुसार भवन के मानचित्र पर अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है ?	हाँ <input type="checkbox"/> नहीं <input type="checkbox"/>
3. नदी या नालों के दोनों किनारों पर "फ्लड प्लानिंग जौन" के अनुसार भवन के मानचित्र पर अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है ?	हाँ <input type="checkbox"/> नहीं <input type="checkbox"/>
4. सिचाई विभाग के स्तर से कोई भी गंदा पानी (Waste Water) नहर में नहीं डाला जायेगा क्योंकि नहर का पानी पशुओं को पिलाने के काम आता है, तथा कई कशतकारों के नहाने-धोने के भी काम आता है, जिसके अनुसार भवन के मानचित्र पर अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है ?	हाँ <input type="checkbox"/> नहीं <input type="checkbox"/>

अग्निशमन विभाग की चैक लिस्ट

1. क्या नेशनल बिल्डिंग कोड ऑफ इंडिया एवं राज्य भवन निर्माण उपविधि के अनुसार स्ट्रक्चरल मानचित्र, एक निश्चित प्रोफार्मा (एनेक्जर-1) के अनुसार निर्माण हेतु प्रारम्भिक अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है ?	हाँ <input type="checkbox"/> नहीं <input type="checkbox"/>
2. यदि पूर्व में अनापत्ति प्रमाण पत्र लिया गया है तो मानचित्र शमन/अतिरिक्त निर्माण हेतु अनापत्ति प्रमाण पत्र की छायाप्रति उपलब्ध करायी गयी है ?	हाँ <input type="checkbox"/> नहीं <input type="checkbox"/>
3. प्राधिकरण द्वारा अनुमोदित मानचित्र जिनमें पूर्व में सुझायी गई अग्नि सुरक्षा व्यवस्था प्रदर्शित की गई है जिसके अनुसार निर्माण हेतु भवन के मानचित्र पर अंतिम/कार्यपूर्ति अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है ?	हाँ <input type="checkbox"/> नहीं <input type="checkbox"/>
4. क्या भवन निर्माण हेतु भवन के मानचित्र पर वार्षिक अनापत्ति प्रमाण पत्र प्राप्त करते हुये निर्धारित शुल्क जमा किया गया है ?	हाँ <input type="checkbox"/> नहीं <input type="checkbox"/>
5. अग्निशमन विभाग स्तर से निर्माण हेतु आवेदन पत्र, जमाप्रति चलान, फायर एक्सटिंग्यूशरों का हाइड्रोलिक प्रेसर टेस्टिंग प्रमाण पत्र तथा पूर्व में निर्गत अनापत्ति प्रमाण पत्र प्राप्त कर लिया गया है ?	हाँ <input type="checkbox"/> नहीं <input type="checkbox"/>

जल संस्थान की चैक लिस्ट

1 ^प क्या जल विभाग स्तर से प्रस्तावित भूमि/भवन के सापेक्ष जल संस्थान की अवशेष देयकों का भूगतान आवेदक द्वारा कर दिया गया है ?	हाँ <input type="checkbox"/> नहीं <input type="checkbox"/>
2 ^प क्या निर्माण स्थल की भूमि पर जल संस्थान की पाईप लाईन अथवा सीवर लाईन गुजर रही है तो उसकी शिफ्टिंग आवेदक द्वारा स्वयं के व्यय पर करानी होगी ?	हाँ <input type="checkbox"/> नहीं <input type="checkbox"/>
3 ^प क्या निमाण कार्य हेतु भू-स्वामी द्वारा पेयजल की व्यवस्था (क) जल संस्थान की योजना से (ख) स्वयं के ही व्यवस्था से	सहमत <input type="checkbox"/> असहमत <input type="checkbox"/>
4 ^प क्या निर्माण के उपरान्त भवन से उत्सर्जित सीवर निस्तारण एवं शोधन की व्यवस्था (क) जल संस्थान की योजना से (ख) स्वयं के ही व्यवस्था से	सहमत <input type="checkbox"/> असहमत <input type="checkbox"/>

प्रदूषण नियन्त्रण बोर्ड की चैक लिस्ट

1. Is the project proponent of building construction agency is required to obtain consent to establish and consent to operate under Section 25 of the Water (Prevention & Control of Pollution) Act, 1974 and Section 21 of the Air (Prevention & Control of Pollution) Act, 1981?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
2. Is the project proponent of building construction shall submit the proposal for sewage water treatment system, treated water reuse plan within the premises?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
3. Is the project proponent of building construction required to submit the details of the DG sets which shall be equipped with the acoustic encloses?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
4. Is the proponents are required to submit the management plan of the solid waste generation from the project?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
5. Is the proponent shall submit the rains water harvesting plan?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
6. For construction phase is it the proponent shall submit the periodical ambient air quality monitoring data to the Pollution Control Board?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
7. Is the proponent shall also submit the proposal for waste water treatment system, solid waste management for construction phase?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

विद्युत विभाग की चैक लिस्ट

1. According to Indian Electricity Rules is it necessary to establish low and medium voltage lines and service line, vertically distance as 2.5 m and horizontally distance as 1.2 m at the time of building construction?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
2. According to Indian Electricity Rules is it necessary to establish high voltage lines up to and including 11000 V, vertically distance as 3.7 m and horizontally distance as 1.2 m at the time of building construction?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
3. According to Indian Electricity Rules is it necessary to establish high voltage lines above 11000 V and up to and including 33000 V, vertically distance as 3.7 m and horizontally distance as 2.0 m at the time of building construction?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
4. According to Indian Electricity Rules is it necessary to establish extra high voltage lines beyond 33000 V, vertically distance as 3.7 m and horizontally distance as 2.0 m at the time of building construction?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
5. According to Indian Electricity Rules is it correct that vertically / horizontally distance is plus 0.3 m for every additional 33000 V or part thereof at the time of building construction?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

वन विभाग की चैक लिस्ट

1. The proposed land recorded as forest in forest record or any Government Records?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
2. Does the tree have any Ecological/Historical Importance?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
3. Is there any endangered species of tree?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
4. What is the category of the premise?	Agriculture <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> New Proposed Or Existing Residential <input type="checkbox"/> Other specify <input type="checkbox"/>	
5. What is the reason for proposing to fell the tree/trees?	Self consumption <input type="checkbox"/> Commercial <input type="checkbox"/> Other Specify <input type="checkbox"/>	
6. Whether, it is recorded as Forest (Reserve Forest/Protected Forest/Cantonment/Garden/etc.) in any Government Records.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
7. Whether exempted from TPA-1976.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
8. What is the Area of the Premises?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
9. What is the Aerial distance from nearest protected area/Eco-sensitive zone etc.?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
10. What is the Physical Condition of Trees?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
11. Whether, it is a Non-Forest Land.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
12. Whether, you are setting up an industry, on the land.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
13. Whether, Tree felling permission sought previously, on the same plot of land, if any.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
14. Whether, Certificate of Ownership over Trees/Land issued by Tehsildar and above is attached.	Yes <input type="checkbox"/>	No <input type="checkbox"/>

15. Whether, the land's ownership is shared by some other person/Joint ownership.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
16. If yes, whether, the NOC from the Joint owner/Gram Pradhan/Prashad has been obtained and enclosed.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
17. Whether, Surveyed sketch map of the land enclosed.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
18. Whether, Location map of the land enclosed.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
19. Whether, Enumeration list of trees to be felled in Annexure-III enclosed.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
20. Whether, Security Deposit towards replanting is paid.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
21. Revenue Slip/Khatauni Copy, Other Ownership Proof?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
22. Total number of trees, Name Location, Height (in mt.), Circumference at DBH, Volume etc?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
23. Number of trees recommended for felling and their Names?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
रक्षा विभाग से सम्बन्धित बिन्दु		
1. क्या प्रस्तावित भूमि मानचित्र Work of Defence Act की Notification से प्रभावित है या नहीं ?	हाँ <input type="checkbox"/>	नहीं <input type="checkbox"/>