

## PART -II

# DEVELOPMENT CONTROL RULES FOR DAMAN DISTRICT

*These Development Control Rules - 2005 for Daman District have been prepared under Section 140 of the Daman & Diu Town and Country Planning (Amendment) Regulation, 1999, and recommended by the Daman & Diu Town & Country Planning Board in its meeting held on 28th June, 2007.*

*After approval of the Government, these rules are published and notified vide Notification No. 20/LU-PRP-00/176 dated 12th July, 2007*

**Note:** This book is reprint version of original documents/rules. Care has been taken in printing the book as regard to accuracy of contents of rules & documents. However, in case of any error or misprint of figure, words, map etc. the original documents/rules shall be referred which shall be binding to all.

# **DEVELOPMENT CONTROL RULES FOR DAMAN DISTRICT**

**[Framed under Section 140 of  
the Daman and Diu  
Town and Country Planning  
(Amendment) Regulation, 1999]**

**Town and Country Planning Department  
UT Administration of Daman & Diu  
Daman**

## DEVELOPMENT CONTROL RULES FOR DAMAN DISTRICT

*{Framed under Section 140 of the Daman and Diu  
Town and Country Planning (Amendment) Regulation, 1999  
(Read with Principal Act, 1974 )}*

In exercise of powers conferred by sub-section (1) of Section 140 of the Daman and Diu Town and Country Planning (Amendment) Regulation, 1999 (Read with the Principal Act - Goa, Daman and Diu Town & Country Planning Act, 1974) and all other powers enabling him in this behalf, the Administrator of Daman and Diu & Dadra & Nagar Haveli hereby makes the following rules in consonance with the Revised Regional Plan - 2005-2021 of Daman District;

### 1.0 SHORT TITLE AND COMMENCEMENT

- 1.1 These rules shall be called the Development Control Rules 2005 for Daman District of U.T. of Daman & Diu.
- 1.2 These rules shall apply to the building activities and development works in village Panchayat area of Daman District of U.T. of Daman and Diu as per the Zoning provisions in the Revised Regional Plan 2005-2021 of Daman District. If there is conflict between the requirements of these rules and those of any other rules or bye-laws of any local authority, these rules shall prevail.
- 1.3 These rules shall come in to force from the date of publication in the Official Gazette and shall replace all other existing Building Regulations/Development Control Rules under any Act.

### 2.0 DEFINITIONS OF TERMS AND EXPRESSIONS

- 2.1 In these Rules, unless the context otherwise requires, the terms and expressions shall have the meaning indicated against each of them.
- 2.2 The terms and expressions not defined in these rules shall have the same meaning as in the Daman and Diu Town and Country Planning (Amendment) Regulation, 1999.

### 3.0 MEANING AND DEFINITIONS

- 3.1 **Accessory Building** : means a building separated from the main building on a plot, and to put to use one or more accessory uses.
- 3.2 **Accessory Use** : means use of the building subordinate and customarily incidental to the principal use.
- 3.3 **Addition and/or alteration**: means change from one occupancy to another, or a structural change, such as addition to the area or height, or the removal of part of a building or a change to the structure, such as the construction or cutting into or removal of any wall or part of a wall, partition, column, beam, joist, floor including a mezzanine floor or other support, or a change to or closing of any required means of ingress or egress, or a change to mixtures or equipment, as provided in these Regulations.
- 3.4 **Advertising Plan**: means any surface or structure with characters, letter or illustrations applied thereto and displayed in any manner whatsoever out of doors for the purpose of advertising or giving information regarding or to attract the public to any place, person, public performance, article or merchandise, and which surface or structure is attached to, forms part of or is connected, with any building, or is fixed to a tree or to the ground or to any pole, screen, fence or hoarding or displayed in space; or in or over any water body in Panchayat area of Daman District.
- 3.5 **Air-conditioning** : means the process of treating air to control simultaneously its temperature, humidity, cleanliness and distribution to meet the requirement of an enclosed space.
- 3.6 **Amenity** : means roads, streets, open spaces, parks recreational grounds, play grounds, sports complex, parade ground, gardens, markets, primary schools, secondary schools, colleges, Polytechnics, Clinics, dispensaries, hospitals, parking lots, water supply, electric supply, street lighting, sewerage, drainage, public works and includes other utilities, services and conveniences.

- 3.7 **Architect** : means an architect who is an associate or corporate member of the Indian Institute of Architects or who holds a degree or diploma which makes him eligible for such membership for such qualifications listed in Schedule XIV of the Architects Act. 1972 and being duly registered with the Council of Architecture under that Act.
- 3.8 **Architect Planner** : means Architect Planner of the Government of Daman and Diu.
- 3.9 **Automatic sprinkler system** : means an arrangement of pipes and sprinklers, automatically operated by heat and discharging water on fire, simultaneously setting an audible alarm.
- 3.10 **Balcony** : means a horizontal projection, including a parapet, hand-rail balustrade, to serve as a passage or sitting out place.
- 3.11 **Basement or cellar** : means the lower storey of a building below the ground level.
- 3.12 **Building** : means a structure, constructed with any materials whatsoever for any purpose, whether used for human habitation or not, and includes excavation except for the purpose of digging for bore well and or compound wall, foundation, plinth, wall, floors, roofs, chimneys, plumbing, and building services, fixed platforms, verandahs, balconies, cornices, projections; part of a building or anything affixed thereto; any wall enclosing or intended to enclose land or space, signs and outdoor display structures; tanks constructed for storage of chemicals or chemicals in liquid form; and all types of buildings defined below, except tents, shamianas and tarpaulin shelters erected for temporary purposes for ceremonial occasions, with the permission of the Competent Authority or any other officer empowered in this behalf.
- 3.12.1 **Assembly buildings** : means a building or part thereof where groups of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes, and include buildings of drama and cinema theatres, drive-in-theatres, assembly halls, city halls, town halls, auditoria,

exhibition halls, museums, "mangal karyalayas", skating rinks, gymnasia, stadia, restaurants, eating or boarding houses, places of worship, dance halls, clubs, gymkhanas, road, air, sea or other public transportation stations, and recreation areas.

- 3.12.2 **Business building** : means any building or part thereof used for transaction of business and/or keeping of accounts and record therefore; offices, banks, professional establishments, court houses being classified as business buildings if their principal function is transaction of business and/or keeping of books and records.
- 3.12.3 **Detached building** : means a building with walls and roofs independent of any other building and with open spaces on all sides.
- 3.12.4 **Educational building** : means a building exclusively used for a school or college or educational institution recognised by the appropriate Board or University, or any other Competent Authority involving assembly for instruction, education or recreation incidental to educational use. and including a building for such other users incidental thereto such as a library or a research institution. It shall also include quarters for essential staff required to reside in the premises, and a building used as a hostel captive to an educational institution whether situated in its campus or not.
- 3.12.5 **Farm building** : means a structure erected on land assessed or held for the purpose of agriculture for all or any of the following purposes connected with such land or any other and belonging to or cultivated by the holder thereof, namely:
- for the storage of agricultural implements, manure or fodder;
  - For the storage of agricultural produce.
  - For sheltering cattle.
  - For the residence of members of the family, servants or tenants of the holder, or
  - For any other purpose which is an integral part of his cultivating arrangement;

- 3.12.6 **Hazardous building** : means a building or part thereof used for storage, handling, manufacture or processing of radioactive substances or highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/or producing poisonous fumes or explosive emanations; and a building or part thereof used for storage, handling, manufacture or processing of which involves highly corrosive, toxic or noxious alkalis, acids, or other liquids, gases or chemicals producing flame, fumes and explosive mixtures or which result in division of matter into fine particles capable of spontaneous ignition.
- 3.12.7 **Industrial building** : means a building or part thereof wherein products or material are manufactured and/or fabricated, assembled or processed, such as assembly plants, laboratories, power plants, refineries, gas plants, mills, dairies and factories.
- 3.12.8 **Institutional building** : means a building constructed by Government, Semi-Government organisations or registered Trusts and used for medical or other treatment, a hostel for working women or for an auditorium or complex for cultural and allied activities or for an hospice, care of persons suffering from physical or mental illness, handicap, disease or infirmity care of orphans, abandoned women, children and infants, convalescents, destitutes or aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation, and includes dharmshalas, hospitals, sanatoria, custodial and penal institutions such as jails, prison, mental hospitals, houses of correction, detention and reformatories.
- 3.12.9 **Mercantile building** : means a building or part thereof used as shops, stores or markets for display and sale of wholesale or retail goods or merchandies; including office, storage and service facilities incidental thereto located in the same building.
- 3.12.10 **Multi-storied building** : means a building or "High-rise building" means a building of a height of 15 metres or more above the average surrounding

ground level.

- 3.12.11 **Office building** : (premises), means a building or premises or part thereof whose or principal use is for an office or for office purposes or clerical work. "Office purposes" includes the purpose of administration, clerical work, handling money, telephone, telegraph and computer operation; and "clerical work" includes writing, bookkeeping, sorting papers, typing, filing, duplicating, punching cards or tapes machines calculations, drawing of matter for publication and editorial preparation of matter for publication.
- 3.12.12 **Residential building** : means a building in which sleeping accommodation is provided for normal residential purposes, with or without cooking or dining facilities, and includes one or more family dwellings, lodging or rooming houses, hostels, dormitories apartment houses, flats, & private garages of such buildings.
- 3.12.13 **Semi-detached building** : means a building detached on three sides with open spaces as per specified in these rules.
- 3.12.14 **Special building** : means a building solely used for the purpose of a drama or cinema theatre, a drive-in-theatre, an assembly hall or auditorium, an Exhibition hall, theatre museum, a stadium, a "mangal karyalaya" or where the built-up area of such a user exceeds 600 sq. mts. in the case of mixed occupants; or an industrial building; a hazardous building; a building of a wholesale establishment; residential hotel building or centrally air-conditioned building which exceeds 15 m. in height and/or a total built-up area of 600 sq. mt.
- 3.12.15 **Storage building** : means a building or part thereof used primarily for storage or shelter or goods, wares, merchandise and includes a building used as a warehouse, cold storage, freight depot, transit shed, store house, public garage, hangar, truck terminal, grain elevator, barn and stable.
- 3.12.16 **Unsafe building** : means a building which is structurally unsafe, is insanitary, is not provided with adequate means of egress, constitutes a fire

hazard, is dangerous to human life in relation to its existing use constitutes a hazard to safety or half or by reasons of inadequate maintenance, dilapidation or abandonment.

- 3.12.17 **Wholesale establishment** : means an establishment wholly or partly engaged in wholesale trade and manufacturer, wholesale outlets, including related storage facilities, warehouses and establishments engaged in truck transport, including truck transport booking agencies.
- 3.13 **Building line** : means the line upon which the plinth of building adjoining a street or an extension of a street or on a future street may lawfully extent and includes the lines prescribed, if any,
- 3.14 **Building Height** : means the vertical distance measured in the case of the flat roof from the average level of the centre line of the adjoining street to the highest point of the building adjacent to the street and in the case of a pitched roof upto the point where the external surface of the outer wall intersects the finished surface of the sloping roof and in the case of gables facing the road, the mid point between the eaves level and the ridge. Architectural features serving on other functions except that of the decorations shall be excluded for the purpose of taking heights. If the building does not abut a street, the height shall be measured above the average level of the ground around and contiguous to the building. Provided that for the safety against collapse of the building, the height shall be so controlled that the open space from the road side face of the building to the middle of the road be at least two-third of the height of the building plus 3m."
- Explanation :**  
Height in the above regulation, shall be measured from the road level/plot level whichever is higher, to the highest point in the building, excluding the parapet height not exceeding 1.5 m.
- 3.15 **Built-up area** : means the area covered by a building on all floors including cantilevered portion, if any, but excepting the areas excluded specifically under these Regulations.

- 3.16 **Cabin** : means a non-residential enclosure constructed on load bearing partitions.
- 3.17 **Canopy** : means Cantilevered projection at Lintel level over any entrance.
- 3.18 **Carpet area** : means the net usable floor area within a building excluding that covered by the walls or any other areas specifically exempted from floor space index computation in these Regulations.
- 3.19 **Chimney** : means a construction by means of which a flue is formed for the purpose of carrying products of combustion to the open air and includes a chimney stack and the flue pipe.
- 3.20 **Chhajja** : means a structural overhang provided over opening on external walls for protection from the weather.
- 3.21 **Chowk** : means a fully or partially enclosed space permanently open to the sky within a building at any level; an "inner chowk" being enclosed on all sides and an "outer chowk" having one unclosed side.
- 3.22 **Collector** : means the Collector appointed by the Government for the District of Daman and shall include any official or officers to whom the duties and functions of the Collector are assigned.
- 3.23 **Combustible shopping** : means that material which when burnt adds heat to a fire when tested for combustibility in accordance with the IS : 3808-1966 Method of Test for Combustibility of Building Materials. National Building Code.
- 3.24 **Competent Authority** : means any person or authority authorised by the Local Authority or the Government to perform such functions as may be specified by the Local Authority or the Government.
- 3.25 **Contiguous holding** : means a continuous piece of land in one ownership irrespective of separate property register cards / possession receipts of plots.
- 3.26 **Convenient shopping** : means shops, each with a carpet area not exceeding 20 sq.mt. except where otherwise indicated and comprising those dealing with

- day to day requirements.
- 3.27 **Corridor** : means a common passage or circulation space including a common entrance hall.
- 3.28 **Courtyard** : means a space permanently open to the sky within the site around a structure.
- 3.29 **Damp proof course** : means course consisting of some appropriate water proofing material provided to prevent penetration of dampness or moisture.
- 3.30 **Developers** : person(s) who develops agriculture land for the purpose of establishing a Industrial/ Residential/ Commercial complex.
- 3.31 **Dharmashala** : means a building used as a space or religious assembly, a rest house, a place in which charity is exercised with religious or social motive, or a place wherein a certain section of people have a right or are granted, residence without payment or on nominal payment.
- 3.32 **Drain** : means a system or a line of pipes, with their fittings and accessories as manholes, inspection chambers, traps, gullies, floor traps used for drainage of buildings or yards appurtenant to the buildings within the same curtilage. A drain includes an open channel or conveying surface water or a system for the removal of any liquid.
- 3.33 **Enclosed staircase** : means a staircase separated by fire resistant walls and doors from the rest of the building.
- 3.34 **Escape route** : means any well ventilated corridor, staircase or other circulation space, or any combination of the same, by means of which a safe place in the open air at ground level can be reached.
- 3.35 **Existing building** : means use of a building or a structure existing authorisedly before the commencement of these Regulations.
- 3.36 **Existing use** : means use of a building or structure existing authorisedly before the commencement of these rules.
- 3.37 **Exit** : means a passage, channel or means of egress from any building, storey of

floor area to a street or other open space of safety; horizontal out side exist and vertical exist having meanings at (i), (ii) and (iii) respectively as under:

- (i) **Horizontal exit:** means an exit which is a protected opening through or around a fire wall or a bridge connecting two or more buildings,
  - (ii) **Outside exit:** means an exit from a building to a public way, to an open area leading to a public way or to an enclosed fire resistant passage leading to a public way.
  - (iii) **Vertical exit:** means an exit used for ascending or descending between two or more levels, including stairways, smoke-proof lowers, ramps, escalators and fire escapes.
- 3.38 **External wall:** means an outer wall of a building not being a partition wall, even though adjoining a wall of another building and also means a wall abution on an interior open space of any building.
- 3.39 **Fire and/or emergency alarm system:** means an arrangement of call points or detectors, sounders and other equipment for the transmission and indication of alarm signals. Working automatically or manually in the case of fire or other emergency.
- 3.40 **Fire lift:** means a special lift designed for the use of fire service personnel in the event of fire or other emergency.
- 3.41 **Fire proof door:** means a door or shutter fitted to a wall opening, and constructed and erected will the requirement to check the transmission of heat and fire for a specified period.
- 3.42 **Fire Pump:** means a machine, driven by external power for transmitting energy to fluids by coupling the pump to a suitable engine or motor, which may have varying outputs/capacity but shall be capable of having a pressure of 3.2 kg/cm<sup>2</sup> at the topmost level of a multi-storied or high rise building.
- 3.43 **Fire booster pump:** means a mechanical/electrical device whichboosts up the

water pressure at the top level of a multistoried/high rise building and which is capable of a pressure of 3.2 kg/cm<sup>2</sup> at the nearest point.

- 3.44 **Fire resistance:** means the time during which a fire resistant material i.e. material having a certain degree of fire resistance, fulfills its function of contributing to the fire safety of a building when subjected to prescribed conditions of heat and loan or restraint. The fire resistance test of structures shall be done in accordance with IS:3809-I966 Fire Resistance Test of Structure.
- 3.45 **Fire Separation:** means the distance in metre measured from any other building on the site from another site, or from the opposite side of a street or other public space to the building.
- 3.46 **Fire service inlet:** means a connection provided at the base of a building for pumping up water through-in-built fire-fighting arrangements by fire service pumps in accordance with the recommendations of the Chief Fire Officer.
- 3.47 **Fire tower:** means an enclosed staircase which can only be approached from the various floors through landings or lobbies separated from both the floor area and the staircase by fire-resistant doors and open to the outer air.
- 3.48 **Floor:** means the lower surface in a storey on which one normally walks in a building and does not includes mezzanine floor. The floor at ground level with a direct access to a street or open space shall be called the ground floor; the floor above it shall be termed as floor 1, with the next higher floor being as floor 2, and so on upwards.
- 3.49 **Floor Space Index (FSI) or Floor Area Ratio (FAR) :** means the quotient of the ratio of the combined gross covered area (plinth area) on all floors, excepting areas specifically exempted under these Regulations, to the total area of the plot viz.: **Total Built area on all floors/Total Plot area.**
- 3.50 **Footing:** means a foundation unit constructed in brick work or stone masonry or concrete under the base of a wall or column for the purpose of distributing the load over a large area.



- 3.51 **Foundation:** means that part of the structure which is in direct contact with and transmitting loads to the ground.
- 3.52 **Front:** means the space between the boundary line of a plot abutting the means of access/road/street and the building line. Plots facing two or more means of accesses/road/streets shall be deemed to front on all such means of access/roads/street.
- 3.53 **Gallery:** means an intermediate floor or platform projecting from all wall of an auditorium or a hall, providing extra floor area, and/or additional seating accommodations. It also includes the structures provided for seating in stadium.
- 3.54 **Garage-Private:** means a building or a portion thereof designed and used for the parking of vehicles.
- 3.55 **Garage-Public:** means a building or a portion thereof, designed other than as a private garage, operated for gain, designed and/or used for repairing, servicing, hiring, selling or storing or parking motor-driven or other vehicles.
- 3.56 **Gaunthan or Village Site:** means the lands included within the site of a village at the commencement of the Daman & Diu Land Revenue Regulation in accordance with any survey, custom or usage or which may be declared as included within the site of village in accordance with the provisions of the said Regulation;
- 3.57 **Government:** The Administrator of Daman and Diu and DNH appointed by the President of India under Article 239 of Constitution of India.
- 3.58 **Grantor:** In respect of "Industrial Area" means where Administration of Daman and Diu has executed the Agreement to Lease or Licence in favour of its allottee.
- 3.59 **Habitable room:** means a room occupied or designed for occupancy for human habitation and uses incidental thereto, including a kitchen if used as a living room, but excluding a bath-room, water closet compartment, laundry, serving and storing pantry, corridor, cellar, attic, store-room, pooja-room and space not

- frequently used.
- 3.60 **Hazardous material:** means:
- (i) radio active substances;
  - (ii) is highly combustible or explosive and/or which may produce fume or explosive emanations or storage, handling, processing or manufacturing of which may involve highly corrosive, toxic or noxious alkalis or acids or other liquids;
  - (iii) other liquids or chemicals producing flame, fumes, explosive, poisonous, irritant or corrosive gases or which may produce explosive mixtures of dust or fine particles capable of spontaneous ignition.
- 3.61 **Height of a room:** means the vertical distance measured from the finished floor surface to the finished ceiling/slab surface. The height of a room with a pitched roof means the average height between the finished floor surface and the bottom of the eaves and the bottom of the ridge.
- 3.62 **Home occupation:** means customary home occupation other than the conduct of an eating or a drinking place offering services to the general public, customarily carried out by a member of the family residing on the premises without employing hired labour, and for which there is no display to indicate from the exterior of the building that it is being utilised in whole or in part for any purpose other than a residential or dwelling use and in connection with no article or service is sold or exhibited for sale except that which is produced therein, which shall be non-hazardous and not affecting the safety of the inhabitants of the building and the neighbourhood, and provided that no mechanical equipment is used except that as is customarily used for purely domestic or household purposes and/or employing licensable goods. If motive power is used, the total electricity load should not exceed 0.75 KW. "Home Occupation" may also include such similar occupations as may be specified by the Collector and subject to such terms and conditions as may be prescribed.
- 3.63 **Ledge" or "Tand:** means a shelf-like projection supported in a manner, except

- by vertical supports, within a room itself but with a projection of more than half a metre.
- 3.64 **Lessee:** In respect of Area means the allottee in favour of whom lease has been granted by Administration of Daman and Diu or by any other local authority.
- 3.65 **Lesser:** In respect of "industrial area", means area where Administration of Daman and Diu has executed the Lease in favour of its allottee.
- 3.66 **Licensed Architect / Engineer / Structural Engineer / Supervisor:** means a qualified architect or engineer, or supervisor, licensed by any planning authority or any State Government or by Local Authority of the Administration of Daman and Diu.
- 3.67 **Licensee:** In respect of "Industrial Area" means the allottee in favour of whom Administration of Daman and Diu has executed Agreement to Lease.
- 3.68 **Lift:** means a mechanically guided car platform or transport for persons and materials between two or more levels in a vertical or substantially vertical direction.
- 3.69 **Loft:** means an intermediate floor between two floors or a residual space in a pitched roof above normal level constructed for storage.
- 3.70 **Masonry:** means an assemblage of masonry units properly bound together by mortar.
- 3.71 **Masonry unit:** means an unit whose net cross-sectional areas in a plane parallel to the bearing surface is 75 per cent or more of its gross cross-sectional area measured in the same plane. It may be either clay, brick, stone, concrete block or sand-lime brick.
- 3.72 **Mezzanine floor:** means an intermediate floor not being a loft, between the floor and ceiling of any storey.
- 3.73 **N.A. Permission:** means a permission granted under Land Revenue Regulation by the Collector to use any agricultural land for non-agricultural purpose.

- 3.74 **Natural Hazard:** The probability of occurrence, within a specific period of time in a given area, of a potentially damaging natural phenomenon.
- 3.75 **Natural Hazard Prone Areas:** Areas likely to have moderate to high intensity of earthquake, or cyclonic storm, or significant flood flow or inundation, or land slides/mud flows/avalanches, or one or more of these hazards.
- Note:** Moderate to very high damage risk zones of earthquakes are as shown in Seismic Zones III, IV and V specified in IS: 1893; moderate to very high damage risk zones of cyclones are those areas along the sea coast of India prone to having wind velocities of 39 m/s or more as specified in IS:875 (Part 3) and flood prone areas in river plains (unprotected and protected) are indicated in the Flood Atlas of India prepared by the Central Water Commission.
- 3.76 **Non-combustible:** means not liable to burn or add heat to a fire when tested for combustibility in accordance with the IS : 3808-1966 Method of Test Combustibility of Building Materials.
- 3.77 **Occupancy or Use:** means the principal occupancy or use for which a building or a part of it is used or intended to be used, including contingent subsidiary occupancies; mixed occupancy buildings being those in which more than one occupancy are present-in-different portions of the buildings.
- 3.78 **Open Space:** means an area forming an integral part of a land left permanently open to the sky.
- 3.79 **Organised Development:** means development of land admeasuring 2.5 Ha. or more carried out by, or under the overall control of a single agency in accordance with a proper sub-division plan or layout of buildings with adequate provision of infrastructural facilities, such as, roads, storm water drainage, sewerage, water supply, power supply, etc. as specified by these Rules, and may involve consolidation of adjoining land parcel into a large plot.
- 3.80 **Outline Development Proposal :** means a document consisting of a statement and maps giving particulars of the Proposed Organised Development.

- 3.81 **Owner:** means a person who receives rent for the use of the land or building or would be entitled to do so if it were let, and includes :-
- (i) an authorised agent or trustee who receives such rent on behalf of the owner;
  - (ii) a receiver, executor or administrator, or a manager appointed by any court of competent jurisdiction to have the charge of or to exercise the rights of the owner;
  - (iii) an agent or trustee who receives the rent or is entrusted with or is concerned with any building devoted to religious or charitable purposes; and
  - (iv) a mortgage in possession.
- 3.82 **Parapet:** means a low wall or railing built along with edge of roof or a floor.
- 3.83 **Parking space:** means an enclosed or unenclosed covered or open area sufficient in size to park vehicles. Parking spaces shall be served by a driveway connecting them with a street or alley and permitting ingress or egress of vehicles.
- 3.84 **Partition:** means an interior non-load bearing divider one storey or part storey in height.
- 3.85 **Permission:** means a valid permission or authorization in writing by the competent authority to carry out development or a work regulated by the Regulations.
- 3.86 **Plinth:** means the portion of a structure between the surface of the surrounding ground and surface of the floor immediately above the ground.
- 3.87 **Plinth area:** means the built-up covered area measured at the floor level of the basement or of any storey whichever is larger.
- 3.88 **Planning Brief:** means a statement by the Planning Authority specifying

- mandatory and optional planning requirements relating to the land for which Organised Development is proposed.
- 3.89 **Plot:** means a contiguous parcel or piece of land enclosed by definite boundaries.
- 3.90 **Plot Corner:** means a plot at the junction of and fronting on two or more roads or streets.
- 3.91 **Plot Depth:** means the mean horizontal distance between the front and rear plot boundaries.
- 3.92 **Plot with double frontage:** means a plot having a frontage on two streets other than a corner plot.
- 3.93 **Porch:** means a covered surface supported on pillars or otherwise for the purpose of a pedestrian or vehicular approach to a building.
- 3.94 **Road/Street:** means any highway, street, lane, pathway, stairway, passage way, carriageway, footway, square, place or bridge, over which the public have a right of passage, whether existing or proposed and includes all bunds channels, ditches, storm water drains, service corridors for Sewage lines, electric lines, culverts, sidewalks, traffic islands, road-side trees and hedges, retaining walls, fences, barriers and railings.
- 3.95 **Road/Street - level or grade:** means the officially established elevation or grade of the centre line of the street upon which a plot fronts, and if there is no officially established grade, the existing grade of the street at its midpoint.
- 3.96 **Road/Street line:** means the line defining the side limits of a road/street.
- 3.97 **'Road width' or "Width of road/street":** means the whole extent of space within the boundaries of a road measured at right angles to the course or intended course of direction of such road.
- 3.98 **Row housing:** means a row of houses with only front, rear and interior open spaces.

- 3.99 **Service road:** means a road/lane provided at the front, rear or side of a plot for service purpose.
- 3.100 **Smoke-stop door:** means a door for preventing or checking the spread of smoke from one area to another.
- 3.101 **Stair-cover:** means a structure with a covering roof over a staircase and its landing built to enclose only the stairs for the purpose of providing protection from the weather, and not used for human inhabitants.
- 3.102 **Storey:** means the portions of a building included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it then the space between any floor and the ceiling next above it.
- 3.103 **Superintending Engineer, Architect Planner, Executive Engineer, Assistant Engineer :** means respectively the Superintending Engineer, Architect Planner, Executive Engineer and Assistant Engineer, appointed by the Administration and shall include any other officer or officers to whom the duties or functions of the Superintending Engineer, Architect Planner, the Executive Engineer or the Assistant Engineer, may, for the time being be assigned.
- 3.104 **Technical Officer:** means any officer appointed by the Government for the purpose of these Rules.
- 3.105 **Tenement:** means an independent dwelling unit with a kitchen or a cooking alcove.
- 3.106 **Theatre:** means a place of public entertainment for the purpose of exhibition of motion pictures and/or dramas and other social or cultural programmes.
- 3.107 **Tower-like-structure:** means a structure in which the height of the tower-like-portion is at least twice that of the broader base.
- 3.108 **Travel distance:** means the distance from the remotest points on a floor of a building to a place of safety be it a vertical exit or an horizontal exit or an outside

exit measured along the line or travel.

- 3.109 **Water closet (W.C.):** means a privy with an arrangement for flushing the pan with water, but does not include a bathroom.
- 3.110 **Water course:** means a nature channel or an artificial channel formed by training or diversion of a natural channel meant for carrying storm and waste water.
- 3.111 **Water course, Major:** means a water course which carries storm water discharging from a contributing area of not less than 100 hectares, the decision of the Competent Authority on the extent of the contributing area being final. A minor water course is one which is not a major one.
- 3.112 **Window:** means an opening, other than a door, to the outside of a building, which provides all or part of the required natural light, ventilation or both to an interior space.

**Note:** Wherever there is conflict between definitions given in these Rules above and the definition given in the National Building Code shall prevail.

#### 4.0 APPLICABILITY

- 4.1 **Development and Construction:** Except and as hereinafter otherwise provided, these rules shall apply to all development, redevelopment, erection and/or re-erection, structural changes of a building, change of user etc., as well as to the design, construction or reconstruction of, and additions and alterations to a building.
- 4.2 **Part construction:** Where the occupancy of a building is changed, except where otherwise specifically stipulated, these rules apply to all parts of the building affected the change.
- 4.3 **Change of Occupancy:** Where the occupancy of the building is changed except where otherwise specifically stipulated, these rules shall apply to all parts of the building affected the change.

- 4.4 **Reconstruction:** The reconstruction in whole or part of a building which has ceased to exist due to an accidental fire, earth quake, natural collapse or demolition, having been declared unsafe, or which is likely to be demolished.
- 4.5 **Exclusion:** Nothing in these rules shall require the removal, alteration or abandonment or prevent the continuance of the lawfully established use or occupancy of an existing building or its use unless, in the opinion of the Competent Authority, such a building is unsafe or constitutes a hazard to the safety of adjacent property.

#### 5.0 DEVELOPMENT PERMISSION AND COMMENCEMENT CERTIFICATE

- 5.1 No person shall, on or after these Rules come into force, carry out any development of any land without obtaining permission under these rules. Such permission will not absolve the applicant of his obligation to obtain permissions for development under other applicable laws.
- 5.2 No authority shall grant a permission or No Objection Certificate (NOC) for any development otherwise than in conformity with these Rules and the Revised Regional Plan for Daman District 2005-2021.
- 5.3 No development of any land shall be permitted unless the owner undertakes to provide at his own cost infrastructure facilities, such as, roads, water supply, sewage disposal system, solid waste collection and disposal system, electricity, recreational open space, playground, etc. as, in the opinion of Government, may be reasonably required for the development proposed, and also provide for land required for educational, health and other civic facilities as may be specified by Government.
- 5.4 Where the Administration decides to provide and/or maintain any of the aforesaid infrastructure facilities and/or for the purpose of widening of roads, laying of sewer lines, drainage lines etc, the owner shall surrender to the Government or any other agency nominated by it, free-of-cost the land required for such facilities as per the procedure laid in Annexure 1

- 5.5 No development which is not in conformity with these rules shall be permitted in spite of the fact that, on or prior to coming into force of these Rules, the land was converted (in Revenue records) as non-agricultural land, but in respect of which no valid development changed except where otherwise specifically stipulated, these rules permission existed or where no development specified in the N.A. permission was carried out.
- 5.6 All existing authorised developments which are not in conformity with the use provisions of the Revised Regional Plan - 2005-2021 of Daman District shall be allowed to continue as if they are in conforming zone and shall also be allowed reasonable expansion within the existing land area and within the FAR limits prescribed by these rules.
- 5.7 However, no permission shall be necessary for the following works:-
- a) The carrying out of works in compliance with any order or direction made by any authority under any law for the time being in force;
  - b) The carrying out of works by any authority in exercise of its powers under any law for the time being in force.
  - c) The following operation of government whether temporary or permanent which is necessary for the operation, maintenance, development or execution of any of the following services may be exempted from the purview of the these Rules:-
    - i) Railways;
    - ii) National Highways;
    - iii) National Waterways;
    - iv) Major ports;
    - v) Airways and aerodromes;
    - vi) Posts and telegraphs, telephones, Wireless, broadcasting etc,
    - vii) Regional grid for electricity;
    - viii) Any other service which the administration may, if it is of opinion that the operation, maintenance, development or execution of such

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

d) Following alterations provided they do not violate any of the provisions regarding general building requirements, structural stability and fire safety requirements specified in these regulations.

- providing or closing of a window, door or ventilator not opening towards other's property;
- construction of parapet walls between 1.05m. to 1.2m. height; and boundary walls in accordance with these regulations.
- whitewashing and painting; replacing fallen bricks, stones, pillars and beams etc.
- re-tiling and re-terracing; plastering and patch work; flooring;
- construction of chhajjas;
- renewal of roof at the same height:
- re-construction of portions of buildings damaged by any natural calamity to the same extent as previously approved; and
- erection and re-erection of internal partitions.

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

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

5.10 **Pre-Code Building Permit:** If any building permit which had been issued before the date of enforcement of these rules, and is not commenced within a period of

one year from the date of issue of such permit and completed within the period of one year from the date of such permit after getting the Commencement certificate or Building permit duly re validated after every year, the said permission shall be deemed to have lapsed and fresh permit shall be necessary to proceed further with the work in accordance with the provisions of these rules. In respect of half completed works, the provisions of these rules may not strictly be made applicable for granting new permissions in case of genuine bonafide hardship, as may be decided by the Competent Authority or any authorised officer for the purpose.

5.11 **Applicability to partially completed works:** In case of partially completed works, which were started with due permission before the date of enforcement of these rules, the Competent Authority may not necessarily insist on compliance with the provisions of these rules for extending the period of the development permissions, which shall not exceed one year.

## 6.0 DOCUMENTS FOR OBTAINING DEVELOPMENT PERMISSION.

6.1 **Notice:** Every person who intends to carry out any development work, erect, re-erect, or make material alteration in any place in a building shall give notice in writing to the Competent Authority of said intention in the prescribed form given in Annexure 2 and such notice shall be accompanied by plans and statements as per the checklist along with Form of Supervision as per the format at Annexure 3 along with Undertaking from the Architect and Structural Engineer in the prescribed format at Annexure 4 and 5.

The plans may be ordinary' prints on ferro paper or any other type. One set of such plans shall be retained in the office of the authority granting such permission, for record after the issue of permit or refusal and other documents as listed below.

6.2 **Copies Plans and Statements:** Normally, five copies of plans and estimates shall be submitted with the notice. In case of building/schemes, where the clearance is required from agencies like Fire Service etc, additional number of

copies of plans as may be required shall be decided by the Competent Authority.

6.3 **Information Accompanying Notice:** The notice shall be accompanied by "the documents" as maybe prescribed by the Competent Authority in form of a check list [Refer Annexure 6].

6.4 **Sizes of Drawing Sheets and Coloring of Plans:** The size of drawing sheets shall be any of those specified in Table 1 hereunder:-

**Table :1 Drawing Sheet Sizes.**

Serial No.	Designation	Trimmed Size (mm)
1	A0	841 - 1189
2	A1	594 - 841
3	A2	420 - 594
4	A3	297 - 420
5	A4	210 - 297
6	A5	148 - 210

6.5 **Coloring notations for plans:** The plans shall be colored as specified in Table 2, and further, the prints of the plans shall be on one side of the paper only.

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

6.7 **Key plan (or Location Plan):** A key plan drawn to scale of not less than 1:4000 shall be submitted along with the applications for a Building Permit and Commencement Certificate showing the boundary locations of the site with respect to neighborhood landmarks.

6.8 **Site Plan:** The site plan sent with an applications for permit shall be drawn to a scale of not less than 1:1000 and shall show:

a. The boundaries, giving the dimensions of the site and of any contiguous land;

b. The position of the site in relation to neighboring street;

**Table:2 Coloring of Plans.**

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

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

- c. The name of the streets(s) in which the building is proposed to be situated, if any;
- d. All existing buildings standing on, over on under the site;
- e. The position of the buildings, and of all other buildings (if any) which the

applicant intends to erect upon his contiguous land referred to in (a) in relation to the boundaries of the site and (b) in changed except where otherwise specifically stipulated, these rules case where the site has been partitioned the boundaries of the portion in possession of the applicant and also of the portions in possession of others, all adjacent street/s building (with number of storeys and height) and premises within a distance of 30 M. of the site and of the contiguous land (if any) referred to in (a);

- f. The means of access from the street to the building and to all other buildings (if any) which the applicant intends to erect upon his contiguous land referred to in (a);
- g. Space to be left about the building to secure a free circulation of air, admission of light and access for scavenging purposes;
- h. The width of the street (if any) in front of the street (if any) at the side of near of the building.
- i. The direction of north point relative to the plan of the building(s);
- j. Any existing physical features, such as wells, drains, trees etc.
- k. The ground area of the whole property and the break-up of covered area on each floor with the calculations for percentage covered in each floor in terms of the total area of the plot as required under Bye-laws governing the coverage of the area;
- l. Overhead electric supply line, drainage and water supply line;
- m. Such other particulars as may be prescribed by the Collector.

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

- a. include floor plans of all floors together with the covered area clearly

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

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



- 6.10** Building plans for multi-storied/special buildings: For multi-storied buildings which are more than 15 M. height and for special buildings like assembly, institutional industrial, storage and hazardous and mixed occupancies with any one of the aforesaid occupancies having area more than 500 Sq. mt. in the following additional information shall be furnished indicated in the Building Plan in addition to the items (a) to (j) of regulation 6.9.
- a. access to fire appliances/vehicles with details of vehicular turning circle and clear motorable access way around the building;
  - b. size/width of main and alternative staircases along with balcony approach, corridor ventilated lobby approach.
  - c. Location and details of lift enclosures;
  - d. Location and size of fire lift:
  - e. Smoke stop lobby/door, where provided:
  - f. Refuse chutes, refuse chamber, serve ice duct etc.
  - g. Vehicular parking spaces:
  - h. Refuse area, if any:
  - i. Details of Building Services such as Air conditioning system with position of fire dampers mechanical ventilation system, electrical services, boilers, gas pipes etc.
  - j. Details of exits including provisions of ramps etc. for hospitals and special risks;
  - k. Location of generator, transformer and switch gear room;
  - l. Smoke exhaustor system, if any;
  - m. Details of fire alarm system net work;
  - n. Location of centralized control, connecting all fire alarm system built in fire protection arrangements and public address system etc;
  - o. Location and dimensions of static water storage tank and pump room along with fire service inlet or wet-riser and water storage tank.

- p. Location and details of fixed fire protection installations such as sprinklers, wet-risers, hose reels, drenchers. Carbon-dioxide (CO<sub>2</sub>) installation etc. and
  - q. Location and details of first aid fire fighting equipments / installations.
- 6.11 **Service Plan:** Plans, elevations and sections of water supply sewage and effluent disposal system and details of building services, where required by the Competent Authority, shall be made available on a scale not less than 1:100.
- 6.12 **Signing the Plans:** All the plans and statements regarding the proposed work shall be prepared by licensed Architect/ Engineer / Structural Engineer / Supervisor as the case may be and shall be signed by the owner/applicant and licensed technical personnel who shall indicate the name, address and license number allotted by the Authority with whom he is registered and the applicant/owners of the buildings.
- 6.13 **Charges for Stacking of Building Materials on Public Roads:** The stacking of building materials, sand debris on public roads, highways shall be prohibited except with special permission of the Competent Authority. Where such permission has been granted, the license fee for depositing building materials and debris on public roads, highways etc. shall be as follows.

**Table : 3 Charges for stacking building materials on public roads**

a)	For construction of residential Detached building	Rs. 5/- per Sq. M. of plot size per Week.
b)	For construction of Housing complex.	Rs. 10/- per Sq. M. of plot size Per week.
c)	For construction of residential building.	Rs. 10/- per Sq. M of plot non-size/Week.
d)	For Government/Semi-govt. /Public Sector undertakings.	Exempted

**Note :** The stacking of materials would be permitted till the completion of the building. If after completion of the building, in the opinion of the Competent Authority, certain material have not been cleared or left in stage causing

annoyance or inconvenience, the Competent Authority shall take necessary actions against the owner/applicant and any cost incurred in the removal of such material, which has been carried out by the Competent Authority, shall be recovered from the owner/applicant.

- 6.14 Charges for stacking of building materials within the site: The stacking of building material within the plot/on the site create additional pressure on the public amenities. Hence following licence fee for depositing building material and debris within the plot/on the sites shall be as follows :

**Table: 4 Charges for stacking building materials within site.**

(a)	For construction of residential Detached building.	Rs. 1/- per Sq. M. of 'plot size per month.
(b)	For construction of Housing Complex.	Rs. 2/- per Sq. M. of plot size per month.
(c)	For construction of non-residential building.	Rs. 3/- per Sq. M of plot size per month.
(d)	For work of Government/Semi-Govt./Public under takings.	Exempted

## 7.0 PROCEDURE FOR SUBMISSION OF APPLICATIONS FOR THE DEVELOPMENT PERMISSION

- 7.1 From the date of coming into force of these Rules, no change in the use of land or its development or sub-division of plot or lay-out of private street shall be made except with return permission of the Competent Authority for any land falling within the area of Panchayat.
- 7.2 On receipt of an application for permission under sub-rule 7.1 above, the Panchayat shall;
- Furnish to the applicant a written acknowledgement within a period of one week from its receipt.

- After enquiry as may be necessary, send the application along with its enclosures and inquiry Report there on, within a period of one week to the Technical Officer.
- The Technical Officer shall submit application along with its enclosure to the Architect Planner within a period of 15 (fifteen days) from receipt of application.
- The Architect Planner may either sanction or refuse to sanction the plans and specification or may sanction them with such modifications or directions as he may deem necessary and there upon, he shall communicate his decision to the concerned Panchayat within a period of one month of receipt of such application by him.
- On receipt of the decision of the Architect Planner the Panchayat shall communicate the same to the applicant within a period of one week from the date of such decision in the form as per the Annexure 7 or 8 as the case may be.

- 7.3 If within ninety days of the receipt of the notice, from the applicant, the Competent Authority fails to intimate in writing to the person who has given the notice his refusal or sanction with or without modifications or direction, the notice with its plans and statements shall be deemed to have been sanctioned, subject to condition that the proposal is complete in all respect as per the norms of these Rules and documents including CRZ clearance of concerned authority enclosed as per the check list of Annexure-6.

Provided that this shall not be construed to authorise any person to do anything on the site of the work in contravention of or against the terms of lease or titles of the land, or against these or any other rules, bye-laws or ordinance or ordinance operating on the site of the work.

- 7.4 Once the plans have been scrutinised and objections have been pointed out, the applicant giving notice shall modify the plans to comply with the objections raised and resubmit it. No new objections shall generally be raised when they are resubmitted after compliance of earlier objections.

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

#### 8.0 PROCEDURE DURING CONSTRUCTION WORK.

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

#### 9.0 NOTICE FOR COMMENCEMENT OF WORK

- 9.1 Within one year from the date of sanction for building permit, the applicant/owner shall commence the work for which the building permit has been awarded. The owner/applicant shall give notice to the Competent Authority of the intention to start work on the building site in the Proforma given in Annexure 9. The applicant/owner shall commence the work within seven days from the date of receipt of such notice by the Competent Authority.
- 9.2 One copy of the detailed working drawing including structural details based on the approved building plan shall be submitted before 7 days of commencement of the construction work at site for information and record. The applicant will

inform the authority the date for commencement of work.

#### 10.0 DOCUMENTS AT SITE

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

#### 11.0 INTIMATION REGARDING FOUNDATION

- 11.1 The owner/Applicant shall intimate in prescribed format given in Annexure 10 duly certified by the Registered Architect and the Structural Engineer to the Authority regarding the depth and level of foundation and the capacity to which the foundation can take the building load. This will be applicable only for High rise and Special buildings.

#### 12.0 CHECKING OF PLINTH COLUMNS UP TO PLINTH LEVEL.

- 12.1 The owner/applicant shall give notice in prescribed format given in Annexure 11 to the Competent Authority after the completion of work upto plinth level with a view to enable the Competent Authority to ensure that the work is carried out in accordance with the sanctioned plan. The Competent Authority or any officer authorised shall carry out inspection if required within seven days from the receipt of such notice and give permission for carrying out further construction work as per sanctioned plan in prescribed format given in Annexure 12.
- 12.2 In case the building is constructed on stilt, it shall have enough shear walls of required dimensions and strength in the stilted storey so as to ensure almost equal (with variation between + or - 10%) lateral stiffness along both axes to that of the upper floor (including the stiffness contributed by in-fill walls).

**13.0 DEVIATION DURING CONSTRUCTION**

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

**14.0 COMPLETION CERTIFICATE**

- 14.1 The owner/applicant, through his licensed architect, engineer, as the case may be who has supervised the construction, shall give notice to the Competent Authority, regarding completion of work described in the building permit. The completion certificate shall be submitted in the Format given in Annexure 13 along with the documents required as per the checklist mentioned in Annexure 6. The application should also be accompanied by a Structural Stability certificate from the licensed Structural Engineer as per the format at Annexure 14.

**15.0 OCCUPANCY CERTIFICATE**

- 15.1 On receipt of the acceptance of the Architect's Completion certificate, the Competent Authority or his authorised officer shall inspect the work and sanction or refuse the occupancy certificate, in the proforma given in Annexure 15, within thirty (30) days from the date of receipt of completion certificate after which period it shall be deemed to have been granted by the Competent Authority for occupation, provided the building has been constructed as per sanctioned plans and it is ensured that temporary structures erected during construction stages are removed. Where the occupancy certificate is refused, the various reasons shall be quoted for rejecting at the first instance itself. The Occupancy will be granted only if the applicant satisfies the following criteria.

- i) All temporary structures erected at the time of construction has been

removed;

- ii) The debris such as sand, stones, bricks, other materials etc., are work up to plinth level with a view to enable the Competent Authority to ensure that the work is carried out in accordance with the sanctioned plans. The Competent Authority or any officer authorised by him shall carry out inspection if required within seven days from the receipt of such notice and give them permission, for earning out further construction work as per sanctioned plans in removed completely and there is a free movement space particularly on the marginal open spaces;
- iii) A box culvert at the entry is provided adequately, thereby there is no obstruction to the road side drainage;

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

**16.0 PART OCCUPANCY CERTIFICATE**

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

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

- 16.2 The part occupancy certificate shall be given by Competent Authority subject to the owner/applicant indemnifying the Authority on stamp paper of such value as decided by the Competent Authority as per the proforma given in Annexure 16. The Competent Authority can at any time withdraw the Occupancy/Part Occupancy if any deviation is found and / or any unauthorised construction has been carried out without a valid permission to do so.

## 17.0 REGISTRATION OF ARCHITECTS, ENGINEERS AND STRUCTURAL ENGINEERS

### 17.1 Qualification and Experience for Registration :

#### Architect :

A person registered under the provision of Architect Act, 1972 as an Architect or Bachelor's Degree in Architecture or Diploma in Architecture equivalent to B. Arch. with 2 years experience in the field.

#### Engineer :

A Degree in Civil Engineering or Associate membership (Civil Engg.) of the Institute of Engineers, India (AMIE) or a Diploma in Civil Engineering Recognised by State Board of Technical Examination of any State of India. In addition to the qualification stated above, the applicant should have at least five years experience in professional work if he/she is a holder of a Diploma in Civil Engineering and two years experience if he/she is a holder of degree in Civil Engineering or AMIE.

#### Structural Engineer :

A Degree in Civil Engineering or its equivalent qualification recognised by All India Council of Technical Education or Associate Member (Civil Engineer) of the Institute of Engineers. In addition to above qualification, the applicant should have at least five years experience in structural design, two years of which must be in a responsible capacity in form of structural designer.

OR

A Master's degree in Structural Engineering from a recognised institute and at least two years experience in structural design work.

OR

A Doctor's Degree in structural engineering from a recognised institute and at least one years experience in structural design work.

- 17.2 The initial license fee for registration as licensed Architect, Engineer, Structural Engineer and renewal fee shall be as prescribed by the local authority or Government. The fee shall be payable in advance and shall not be refundable.

- 17.3 Renewal of License - a license shall be valid for the financial year or part there of, and it shall be renewed from year to year on the payment of annual license etc.

## 18.0 AMENDMENTS/MODIFICATIONS

- 18.1 Except where same are prescribed in these Rules, the Competent Authority may from time to time add to alter or amend appendices with the approval of the Government.

## 19.0 INSPECTION AND INSPECTION OF FIRE OFFICER

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

- 19.2 For all high rise buildings, work shall be subjected to inspection by the Fire Officer and Competent Authority shall issue an occupancy certificate only after clearance by the said Fire Officer.

## 20.0 UNSAFE BUILDINGS

- 20.1 All unsafe buildings shall be considered to constitute a danger to public safety, hygiene and sanitation and shall be restored by repairs or demolished or dealt

with as otherwise directed by the Competent Authority.

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

## 21.0 UNAUTHORISED DEVELOPMENT

- 21.1 In case of works unlawfully carried out and the Competent Authority is fully satisfied that the erection of any building or the execution of any such work is unlawful and/or unauthorised without a valid permission from the competent authority may by written notice require the person erecting such building or executing such work to stop such erection or work within the period specified in the notice.
- 21.2 If the erection of the building or execution of work is not stopped within the period specified in the notice given under section 21.1. the Competent Authority may direct that any person directing or carrying on such erection or work shall be removed by any police officer from that place where the work is being done.
- 21.3 After the notice under the section 21.1 is issued for unauthorised construction, the Competent Authority may take suitable action which- may include the

demolition of unauthorised works or suitably fined as prescribed in Annexure 17 and/or as per the provisions of Section 51 to Section 54 of the Town and Country Planning Act of Daman and Diu or take suitable action against Licensed Technical person or the architect concerned. The penalty rates can be revised at appropriate intervals.

## 22.0 ARCHITECTURAL CONTROL

- 22.1 For the buildings coming up in the important areas or fronting on major roads more than 25 M. in width or streets or in the case of important monumental buildings or in the proximity of buildings of historical importance; the building schemes may be cleared from the architectural aesthetic point of view. The Competent Authority shall have powers to frame suitable rules for ensuring the above with the approval of the Government. For this the Competent Authority may seek the following information through detailed drawings or models showing the exterior of the building indicating the details on the following:-
- i. projections, architraves on windows, doors and other openings, weather frames, sun-breakers; galleries, balconies, porches;
  - ii. Exterior material/ finishes used with texture;
  - i. Stair rooms and such other constructions on the top of the building which affect the sky line; and
  - ii. Details of gates and boundary walls.

## 23.0 ADDITION TO EXISTING STRUCTURES:

The addition to any existing structure shall satisfy the following provisions in addition that it conforms to the seismic force resistance requirement for new structures unless the following three conditions are complied with:

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

3. The addition shall not decrease the seismic resistance of any structural element of the existing structure unless reduced resistance is equal to or greater than that required for new structure.

#### LAND USE ZONES AND PLANNING REQUIREMENTS

The District of Daman has been divided in to the following land use zones as defined in the revised Regional Plan of Daman District 2005-2021.

##### Urbanisable Zone

Urban area and expansion	U1
Gaunthan and expansion	U2
Industrial Zone	I
Recreational Zone	RC
Green Zone	G1 and G2
Forest	F
Defence Area	D

The land use provisions stipulated herein under for above land use categories are subject to all other Laws , Rules, Regulations in vogue or that may become effective from a future date and to that extent, this land use plan does not give absolute freedom in respect of the land use. As such the freedom would subject to the restrictions imposed by various laws to protect the ecology and environment, flora and fauna of the Territory besides other restrictions on development that are covered under various acts and rules dealt by various other departments. As such the Land use provisions shall further be subjected to all prevailing Laws and Rules of the Central Government and UT Administration and shall be binding to all.

#### 24.0 LAND USE ZONING IN HAZARD PRONE AREAS

In Natural Hazard prone areas namely the earthquake prone zones as per IS: 1893, the cyclone prone areas as per IS: 875 Part-3 and flood prone areas as per the Flood Atlas prepared by the Central Water Commission and/or the flood departments of the

State, the development shall be regulated to ensure special protection from hazards for any type of development irrespective of use zone. Whereas the hazard prone areas identified as per the Vulnerability Atlas of India-1997 prepared by Govt. of India or as may be prepared by State Government from time to time shall be used for such regulations.

#### 25.0 URBANISABLE ZONE - U1 & U2

- 25.1 The lands in U 1 Zone may be developed for residential, commercial, service industry, warehousing or other urban uses. Such development shall be in conformity with the Comprehensive Development Plan, Town Planning Schemes and the related Development Control Regulations as may be enforced by the concerned Planning Authorities for their respective areas.
- 25.2 The development of Land in U1 and U2 Zones for which no Comprehensive Development Plan is prepared shall be regulated in accordance with the provisions herein under until Comprehensive Development Plan or Outline Development Plan is enforced for the area

#### 26.0 URBANISABLE ZONE - U1

- 26.1 Use Provisions
- 26.1.1 Lands in the U 1 may be used for any of the following purposes, namely.
- Residences;
  - Retail shops, Restaurants, Hotel and Banks;
  - Offices of local authorities, local offices of the Government and public utility concerns, and offices of the professionals and others providing similar services;
  - Personal service establishments and repair services;
  - Hospitals, Maternity homes. Nursing homes etc;

- f) Educational, medical, social or religious institutions, libraries and museums;
- g) Research and development institutes, scientific institutes and laboratories and training institutes;
- h) Vehicle parking areas, garages, petrol pumps, weigh-bridges, service stations and automobile repair workshops;
- i) Television and broadcasting Studios, Film Studios, Cinema, Art Galleries, Exhibition Centres and Convention Centres;
- j) Parks, gardens, play-fields, swimming pools, and stadium;
- k) Religious places and allied activities;
- l) Service/Light industries as defined in Annexure 18.
- m) Roads, Bridges, dams, railway lines and related facilities such as bus shelters, bus stations, Taxi stands, railway stations, heliports, jetties, pipelines, electricity transmission lines, Communication towers, and such other public utilities.

#### 26.1.2 URBANISABLE ZONE U-2

##### Use Provisions

Lands in the Urbanisable Zone -U2 may be used as stated above for U1 Zone and may also be used for the following purposes,

- a) Residences;
- b) Retail shops, restaurants, hotels and banks, personal service establishments and repair service establishments;
- c) Schools;

- d) Community centres, Cinema and other social institutions;
- e) Religious places and allied activities;
- f) Clinics, dispensaries, health centres;
- g) Essential public services and utilities including local Government offices.
- h) Stables for domestic animals subject to limit of 5 animals each;
- i) Traditional household industries;
- j) Storage of crop, fodder, manure, agricultural implements and other similar needs;
- k) Parks and playgrounds;
- l) Fishing, fish and net-drying, boat storage, boat repairs and servicing, storage of fuel;
- m) Public conveniences.

#### 26.2 Organised Development

26.2.1 The Organised Development may be undertaken by a co-operative society of land owners, a land owner, developer or builder, local authority or any public agency who shall submit to Government an Outline Development Proposal (ODP) for approval in principle. Such ODP shall indicate (through index map, sketch plan and description) brief particulars of the proposed Organised Development, such as.

- a) Location and area of the land:
- b) Existing and proposed access to sites:
- c) Land uses or activities:
- d) Proposal for provision of basic infrastructure, such as, water supply, waste disposal facilities, power supply, etc.



- 26.2.2 Government shall consider the ODPs in accordance with the provisions of the Revised Regional Plan 2005-2021 and/or in the light of the ODPs approved, and Development Permission granted earlier for the development of adjoining lands and other lands in the vicinity. Government shall either approve the ODP in principle, reject it, or return it for modification in accordance with the specific Planning Brief.
- 26.2.3 Based on the approved ODP, or the Planning Brief referred to in Rule 26.2.2 above, an application for Development Permission for organised development shall be made. Such application shall include the following:
- Sub-division of land into plots or layout of building and proposed use of plots or buildings;
  - Existing or proposed roads shown in the Revised Regional Plan, 2005-2021, Outline Development Plan, Comprehensive Development Plan or Town Planning Schemes, access road to individual plots and building and parking arrangements;
  - Recreational open spaces, spaces reserved for social facilities and amenities, such as, shopping centres, schools, community centres, health centres, etc., Utility services, such as, electric sub-station, water tank and pump house, sewage treatment plant, etc.
  - Landscape plan of the area;
  - Details of the arrangements for provision of water supply including source, treatment and distribution arrangements;
  - Details of the arrangements for collection, treatment and disposal of liquid and solid waste;
  - Details of the arrangements for electricity supply and distribution including provision of street lights.

### 26.3 Sub-Division or Layout

- 26.3.1 Where the land is proposed to be used for land use or activities stated in item (a) to (k) in Rule 26.1.1 a sub-division plan or layout of buildings shall be submitted;
- if the land is proposed to be sub-divided into plots;
  - if more than one building is proposed on the plot; or
  - if the area of the plot is 0.4 ha. or more.

Such sub-division plan or layout shall be in accordance with the relevant provisions specified in Rule 26.3.2 to 26.5.2. The sub-division plan or layout of land shall also incorporate the proposals of the Comprehensive Development Plan, Town Planning schemes etc. in respect of main roads, social facilities, amenities, public utilities, services as specified by the Government.

- 26.3.2\* The minimum width of access pathways and access roads shall be as stated in Table 5.

**Table : 5 Width of access pathways and roads for sub-division or layout for residential purpose.**

Type of Access	Length in metres	Width of access in metres
Pathway	up to 50	3.0
Road	up to 75	6.0
Road	75 to 150	9.0
Road	151 to 300	10.0
Road	above 300	12.0

- 26.3.3 The minimum size of the plot in the Organised Development shall be as stated in Table-6

**Table:6 Minimum plot sizes and frontages**

Land Use	Type of development	Minimum plot area in metres	Minimum width of frontage in metres
Residential	Row houses	50.0	3.0
Retail shopping and Restaurant	Detached	200.0	10.0
	Semi detached	200.0	9.0
Service Light industries		500.0	20.0

26.3.4 In the sub-division or layout of land admeasuring 0.4 ha. or more for residential, retail shopping, banks, hotels and offices, personnel services or repair establishments i.e uses stated in (a) to (g) in Rule 26.1.1 an area not less than percentage stated in Table : 7 shall be provided as recreational open space.

**Table 7: Minimum Recreational Open Space to be provided in the subdivision or in the Layouts.**

Sr.No	Sub-Division or Layout area in sq. mtrs	Minimum %age of Recreation Open Space.
1.	Less than 10,000	10
2.	10,001 to 25,000	12.5
3.	25,001 and above	15

For multi-storeyed group of residential blocks in a single plot, the minimum distance between each block should not be less than 4.5 mtrs . In the case of sub-division or layout area exceeding 10 hectares or more the Government will be entitled to take over 50% of the open space free of cost for catering to public purpose.

**Table : 8 Minimum Front, Rear and Side open Spaces; Maximum permissible Ground Coverage, FSI and Building Height.**

Sr. No.	Land use Zone	Land use	Plot area (Sq. Mtr.)	Min Set Back (in Metres)			Max. Height in (Mtrs.)	Max. Ground Cover (in %age)	FSI	Maxi. No. of Storeys	Mini. Width of Plot Frontage (in Mtrs.)
1.	Urbanisable U2	Residential	up to 100	Front	3.00	3.00	9.00	70	1.25	G+2	3.0
				Rear	3.00	2.00	9.00	65	1.25	G+2	5.0
	In U1 Zone	Retail Shops and Restaurants	101 to 200	Front	3.00	3.00	9.00	60	1.25	G+2	7.0
				Rear	3.00	3.00	10.00	50	1.15	G+2	10.0
	Building bye-laws of DMC shall be applicable.	Commercial only	200-500	Front	4.00	3.00	13.50	40	1.15	G+3	12.0
				Rear	4.00	3.00	13.50	45	1.15	G+3	15.0
			Above 801	Front	6.00	4.00 or 0.5 of the Building Ht. which ever is more	13.50	40	1.15	G+3	18.0
				Rear	6.00	4.00 or 0.5 of the Building Ht. which ever is more	13.50	40	1.15	G+3	18.0

- (i) \* For plot having area between 2001 to 5000 sq. mt. and facing the road having width 15 mts. or above, permitted no. of Storey shall be Ground plus Four with maximum Permissible height 16.50 mts.
- (ii) For plot having area between 5001 to 10000 sq. mt. and facing the road having width above 20 mts., permitted no. of Storey shall be Ground plus Five with maximum Permissible height 18.0 mts.
- (iii) For plot having area between 10001 sq. mt. and facing the road having width 20 mts., permitted no. of Storey shall be Ground plus Six with maximum Permissible height 21.0 mts.

**Note:** Norms regarding Set backs, Ground Coverage, Frontage of the Plot, FSI, for the above shall be applicable as that of plot above 601 sq. mt. and 801 sq. mt. respectively prescribed in Table - 8.

The open space/spaces to be provided may be kept in more than one parcel, at least one of which shall have an area not less than 500 sq. mt. with regular size and shape and least dimension of not less than 15 mt. and having a means of access as through. It shall be independent and accessible to all users without any obstruction. The open space shall be duly maintain by the owner/owners. Such open spaces, earmarked in the layout as "Open Spaces" shall be permitted to be used for

- a. Tree plantation;
- b. Play ground/Sports ground;
- c. Truck/Car parking spaces as a common public purpose: and
- d. Common Effluent Treatment Plant.

In such open spaces the following structures may also be permitted:

- (a) Erection telephone line, electric line, if required may be permitted

subject to the condition, that it does not affect the main purpose for which open space is used viz. Tree plantation/play ground,

- (b) Water retaining structures like tanks for water supply to the tree plantation, underground structures like septic tank, sump well, open transformer, telephone junction boxes, which are part of the services.

Following areas, however, shall not be counted toward the "Open Spaces" having regard to the fact, that such areas cannot be used as "Lung Spaces" since tree-plantation is not possible on such areas.

- a) land under nalas;
- b) land under cart tracts/pathways and easement passages.
- c) Land under transmission lines, telephone lines and the corridors left for such services.

26.3.5 In the sub-division or layout of land for industrial purpose (i.e. uses as stated in (I) of Rule 26.1.1) admeasuring 0.8 ha. or more, an area of 10% shall be provided as recreational open space. In addition, where such land adjoins any existing or proposed residential development permitted by the Government, a belt of open land not less than 10 m. in width shall be provided within the plot along its boundary to segregate the industrial development from residential development. Trees at a rate of 50 trees per 1000 sq.m. of land area shall be planted in this belt.

26.3.6 In the sub-division or layout of land admeasuring 2.5 ha. or more for residential purposes, certain proportion as specified in Table-9 of the grossplot area shall be provided for public facilities. The actual use, location and plot sizes of public facility areas shall be as specified by Government in the Outline Development Permission or in the Planning Brief. The land so reserved shall be handed over to Government or any agency specified by it free of cost. Where the area of land under the sub-division or layout exceeds 10 ha. 10% of the land shall be reserved for plots admeasuring upto 40 sq. m. in area.

**Table :9 Minimum area to be provided for Public Facilities**

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

- 26.3.7 (i) Every person who erect a building shall provide as means of access to such building a clear pathway not less than 3.0 metres in width from street to the door of such building. Such pathway shall always be kept open to sky and no projection or overhang shall be permitted over such pathway.
- (ii) A person who undertakes construction work on a building shall not reduce the access to any building previously existing below the minimum requirement.

#### 26.4 Parking

- 26.4.1 The standard area required for parking of different types of vehicle shall be as stated below in Table-10.

**Table :10 Minimum parking area required for various types of vehicles**

Sr. No.	Type of the vehicle	Minimum Parking area required
1	Motor vehicle	2.5 m x 3.5 m
2	Scooter, Motor cycle	3 Sq. m
3	Bicycle	1.4 Sq. m
4	Transport Vehicle	3.75 m x 7.5 m
5	Trucks with trailers	5 m x 20 m

Note: In case of parking excess for motor vehicles, upto 50 per cent of the prescribed space may be of the size of 2.3m X 4.5m.

#### 26.4.2 Parking standards

One car parking space for every:

- i) 4 tenements having carpet area more than 50 Sq. m but less than 75 sq. m each;
- ii) 2 tenements with carpet area exceeding 75 Sq. m each but not exceeding 125 Sq. m each;
- iii) 1 tenement with carpet area exceeding 125 Sq. m each.

In addition to the parking spaces specified above parking spaces for the visitors should be provided to the extent of 10% of number stipulated above subject to minimum of 1.

#### 26.5 Other Features

- 26.5.1 No development or activity of the type stated under Items (a) to (g) in Rule 26.1.1 shall involve construction of buildings more than mentioned height in Table 8.

### 27.0 COMMERCIAL DEVELOPMENT

- 27.1 The development of lands for which no Comprehensive Development Plan or Development Control Regulations are prepared, shall be regulated in accordance with the provisions of Rule 27.2 stated hereinafter until Comprehensive Development Plan and separated Development Control Regulations are enforced for the area.

#### 27.2 Use Provisions

Lands in Urbanisable Zone-U1 and U-2 for Commercial may be used for any of the following purposes namely:

- a) Wholesale and retail shops including Department Stores;
- b) Service uses like Saloons, beauty parlors, tailoring shops;

- c) Personal service establishments;
- d) Professional offices;
- e) Restaurants, eateries;
- f) Clinics;
- g) Meat, fish and vegetable & fruit markets;
- h) Public utilities and buildings;
- i) Petrol pumps, Service garages and parking area requirements for all uses;
- j) Colleges, Technical and Research Institutions, Libraries, Offices, Banks, Financial Institutions;
- k) Parks, Playgrounds, Religious Buildings;
- l) Entertainment places like Cinemas, Theaters, Clubs etc.
- m) Cultural centers, Social and Welfare institutions;
- n) Hotels; and
- o) Inter city and local bus terminus.

### 27.3 Organised Development

27.3.1 The Organised Development may be undertaken by a co-operative society of land owners, a land owner, developer or builder, local authority or any public agency who shall submit to Government an Outline Development Proposal (ODP) for approval in principle. The procedure for this is same as stated in rules 26.2.1, 26.2.2, 26.2.3.

27.3.2 The minimum size of the plot for various uses shall be as stated in Table-11

**Table :11 Minimum plot sizes and frontages**

Use	Minimum plot area in sq. metres	Minimum width of frontage in metres
Cinema Theatres and Assembly halls per seat.	At the rate of 3 sq. mt. a minimum road width of 20 mt.	20 mtr.
Petrol Filling Station without service bay	600.0	30mt. width and 20mt. depth
Petrol filling station with service bay	1200.0	40mt. width and 30mt. depth
Weigh Bridge	1200.0	40mt. width and 30mt. depth

### 27.4 Sub-Division or Layout

27.4.1 Where the land is proposed to be used for land use or activities stated in Rule 27.2 a subdivision plan or layout of building shall be submitted

- i) If the land is proposed to be subdivided into plots;
- ii) If more than one building is proposed on the plot;
- iii) If the area of the plot is 0.4 ha or more.

Such Subdivision Plan or layout shall be in accordance with relevant provision specified 26.3.2 to 26.5. and sub division plan/Layout shall also incorporate the proposals of the development plan, Planning proposals, layouts etc. with respect to main roads, social facilities, amenities, public utilities etc.

27.4.2 The minimum width of access pathways and access roads shall be as stated in Table-12.

**Table : 12 Width of access pathways and roads for sub-division or layout for any other purpose**

Length of Road in metre	Width in metre
upto 50	6.0
50 to 100	7.5
100 to 300	9.0
above 300	12.0 & above as per projected traffic

- 27.4.3 The minimum size of the plot and minimum frontage in the organised development shall be as stated in Table-6 of Rule 26.3.3.
- 27.4.4 The minimum width of the front, rear and side open spaces and FAR etc shall be as stated in Table-8.
- 27.4.5 In the sub division or layout admeasuring 0.4 ha or more for Commercial use provision for an area not less than the percentage as stated in Table-7 of Rule 26.3.5 shall be provided as recreational open space.
- 27.4.6 In the sub division or layout of land ad measuring 2.5 ha. or more certain proportions (As specified in Table-9 of Rule 26.3.7) of gross plot area shall be provided for public facilities. The actual use location and plot sizes of public facility shall be as specified by the Government in the ODP permission or Planning brief. The land so reserved shall be handed over to the Government or any other agency specified by it at free of cost.
- 27.5 Parking
- 27.5.1 Parking area standards shall be as defined in Rule 26.4.1
- 27.5.2 Parking standards  
1 parking area for every 80 Sq.m of floor area upto 800 Sq.m and one parking space for every 160 Sq.m of space for areas exceeding 800 Sq.m.
- 27.5.3 Loading and unloading spaces,  
In addition to the parking spaces provided above, one loading and unloading space of 3.5 x 7.5m for each 1000 sq.m. of floor area or fraction thereof, shall be provided.

- 27.5.4 Other Requirements
- 27.5.4.1 For educational Buildings the plots shall not be located within a distance of 60 m. from the plot for cinema theatre or assembly hall.
- 27.5.4.2 For Institutional Buildings, Hospital, Maternity Homes, Health Centres the same shall not be located within 60 m. of the plot of cinema theatre or assembly hall.
- 27.5.4.3 For Petrol filling stations with or without service bays, shall not be permitted within a distance of 91.5 m from any junction of roads and neither would be sited on the convex side of a road curve and further, petrol filling stations shall not be sited within a distance of 91.5 m. from the nearest gate of a school, hospital, theatre, cinema hall, place of assembly or stadium.
- 27.5.4.4 In the case of kiosks and such other structures, for sales office, snacks bars etc., within the plot for petrol filling station, the set backs from the boundaries shall be 6 m. Further, the other clearances for installations shall be as per the Petroleum Rules, 1937.

**28.0 DEFENCE AREA**

The developments in Defence Area shall be in conformity with the Requirement of the concerned authority from time to time

**29.0 INDUSTRIAL ZONE (I-Zone)****29.1 Use provisions**

The following uses may he permitted in the lands designated as Industrial Zone (I-Zone):

- All types of light industries, clean industries and service industries;
- News paper offices with printing presses;
- Cold storage plants;
- Nurseries and green houses;
- All industries except obnoxious and hazardous industries;

- f) Essential public services and utilities, such as, public toilets, drinking water fountains etc.

The following uses shall also be permitted in the I-zone as part of providing infrastructure to the Industrial areas.

- a) All retail and wholesale business and their accessory uses;
- b) Professional business establishments, offices, banks, financial institutions;
- c) Service industries;
- d) Petrol filling stations with garages and service stations;
- e) Public utility buildings;
- f) Storage of permissible inflammable goods with adequate safety measures;
- g) Sports stadia, swimming pool and other recreational uses;
- h) Parks and Play grounds;
- i) Hotels, restaurants, cafeterias etc;
- j) Housing for industrial workers

**29.2 Sub-Division and Layout of Plots**

29.2.1 Where sub-division plan or layout of land for industrial purpose covers an area of 0.8 ha. or more, an area equivalent to 5% of the gross area of land shall be provided for common parking, banks, shops, offices, welfare centres, creches and other common facilities as specified by Government.

29.2.2 Plots for industrial use shall be laid out based on the following criteria

a) Individual shops for industrial goods and services	Min. plot area 200Sq. m
b) For manufacturing industrial units	Min. plot area 800Sq. m
c) Heavy Industries	Min. plot area 1000Sq. m

29.2.3 The Setbacks, FSI and other planning requirements shall be as specified in Table : 12 & 13.

**29.3 Parking**

29.3.1 Parking area standards shall be according to Rule 26.4.1. Table 10.

29.3.2 Three parking space for every 800 Sq. m and one every 300 Sq m thereof.

29.3.3 Loading unloading spaces shall be as defined in 27.5.3

**30.0 WAREHOUSING AND TRANSPORT DEVELOPMENT**

**30.1 Use Provisions**

In addition to all the uses permitted in I-Zone the following uses may also be permitted in Urbanisable Zone-U1 for warehousing and transport development:

- a) Warehouses and Cold storages;
- b) Transport terminals for goods and passengers;
- c) Taxi and scooter stands.

**30.2 Subdivision and Layout of plots**

30.2.1 Sub division and layout of plots shall be as defined in Rules 27.4.1, 27.4.2, 27.4.3.

**30.3 Parking**

30.3.1 Parking standards shall be as defined in rule 27.5

**31.0 RECREATIONAL ZONE (RC-Zone)**

31.1 The Recreational Zone shall be regulated in accordance with the following rules

31.1.1 For the purpose of these rules, the Recreational Zone shall consist of

- a) Areas specifically marked in the Regional Plan as RC Zone.
- b) Places of recreational and tourism value such as:
  - i) Forts:
  - ii) Archaeological and historical monuments:
  - iii) Major religious places;
  - iv) Objects, features, structures and places of architectural, natural and scientific interest, and educational value;

\* Table : 13 Minimum Front, Rear and Side open Spaces; Maximum permissible Ground Coverage, FSI and Building Height.

Sr. No.	Land use Zone	Land use	Plot area (Sq. Mtr.)	Min Set Back (in Metres)			Max. Height in (Mtrs.)	Max. Ground Cover age(in %age)	FSI	Maxi. No. of Storeys	Mini. Width of Plot Frontage (in Mtrs.)
				Front	Rear	Side					
1.	Industrial Zone I - Zone	Industrial shops for Industrial goods and services, Manufactu -ring Indu. Units, Heavy Industries	200-400 401-600 601-800 801-2,000 2,001-5,000 5,001-10,000 Above 10,001	3.00 3.00 4.00 4.00 5.00 6.00 6.00	3.00 3.00 3.00 4.00 4.00 4.00 4.00	3.00 3.00 3.00 3.00 4.00 4.00 4.00	10.00 10.00 13.50 13.50 13.50 13.50 13.50	33 33 40 50 50 50 40	1.0 1.0 1.0 1.0 1.0 1.0 0.8	G+2 G+2 G+2 G+2 G+2 G+2 G+2	9.0 12.0 15.0 25.0 35.0 35.0 50.0

**Note :** The permissible height/floor shall be relaxed for industrial units which need more height/floor to establish the machines having height more than permissible subject to condition that the applicant/owner of the unit/land shall submit detailed specifications of the machines to be installed while applying for building permission along with due undertaking that the said machines would be Installed as proposed. Such cases shall be decided on merits and the undertaking & specifications shall be verified by the concerned authority while granting Occupancy Certificate to the building unit.

\* Amended vide Notification No. ATP/DCR/AMD/490/2007/434, dated 16/11/2007.

- v) Reserved and protected forests;
- vi) Wild life sanctuaries. National parks;
- vii) Rivers and lakes.
- c) A belt of 500 metres around the places mentioned in b) above, but excluding existing gaunthan.
- d) Hilly areas, plantation areas, forest areas, areas of natural scenery or other areas having recreational or tourism value

### 31.2 Use provisions

The following developments shall be permitted in the lands situated in RC-Zone

- a) Holiday resorts, holiday homes, club houses; (Subject to guide lines in Annexure-19);
- b) Religious places; and allied activities;
- c) Parks, gardens, play fields, golf courses, camping grounds, and swimming pools, facilities related to water sports, racecourses, amusement parks, and theme parks;
- d) Botanical and zoological gardens
- e) Temporary constructions for limited period, such as, during fairs, ceremonies, etc.
- f) Essential public services and utilities, such as, public toilets, water and sewage treatment facilities, electricity sub-station, and bus-shelters;
- g) Access roads, bridges, vehicle parking areas, jetties, ropeways;

### 31.3 Floor Space Index (FSI)

- 31.3.1\* The maximum permissible FSI in RC-Zone shall be 0.50 and the FSI shall be calculated on the gross area of the plot.



**31.4 Other features**

31.4.1 No development or activity listed in Rule 31.1 shall involve construction of buildings more than 2-storeys with height not exceeding 9 mt.

**32.0 GREEN ZONE -G1****32.1 Use provisions**

In the lands designated as G1-zone, the following uses may be permitted

- a) All the uses permissible in RC - Zone
- b) Agriculture and allied activities such as poultry farms, dairies:
- c) Farm Building or Houses as defined in Section 3.12.5 for bonafide use as per the details in Rules 32.2.
- d) Slaughter houses and facilities for processing and disposal of dead bodies;
- f) Fish farms, fish drying, storage of boats, servicing and repair of boats;
- g) Educational, recreational, research institutions and specialised medical facilities including those for senior citizens subject to the guidelines in Annexure 19.

**32.2 Parameters for construction of Farm Buildings**

Holding size	Built up area in %	No of Storeys
4400 to 10,000	2.5	G+1
>10,000	5 subject to a maximum of 660 sq. mtrs	G+1

- (i) The built up area at no time should reduce the economic holding size.
- (ii) Minimum holding size should be 4400 sq. mts.

(iii) The structure should have minimum set back of 5 mt. on all sides.

(iv) Only one farm house shall be permitted.

**32.3\* Floor Space Index (FSI)**

The maximum permissible FSI shall be 0.50 and the FSI shall be calculated on the gross area of the plot.

**32.4 Other features**

No development or activity listed in Rule 32.1 shall involve construction of buildings more than 2-storeys with ht exceeding 9m.

**33.0 GREEN ZONE - G2****33.1 Use Provisions**

If at any time the Government feels that the Marshy area and/or the Salt Pan areas may have to be developed, it can be developed only for the uses having tourism value provided such permission from other competent authorities is obtained for such kind of land as may be necessary under other such Act. Thus the following uses may be permissible in G2 zone.

- a) Parks, gardens, play fields, swimming pools, facilities related to water sports.

**34.0 FOREST**

34.1 No development involving building operations will be permitted in Forest area. Other developments listed in Rule 32.1 may be permitted subject to the Forest Department's permission. In addition to those the following rules will be applicable specifically.

34.1.1 No development abutting highways except those stated in Rule 34.1.2, shall be permitted to have a direct access from the highways.

34.1.2 Essential highway amenities and services, namely petrol pump, service station including emergency repair services, restaurants, parking lots, police check post, toll station, octroi post shall be permitted direct access from the highway. Such access shall be provided with proper lay-by as per the guidelines specified by the Indian Road Congress.

### 36.0 DEVELOPMENT ALONG WATER COURSES

No development whatsoever, whether by filling of otherwise shall be carried out within 15 mtr on either side of the bank of river tributary/distributory or as prescribed by any other order/notification of any authority /board/government under this jurisdiction, whichever is higher. Where there is no river/distributory/and tributary, a distance of minimum 6.0 mtrs /board/government under this jurisdiction, whichever is higher. Where there is no river/distributory/and tributary, a distance of minimum 6.0 mtrs or as prescribed in the marginal open space and/ or any other order/notification of any authority /board/government under this jurisdiction, whichever is higher has to be maintained from the bank of canals, rivulet natural course of water, kotar (Perennial or Non-perennial), nalahs, etc.

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

## GENERAL BUILDING REQUIREMENTS

### 37.0 Structures permissible in the marginal open spaces:

- 37.1 A canopy or canopies, each not exceeding 5.0 m length and 2.5 m in width, in the form of cantilever of supported and unenclosed, over the main entrance, providing a minimum clear height of 2.1 m below the canopy shall be permitted. In one-storied residential buildings, only one such canopy shall be permitted for each individual detached building. In more than one-storied residential buildings, two canopies shall be permitted over ground floor higher floor entrance.
- 37.2\* The balconies not in excess of 0.9 metre width with maximum length of 1/3rd the perimetre of the building at that floor and provided further that area of the projected balcony does not exceed 10% of the floor from which the balcony projects, only such balcony shall be eligible for exemption from the FSI calculation. This facility will also be extended to the hotels in addition to the residential buildings. Excess area of balcony over that as prescribed above shall be calculated as part of FSI. The balcony width up to 1.2 mts. shall be allowed free of FSI for plot facing the road with above 12 mts.
- 37.3 In respect of plots allotted for industrial & commercial users, the following structures shall be permissible in the marginal open space.
- (a) Watchman's booth/Time office with maximum carpet area not exceeding 18 sq. m. with one linear dimension of the cabin not exceeding 6 m.
  - (b) Electric Meter Room/Electric sub-station with or without open transformer yard as specified by Electricity Dept. subject to the maximum of 5 sq. m carpet area with one linear dimension not exceeding 3 m.
  - (c) Cycle/Scooter shelters within the boundary of the plot, with the

projection of roof not exceeding 1.5 m subject to the provision, that the total length of such shelters shall not exceed half the perimeter of the plot, subject to maximum of 200 m.

**38.0 Structures which shall not be included in the computation of permissible ground coverage or towards that F.A.R./F.S.I/built up area calculations.**

- a. Mamty (stair cover) over staircase on top floor,
- b. Machine room for lift on top floor as required for the lift machine room installations.
- c. Rockery, well and well structures, plant, nursery, sater-proof, swimming pool (if uncovered), platform round a tree, water tank, fountain, bench, Chabutra with open top and unenclosed sides by walls, ramps, compound wall, gate, slide, steps outside building domestic washing place, swing, fire escape staircase, overhead water tank on top of buildings.
- d. Drainage culvert, conduit, catch-pit, gully pit, chamber, gutter, culvert on drains.
- e. Stilts in residential and commercial complexes with a maximum height not exceeding 2.4 m.
- f. Area of the fire escape stairways and cantilever fire escape passages according to the Chief Fire Officer's requirements,
- g. Refuge area.
- h. Area of structures for an Effluent Treatment Plant as required to be provided by Industries as per the requirements of the Daman and Diu & Dadra and Nagar Haveli Pollution Control Committee or other relevant authorities.
- i. Areas covered by service ducts, pump rooms, electric substations, & niches upto 1m depth below window sill, passages.
- j. Area of one room for installation of telephone concentrators as per requirements of Telecommunication Department, but not exceeding 20 sq. m

per building.

- k. Area of a separate letter box on the ground floor of residential and commercial buildings.
- l. Areas covered with 1.5 m projections in the marginal open space in the form of shelter for bicycles/scooters.

Provided further that where the permissible FSI has not been exhausted in the case of existing buildings and cases decided by the earlier planning authority, prior to coming into force of these Rules, the exclusion from FSI computation as in those rules will be available for construction of the balance potential. The Competent Authority shall permit additional FSI exceeding 1.0 as the case may be if such part of land is required from the land area for purpose of road widening and any other public use without claiming compensation thereof. Provided, further that such area of the land required for road widening, laying services, is restricted to 40% of the area of plot remaining after release of the land required for laying such services/ road widening.

**39.0 Distances from Electric Lines**

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

		Vertical	Horizontal
(a)	Low and medium voltage line and service lines.	2.5m	2.5 m
(b)	High voltage lines upto & including 33,000 V.	3.7m	3.0 m
(c)	Extra high voltage lines beyond 33,000 V.	3.7m (plus 0.3 m for every additional 33,000 V or part thereof)	3.5 m (plus 0.5m for every additional 33,000 V or part thereof)

**40.0 RESTRICTIONS IN THE VICINITY OF AERODROMES**

- 40.1 For buildings in the vicinity of aerodromes, the maximum height of structures, installations of buildings etc. shall be as mentioned in Appendix A Clause 9.5.1 Civil Aviation Requirements for construction in the vicinity of an Aerodrome in National Building Code of India 1983, or height as maybe permitted by the Civil Aviation and/or Defence Authorities.
- 40.2 This will apply specially to new constructions, overhead HT/LT lines, telephone/telegraph line, factories, chimneys wire/TV antennas.
- 40.3 No new chimneys or smoke producing factories shall be constructed within a radius of 8 Km from the aerodrome reference point (ARP).
- 40.4 Overhead HT/LT lines or telephone/telegraph lines shall not be permitted in the approach/take-off climb areas within 3000m of the inner edge of these areas.
- 40.5 A 3m margin shall be allowed in the new constructions for wireless/TV antennas, cooling towers and mamties.
- 40.6 Butcheries, tanneries and solid waste disposal sites shall not be permitted within 10 km from the aerodrome reference point (ARP)
- 40.7 For the purpose of operational requirements of buildings structures or installations or for the purpose of telecommunications or other forms of communications of the departments of the India or the State Government or Public Sector Undertakings, the Authority may for reasons to be recorded in writing restrict the height of any building in the vicinity of such buildings, structures or installation, and may also permit the prescribed heights to be exceeded for such buildings, structures or installation themselves or for any other statutory communications requirement with approval of the Administrator.
- 40.8 Structures not relevant to height.
- The following appurtenant structures shall not be included in reckoning the

height of a building except while considering the requirement of Civil Aviation Authorities and other statutory communications requirements. Roof tanks and their supports, ventilation/air conditioning shafts, lift-rooms and similar service equipment, stair covers, chimneys and parapet walls, architectural features not exceeding 1.5 m in height, television antenna, booster antenna and wireless transmitting and receiving towers.

**41.0 Structures violating the rules.**

- 41.1 If any structure found to be violating the rules prescribed herein by means of marginal encroachment etc, it can be regularised by the Competent Authority as specifically mentioned in Annexure 17.
- 41.2 For any temporary construction, the Competent Authority may grant permission for a period not exceeding 6 months at a time in aggregate, for the type of construction as indicated below:
- (a) structures for protection from the rain or covering of the terraces during the monsoon only i.e. between 15th May to 15th September.
  - (b) Pandals for ceremonies, religious functions etc., subject to the condition that for such temporary construction fees should be recovered at the rate of ₹ 50/- per sq.m of such covered area of temporary construction. Equal amounts of fees shall be payable as deposit, which will be refundable provided by end of the stipulated period, such temporary structures are removed without fail by the owner/applicant. Failure to remove such temporary sheds will be liable for forfeiture of the deposit and any such failure continuing beyond the said period shall be liable for imposition of penalty which will, be three times the rate of ₹ 50/-per sq.m.

**42.0 Space requirements of various parts of Building.**

- 42.1 The standard space and service requirements of various parts of a building like light and ventilation, fire safety etc. firstly depends on the number of persons who would normally occupy the building. The occupant load therefore for any

building should be worked out from Table 14.

**Table:14 Occupant Load**

SI. No.	Type of Occupancy	Occupant load persons per 100 sq.m. of plinth or covered area.
1.	Residential	8.0
2.	Educational	2.5
3.	Institutional	6.6
4.	Assembly :	
	(a) With fixed or loose seats and dance floor,	166.6
	(b) Without seating facilities including dining rooms.	66.6
5.	Merchantile:	
	(a) Street floor and sales basement	33.3
	(b) Upper sale floors.	16.6
6.	Business and industrial.	10.0
7.	Storage.	3.3
8.	Hazardous.	10.0

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

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

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

(ii) Interior court-yards, covered parking spaces and garages shall be raised

at least 1.5 cm above the surrounding ground level and shall be satisfactorily drained.

#### 42.4 Habitable Rooms

(i) Size & Width: The minimum size and width shall be as given in the Table 15 below.

**Table :15 Minimum Size and Width of Habitable Rooms**

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

- (ii) Height; The minimum and maximum height of a habitable room shall be as specified in Table 16:

**Table :16 Minimum and Maximum Height of Habitable rooms**

Sr. No.	Occupancy	Minimum height (in Mtrs.)	Maximum height (in Mtrs.)
1.	Flat roof		
	(a)* Any habitable room	2.75	4.3
	(b) Air-conditioned habitable room.	2.4	4.3
	(c) Assembly halls, residential hotels of 3 Star category and above rooms in institutional, educational, Industrial, hazardous or storage. department stores entrance halls and lobbies to departmental stores and assembly hall.	3.5	4.3 Subject to the written permission of the Competent Authority, greater height can be permitted after recording reasons as thereof.
2.	Pitched roof-		
	(a) An habitable room.	2.7 (Average with 2.1 m at the lowest point)	4.3 (average with 3.2 m. at the lowest point)

- (iii) In sites and services projects, a room of 5.6 sq.m. with a toilet arrangement may be allowed in the first phase, and in the second phase another room of 9.3 sq.m may be added, provided further that an additional bedroom for occupancy of a single person with a size of 5.5 sq.m with a minimum width of 1.8 m may be permitted.
- (iv) Provided that in Pitch roof the minimum clear head-way under any beam shall be 2.4 m.
- (v) In all occupancies, except those included in Sr. No. I(c) in Table No 16, any height in excess of 4.3 m. upto 6.00 shall be deemed to have

consumed an additional FS1 of 25 per cent of the relevant floor area. The height in excess of 6.00 Metres shall deemed to have consumed additional FS1 of 50 per cent of relevant floor area. This condition is exempted for those industries where the machinery height requirement is more than 4.3 mtr only in those areas where it is installed, provided that they submit the machinery detail plan showing the height etc along with the relevant machinery brochures during the time of obtaining construction permission.

## 42.5 Kitchen:

42.5.1 The area of a Kitchen shall not be less than 5.5 sq.m with a minimum width of 1.8 m but in a two room tenement the minimum area of the room to be used as a Kitchen shall be 7.5 sq.m. with minimum width of 2.1m. The height of a kitchen shall be the same as that of a habitable room as stipulated in Table 16.

42.5.2 Other Requirements : Every room to be used as a Kitchen shall have :-

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

## 42.6 Bathroom and Water closets:

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

42.6.2 The area and floor dimension of a bathroom or water closet shall not be less than the values given in Table 17.

**Table : 17 Area and Floor Dimension of Bathroom and Water Closet**

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

- 42.6.3 The minimum dimensions of an independent bathroom shall be 1.1 m and for combined bathroom and water closet (WC) the size shall be 2.2 sq.m. with minimum width of 1.1 m.
- 42.6.4 The height of a bathroom or a water closet measured from the surface of the floor to the lowest point of the ceiling (bottom of slab) shall be not less than 2.2m.
- 42.6.5 Every bathroom or water closet shall be so situated that at least one of its walls shall abute to an exterior open space or an interior/exterior chowk with opening area not less than 0.3 sq.m in area or 0.3 m in width.
- 42.6.6 No bathroom or water closet shall be situated directly over any room other than another water closet, washing place, bathroom or terrace unless the said floor is made impervious with adequate water-proofing, treatment. However, in no case shall a water closet or bathroom be provided over a kitchen.
- 42.6.7 Every bathroom or water closet shall have the platform or seat or flooring made of water tight non-absorbent material.
- 42.6.8 It shall be enclosed by walls or partitions and the surface of every such wall or partition shall be finished with a smooth impervious material to a height of not less than 1 m. above the floor of such a room.
- 42.6.9 It shall be provided with an impervious floor covering, slopping towards the

drain with a suitable grade and not towards a verandah or any other room.

- 42.6.10 No room containing water closets shall be used for any purpose except as a lavatory.
- 42.6.11 Every water closet and/or a set of urinals shall have a flushing cistern of adequate capacity attached to it. In High Density Housing, however no such flashing cistern need be provided.
- 42.6.12 In High Density Housing, pour flush water seal latrines (NEERI type) may be permitted when the sewerage system is not available and the water table in the area is not high.
- 42.6.13 All the sewerage outlets shall be connected to the common sewerage system where no such system exists, a septic tank shall be provided within the plot.
- 42.7 Loft.
- 42.7.1 Lofts may be provided over kitchens, habitable rooms, bathrooms. water closets, and corridors within a tenement in residential buildings. over shops, and in industrial buildings, subject to the restrictions imposed in Table 18.

**Table : 18 Permissible area of Loft**

Sr. No.	Rooms over which permitted.	Coverage. (%age to area of room below)
1.	Kitchen/Habitable room	25.0
2.	Bathroom, water closet, corridor	100.0
3.	Shops with width upto 3 m	33.3
4.	Shops with width exceeding 3 m	50.0
5.	Industrial.	33.3

- 42.7.2\* Lofts in commercial or industrial buildings shall be located at least 3 m. away from the entrance, and the area shall not be counted towards FS1 subject to

the condition that the clear head-room under a loft shall not be less than 2.2m and that above it shall not be more than 2.1m and if exceeded, it shall be counted towards FSI.

#### 42.8 Mezzanine Floor.

42.8.1 The aggregate area of a mezzanine floor in any room shall not exceed 50 per cent of the built up area of that room. The size of a mezzanine floor shall not be less than 9.5 sq. mtr if it is used as a living room. The area of the mezzanine floor shall be counted towards F.S.I.

42.8.2 The minimum height/head-room above a mezzanine floor shall be 2.2 m and the Head-room under a mezzanine floor shall not be less than 2.2m.

42.8.3 A mezzanine floor may be permitted over a room or a compartment, if

- it conforms to the standards of living rooms in regard to lighting and ventilation in case its size is 9.5 m. or more;
- it is so constructed as not to interfere under any circumstances with the ventilation of the space over and under it;
- no part of it is put to use as a kitchen;
- it is not closed, so that it could be converted into an un-ventilated compartment;
- it is at least 1.8 m away from the front wall of such room;
- access to the mezzanine floor is from within the respective room below only.

#### 42.9 Store Room.

42.9.1 The area of a store room where provided in residential buildings shall not be more than 3 sq.m.

42.9.2 The store room shall not be less than 2.2m. high.

#### 42.10 Garage.

42.10.1 The size of a private garage shall not be less than 2.5m x 5.5.m or 2.3m x4.5m.

42.10.2 The garage may be located if not within the building either at its side or rear, but at least 7.5 m away from any access road. Any lock-up garages within the building shall be of such construction as will give fire resistance of minimum two hours.

#### 42.11 Basement.

42.11.1 The total area of any basement shall not exceed twice the plinth area of the plot. It may be in one level or two.

42.11.2 The height of the basement from the floor to the underside of the roof-slab or ceiling or under side of a beam when the basement has a beam shall not be less than 2.4m.

42.11.3 The extent of ventilation shall be the same as required by the particular occupancy for which the basement is used. Any deficiency must be made good by resort to a mechanical system, viz. blowers, exhaust fans, air-conditioning system, according to the standards in Chapter VIII. Building Services - Section-1 Lighting and ventilation, National building Code.

42.11.4 A basement may be put to the following uses only :-

- Storage of household or other non-hazardous goods;
- Store rooms, bank lockers or safe-deposit vaults;
- air-conditioning equipment and other machines used for services and utilities of the building.
- \* The basement proposed for parking purpose shall be exempted from FSI calculation.
- Electric sub-station (which will conform to required safety requirement Provided that user strictly ancillary to the principal user may also be permitted in a basement.

42.11.5 Every basement shall meet the following specifications :-

- The ceiling of an upper basement shall be at least 0.9m & not more than



- 1.2m. above the average surrounding ground level.
- (b) Adequate arrangements shall be made to ensure that surface drainage does not enter the basement.
- (c) The walls and floors of the basement shall be watertight and the effect of the surrounding soil and moisture, if any, should be taken into account in design and adequate damp proofing treatment shall be given.
- (d) Any access to the basement through a staircase on pedestrian ramp shall meet the normal requirements for such access. Open ramps may be permitted in the open spaces except in the front open space subject to (b) above and the fire protection requirements.
- (e) Any access to the basement through vehicular ramps shall meet the normal requirements of such access.
- 42.12 **Cabin:-** Where cabins are provided, a clear passage not less than 0.9m. wide will be maintained. The size of a cabin shall not be less than 3 sq.m and the distance from the farthest space of a cabin to the nearest exit shall not be more than 18.5 m. If the cabin does not derive direct light and ventilation from any open spaces / mechanical means, its maximum height shall be 2.2m.
- 42.13 **Office room :-** In every residential building, constructed or proposed to be constructed for the use of a co-operative housing society or an apartment owners: association, an office room will be permitted on the ground floor or first floor . In an already developed property, it may be on an upper floor. The area of the room shall be limited to 12 sq.m if the number of tenements in the building does not exceed 20.
- 42.14 **Letter Box:-** A letter box of appropriate dimensions shall be provided on the ground floor of residence and commercial buildings to the satisfaction of the Competent Authority.
- 42.15 **Meter Room:-** An independent and ventilated meter(service) room directly accessible from the outside shall be provided on ground floor and/or on upper floors, according to the requirements of the electric department. The

- door to the room shall have fire resistance of not less than two hours.
- 42.16 **Refuse Chute:-** In all multi-storied residential and /or commercial buildings of more than Ground plus two floors, a refuse chute shall be provided with openings on each floor.
- 42.17 **Corridor:-** The minimum width of a common corridor shall be as shown in Table 19, provided that any corridor identified as an exit shall also conform to the requirements therein.
- 42.18 **Doors:-** Doors shall conform to the following provisions, in addition to satisfy the fire-fighting requirements, any doorway identified as an exit shall conform to the requirements therein.
- 42.19 **Width:-** The minimum width of a staircase other than a fire escape shall be as given in Table 19.

**Table :19 Minimum width of Common Stairways/ Corridors for various Occupancies**

Sr. No.	Type of occupancy	Minimum width of staircase / stairway/ corridor (in metres)
1.	Residential Buildings, (a) General (b) Row Housing (2 stories), (c) Hotels.	1.2 0.9 1.5
2.	Educational Buildings- (a) Upto 24 m high, (b) Over 24 m high.	1.5 2.0
3.	Institutional buildings (i.e. hospitals) (a) Upto 10 beds, (b) Over 10 beds.	1.5 2.0

**Table : 19 Minimum width of Common Stairways/ Corridors for various Occupancies**

Sr. No.	Type of occupancy	Minimum width of staircase / stairway / corridor (in metres)
4.	Assembly buildings	2.0
5.	Mercantile, business, industrial, storage and Hazardous buildings.	1.5

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

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

42.22 **Treads:** The minimum width of the tread without nosing shall be 25 cm for staircase of a residential building, other than fire escapes. In other occupancies, the minimum width of the trade shall be 30 cm. It shall have a non-slippery finish and shall be maintained in that fashion.

42.23 **Head Room:** The minimum head room in a passage under the landing of a staircase and under the staircase shall be 2.2m.

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

42.25 **Hand Rail:** Handrails with a minimum height of 0.9 m from the centre of the treads shall be provided.

42.26 **Ramps:-**

(i) Ramps for pedestrians-

(a) **General:** The provision applicable to stairways shall generally apply

to ramps. A ramp in a hospital shall not be less than 2.25 m. wide, in addition to satisfy the fire fighting requirements, a ramp shall conform to the stipulations related to fire safety rules.

(b) **Slope:** A ramp shall have a slope of not more than 1 in 10. It shall be of non-slippery material.

(c) **Handrail:** A handrail shall be provided on both the sides of the ramp.

(ii) Ramps for basement of storied parking- For parking spaces in a basement and upper floors, at least two ramps of adequate width and slope shall be provided preferably at the opposite ends. Such ramps may be permitted in the side and rear marginal open spaces after leaving sufficient space for movement of fire-fighting vehicles.

42.27 **Lifts:** At least one lift shall be provided in every building more than 16 m. in height. Wherever, it is not possible to provide ramps in public buildings, a lift is compulsory, irrespective of the height of the building.

42.27.1 The number, type and capacity of lifts shall satisfy the requirements of Sec. 5- Installation of Lifts and Escalators. National Building Code of India.

42.27.2 At ground floor level, a grounding switch shall be provided to enable grounding the lift cars in an emergency.

42.27.3 The lift machine room shall be separated and no other machinery shall be installed therein.

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

42.28 **Porch:** A porch, if any, shall be at least 1.5 m. clear of the plot boundary: the area of a porch upto 5.5 m. in length (parallel to the main building) shall not be counted towards FS1. A parapet wall 0.23 m. in height is permissible over a porch. The Competent Authority may permit larger porches for mercantile, hotel and public buildings.

- 42.29 **Balcony:** No balcony shall reduce the minimum marginal open space to less than what is prescribed in the relevant rules except otherwise mentioned in Rule 37.2. The width of the balcony will be measured perpendicular to the building line and reckoned from that line to the balcony's outermost edge. Balconies may also be allowed to be enclosed with written permission of the Competent Authority. When balconies are enclosed, one-third of the area of their faces shall have lower glass shutters or grills on the top and the rest of the area except the parapet shall have glazed shutters.
- 42.30 **Revas Projection:**
- 42.30.1 A revas projection 1.20 m in width may be permitted in the front open space when it faces a street 12m or more in width. To facilitate the construction of staircase, such revas projection may be permitted in the side or rear open space provided that such open space is at least 4.5 m and the revas projection is limited to a width of 0.75 m No revas projection shall be at a height less than 2.1 m. above the ground level.
- 42.30.2 A revas projection shall not be permissible in the side or rear open spaces of a tower-like structure.
- 42.30.3 The areas of all revas projections shall be taken into account for the computation of FSI.
- 42.31 **Roofs:** The roof of a building shall be so constructed or framed as to permit effectual drainage of the rain water therefrom by means of rain water pipes of the scale of at least one pipe of 10 cm diameter for every 40 Sq.m of room area. Such pipes shall be so arranged, jointed and fixed as to ensure that the rain water is carried away from the building without causing dampness in any part of the walls or foundations of the building or those of an adjacent building. Rain water pipes shall be affixed to the outside of the walls of the building or in recesses or chutes or formed in such walls or in such other manner as may be approved by the Competent Authority.
- 42.32 **Terrace:** Terraces shall not be sub-divided and shall be accessible by a

- common staircases.
- 42.33 **Parapet:** Parapet walls and hand-rails provided on the edges of the roof terrace, balcony, etc shall not be less than 1.15 m. from the finished floor level and not more than 1.30 m. in height above the unfinished floor level.
- 42.34 **Boundary wall, Main Entrance and Access**
- 42.34.1 Boundary wall; Except with the permission of the Competent Authority, the maximum height of a boundary wall shall be 2.0 m. above the level of the centre line of the front street. A boundary wall upto 2.4 m. height may be permitted if the top 0.9 m. is of open type construction, to facilitate through vision
- 42.34.2 At a corner plot, the height of the boundary wall shall be restricted to 0.75 m. for a length of 10 m. on the front and side of the inter-section and the balance height of 0.75 m. if required in accordance with (I) above may be made up of open type construction (through railings).
- 42.34.3 In electric sub-stations, transformer stations, institutional buildings like sanitariums, hospitals, educational buildings like schools, colleges, including hostels, industrial buildings and other uses of public utility undertakings, a height upto 2.4 m. can be permitted.
- 42.34.4 The main entrance to a plot accommodating a multi-storied high rise or a special building shall be at least 4.5 M. wide and shall be so designed as not to obstruct easy movement of a fire-engine or truck. The entrance gate to it shall open inside and fold back against the compound wall.
- 42.34.5 For residential use, the width of approach from the street to plot shall not be less than 3 m in case of length of such approach is equal to or less than 15 m, 4.5 m in case of length is equal to or less than 50 m and in case of approaches exceeding 50 m in length regular width of the road prescribed in rules 26.3.2 shall be provided. For other than residential use, the width of the approach from the street to the plot shall not be less than 4.5 m in case of length of such approach is equal to less than 15 m in length and in case of approaches

exceeding 15 m in length, regular width of road prescribed in rule 27.4.2 shall be provided.

42.35 **Wells:**

42.35.1 No wells shall be located less than 12 m. from any soak pit, refuse pit, subsoil dispersion (soak pit) earth closet or privy, or on a site lower than the said earth closet or privy: or under a tree, unless it has a canopy over it so that leaves and twigs do not fall into it and rot.

42.35.2 Other Requirements: The wells should have a minimum internal diameter of 1 m and should be constructed to height not less than 1 m. above the surrounding ground level, to form a parapet or curb and to prevent surface water from flowing into it and shall be surrounded with paving constructed of impervious material which shall extend for a distance of not less than 1.8 m., in every direction from the parapet or the curb forming the well head and the upper surface of such a paving shall be sloped away from the well; the wells should be of sound and permanent construction (pucca) throughout. A temporary or exposed (kutchha) well shall be permitted only in fields or gardens for purposes of irrigation; the wells should have the interior surface of its lining or walls rendered impervious for a depth of not less than 1.8 m. measured from the level of the ground immediately adjoining the well-head, the wells should be clearly visible, with a route reaching them clearly marked and signs posted to guide any person to the well concerned ;

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

42.37 **Septic Tanks:**

42.37.1 Location and Sub-Soil dispersion system shall not be closer than 12 mtr to any source of drinking water, such as well to mitigate the possibility of bacterial pollution of water supply. It shall also be as far removed from the nearest

habitable building as economically feasible but not closer than 2mtr to avoid damage to the structure.

42.37.2 The dimensions shall have a minimum inner width of 75cms. a minimum depth of 1 mtr. below the water level and a per capita minimum liquid capacity of 85 litres. The length of the tanks shall be at least twice the width.

42.37.3 The septic tanks may be constructed of brick work, stone masonry, concrete or other suitable material as defined in the National Building Code.

42.37.4 Under no circumstances, should the effluent from the septic tank be allowed in to an open channel drain or a body of water without adequate treatment.

42.37.5 The minimum diameter of the pipe shall be 100 mm. Further, at junctions of pipes in man holes, the direction of flow from a branch, connection should not make an angle exceeding 45 degrees with the direction of flow in the main pipe.

42.37.6 The gradient of land drains, under drainage as well as the bottom of dispersion trenches and soak ways should be between 1:300 and 1:400.

42.37.7 Every septic tank shall be provided with a ventilating pipe of at least 50mm diameter. The top of the pipe shall be provided with a suitable cage of mosquito proof wire mesh. The ventilating pipe shall be extended to a height which would cause no smell or nuisance to any building in the area. Generally, the ventilating pipe should extend to a height 2mtr when the septic tank is at least 15 mtr away from the nearest building and to a height of 2 mtr above the top of the building when it is located closer than 15 mtr.

42.37.8 When the disposal of a septic tank effluent is to a seepage/soak pit, the seepage pit may be of sectional dimension of 90 cm and not less than 100 cm, in depth below the inner level of the inlet pipe. The pit may be lined with stone, brick and concrete blocks with dry open joint which should be backed with at least 7.5 cm of clean coarse aggregate. The lining above the inlet level should be finished with mortar. In the case of pits of large dimensions, the top

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

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

42.38 **Common Antenna for Television Transmission/Reception:** A common conventional antenna for receipt of television transmission shall be provided for ever, residential building with more than 10 tenements.

42.39 **Requirement of Educational Buildings**

42.39.1 In addition to the classrooms and other areas, every educational buildings shall be provided with a tiffin room of minimum area of 18.0 sq. mtr for every 800 students or part thereof.

42.39.2 A separate tiffin room for teachers where strength of students exceeds 1000 has to be provided;

42.39.3 A room with drinking water facilities for every 300 students or less on each of the floors.

42.40 **Special Amenities for Physically Handicapped persons:** For the buildings specified as a Special Building, the following facilities shall be required for Physically Challenged Persons;

- (i) Approach to plinth level: Every building should have atleast one entrance accessible to the physically challenged and shall be indicated

by proper signage, This entrance shall have an approach ramp together with the stepped entry.

(ii) **Ramped Approach:** ramp shall be finished with non slip material to enter the building. Minimum width of ramp will be 1800mm with maximum gradient 1:12, length of ramp shall not exceed 9 mts. Having 800mm, high hand rail on both side extending 300mm. Beyond top and bottom of the ram. Minimum gap from the adjacent wall to the hand rail shall be 50mm.

(iii) **Stepped Approach :** For stepped approach size of tread shall not be less than 300mm. And maximum raiser shall be 150mm. Provision of 800mm. High hand rail on both sides of the stepped approach similar to the ramp approach.

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

**Entrance landing :** Entrance landing shall be provided adjacent ramp with the minimum dimension 1800mm x 2000mm. The entrance landing that adjoin the top end of slop shall be provided with floor materials to attract the attention of visually impaired persons (Limited to colour floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emit different should to guide visually impaired persons. Finishes shall have a non slip surface with a texture traversable by a wheel chair. Curved where ever provide should blend to a common level.

(v) Corridor connecting the Entrance/Exit for the physically challenged. The corridor connecting the entrance/exit for physically challenged leading directly out door to a place where information concerning the overall used of the specified building can be provided as follows:

- (a) Guiding floor material shall be provided or devices that emit sound to guide visually impaired persons.
  - (b) The minimum width shall be 1500mm.
  - (c) In case there is a difference of a level slop ways shall be provided with a slope of 1:12.
  - (d) Hand rails shall be provided for ramps/slop ways.
- (vi) **Stair ways** : One of the stair ways near the entrance/exit for the physically challenged shall have the following provisions:
- (a) The minimum width shall be 1350mm.
  - (b) Height of the riser shall not be more than 150mm and width of the tread 300mm. the steps shall not have abrupt (Square) nosing.
  - (c) Maximum number of raisers on a flight shall be limited to 12.
  - (d) Hand rails shall be provided on both side and shall extend 300mm. on the top and bottom of each flight and steps.
- (viii) **Lifts**: Where ever lift is required as per rules, provision of atleast 1 lift shall be made for the wheel chair user with the following cage dimension of lift recommended for passenger lift of 13 person's capacity by Bureau of Indian Standards.
- Clear internal depth : 1100 mm
  - Clear internal width : 2000 mm
  - Entrance door width : 900 mm
- (a) A hand rail not less than 600 mm. long at 1000mm above floor level shall be fixed adjacent to the control panel.
  - (b) The lift lobby shall be of an inside measurement of 1800mm. x 1800mm or more.

- (c) The time of an automatically closing door should be minimum 5 seconds and the closing speed not exceed 0.25mts./sec.
  - (d) The interior of the cage shall be provided with a device that audibly indicates the floor, the cage has reach and indicates that the door of the cage for entrance/exit it either open or closed.
- (ix) **Toilets**: One Special W.C. in a set of toilet shall provide for the use of physically challenged with essential provision of wash basin near the entrance for the physically challenged.
- (a) The minimum size shall be 150mm x 1750mm.
  - (b) Minimum clear opening of the door shall be 900mm and the door shall swing out.
  - (c) Suitable arrangement of vertical/horizontal, hand rails with 50mm. clearance from wall shall be made in the toilets.
  - (d) The W. C. Sheet be 500mm from the floor
- (x) **Drinking Water**: Suitable provision of drinking water shall be made for the physically challenged near the special toilet provided for them.
- (xi) **Designing for Children** : in the buildings meant for the re-dominant use of the children, it will be necessary to suitably alter the height of the hand rail and other fittings and fixture etc.

**NOTE** : Special Buildings means a building solely used for the purposes of a drama or cinema theatre, a drive-in-theatre, an assembly hall or auditorium, an exhibition hall, theatres, museum, a stadium a mangal karyalaya or where the built up area of such a user exceeds 600 sq. mts. In the case of mixed occupancy a hazardous building, a building of whole sale establishment, residential hotel building or centrally air conditioned building which exceeds 25 sq. mts. in height and or a total built-up area of 600 sq. mts.

42.41 90 cm hand-rail and an additional one at a height of 75 cms above the finished level of the steps for staircases and for steps to the ground floor plinth even if they have enclosed on their sides by walls. A ramp with a slope not exceeding 1:12 from the ground level of open spaces or road level to the entrance door or the lift or the staircases. One of the wash basins in the toilet block on each floor fixed at a height of 80 cm with a tap at 10 cm above the finished floor level.

42.42 **Lighting and Ventilation:**

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

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

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

42.42.4 A bathroom, water closet, staircase or store may abut on the ventilation shaft, the size of which shall not be less than the values mentioned in Table 20.

**Table: 20 Size of Ventilation Shafts**

Height of Building (mtrs)	Cross Section of Ventilation Shaft (sq.Mtrs)	Side of Shaft (metres)
Upto 12 mtrs	2.8	1.2
Upto 18 mtrs	4.0	1.5
Upto 24 mtrs	5.4	1.8
Upto 30 mtrs	8.0	2.4
Above 30 mtrs	9.0	3.0

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

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

42.43 **Fire Protection requirements:**

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

42.43.1 In any building for human occupancy shall be provided with exits sufficient to permit safe escape for its occupants in case of fire or other emergencies for which the exits shall conform to the following.

- Exits should be horizontal or vertical. The horizontal exit may be a doorway, a corridor, a passage way to an internal or external stairway or to an adjoining building, ramp, a verandah or terrace which has access to the street or to the roof of a building. A vertical exit may be a staircase or a ramp, but not a lift.
- Exit from all the parts from the building except those not accessible for general public use shall provide continuous egress to the exterior of the building or to an exterior open space leading to the street. The exits will be arranged that, except for a residential building, they can be reached without having to cross another occupied unit. The exits should be free from any obstruction and should be adequately illuminated. The exits should be clearly visible with the routes reaching them clearly marked and signs posted to guide any person to the floor concerned.
- They be fitted, if necessary, with fire lighting equipment suitably locked but not as to obstruct the passage. clearly marked and with its location

clear IN indicated on both sides of the exit way.

- They be fitted with a fire alarm device, if it is either a multi-storied, high rise or a special building so as to ensure its prompt evacuations:
- They shall remain unaffected by any alteration of any part of the building so far as their number, width, capacity and protection thereof is concerned:
- They be so located that the travel distance on the floor does not exceed the following limits :-
  - (a) Residential, educational, institutional and hazardous occupancies : 22.5 m.
  - (b) Assembly, business, mercantile, industrial and storage buildings : 30 m.

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

- When more than one exit is required on a floor, the exits shall be as remote from each other as possible.
- The width of an exit, stairway/corridor and exit door to be provided at each floor in occupancies of various types shall be as shown in Table 15. Their number shall be calculated by applying every 100 Sq. m. of the plinth or covered area of the occupancy, the relevant multiplier in columns 4 and 6 of the Table 21. fractions being rounded off upward to the nearest whole number.

#### 42.43.2 Corridors:

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

- Where there is more than one staircase serving a building, there shall be at least one smoke-stop door in the space between the staircases. For the dormitory portions of homes for the aged, orphanages, mental hospitals etc. these multipliers will be doubled.

#### 42.43.3 Doorway

- Every exit doorway shall open into an enclosed stairway, a horizontal exit or a Corridor or passageway providing continuous and protected means of
- An exit doorway shall open outwards i.e. away from the room, but shall not construct the travel along an exit. No door, when opened, shall reduce the required width of a stairway or landing to less than 90 cm.

**Table : 21 Width And Number Of Exits For Various Occupancies**

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



- An exit door shall not open immediately upon a flight or stairs: a landing equal to at least the width of the door shall be provided in the stairway at each doorway: the level of the landing shall be the same as that of the floor which it serves:
- Exit doorways shall be openable from the side which they serve, without the use of a key.

#### 42.43.4 Revolving doors

- Revolving doors shall not be used as required exits except in residential, business and mercantile occupancies; they shall not constitute more than half the total required door width.
- When revolving doors are considered as required exit ways, then the multiplier in Table 21 shall be increased by 33.33 percent, and the revolving doors shall not be located at the foot of stairway. Any stairway served by a revolving door shall discharge through a lobby or foyer.

#### 42.43.5 Internal stairways

- Stairways shall be constructed of non-combustible materials throughout.
- Any interior staircase shall be constructed as a self-contained unit with at least one side adjacent to an external wall and shall be completely closed.
- A stair case shall not be arranged around a lift shaft unless the latter is entirely enclosed by a material of fire resistance rating as that for type of construction itself. For multi-storied high rise and special buildings, the staircase location shall be to the satisfaction of the Chief Fire Officer.
- In multi-storied, high rise and special buildings, access to main staircases shall be gained through at least half-an-hour fire resisting automatic closing doors, placed in the enclosing walls of the staircases. They shall be swing type doors opening in the direction of the escape.

- No living space, store or other space, involving fire risk shall open directly into a staircase.
- The external exit door of a staircase enclosure at ground level shall open directly to the open space or should be accessible without passing through any door other than a door provided to form a draught lobby.
- In multi-storied, high rise and special buildings, exit signs with arrows indicating the escape route shall be provided at a height of 1.5 m. from the floor level on the wall and shall be painted with fluorescent paint. All exit way signs should be flush with the wall and so designed that no mechanical damage to them can result from the moving of furniture or other heavy equipment.
- Where a building has a single staircase, it shall terminate at the ground floor level, and the access to the basement shall be by a separate staircase. Where the building is served by more than one staircase, one of the staircases may lead to the basement level, by either a ventilated lobby or a cut-off screen wall without opening, having a fire resistance of not less than 2 hours with discharge point at two different ends or through enclosures. It shall also be cut-off from the basement area at various basement levels by a protected and ventilated lobby/lobbies.

#### 42.43.6 Fire escape or external stairs: Multi-storied, high and special buildings shall be provided with fire escape stair, which will be free of FSI. and they should conform to the following:

- They shall not be taken into account in calculating the evacuation time of a building.
- All of them shall be separate and remote from the internal staircase.
- Entrance to them shall be separate and remote from the internal staircase.

- Routes to the fire escape shall be free of obstruction at all times, except for a doorway leading to the fire escape, which shall have the required fire resistance.
- They shall be constructed of non-combustible materials.
- They shall have a straight flight not less than 75 cm. Wide with 15 cm. treads and risers not more than 19 cm. The number of raisers shall be limited to 16 per flight.
- They shall be provided with handrails at a height not less than 90cm. Above the tread.

#### 42.43.7 Ramp

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

#### 42.43.8 Refuge Area

- In multi-storied and high rise buildings, atleast one refuge area shall be provided on the floor immediately above 24 m.
- It shall be on the external walls as a cantilevered projection or in any other manner.
- It shall have a minimum area of 15 Sq.m. and a minimum width of 3.0 m.
- It shall not be counted in F.S.I.

#### 42.43.9 Rain Water Harvesting:

The applicant shall make provision of sump well (underground water tank)

for storage of rain water to encourage the Water Harvesting Structures with special emphasis on roof top of the building Water Harvesting arresting soft soil and surface run-off for preservation and recharging of ground water level, details there of to be furnished.

#### 42.43.10 Development of Low Cost Housing

The following rules shall be applicable to development of schemes for socially and economically backward class of people for economically weaker section of the society and for low cost housing only undertaken by public agencies, co-operative societies, Government or Semi Government bodies, Registered Developers.

##### A. Planning

The type of development for housing for socially an economically backward class of people and for low cost housing, block development as group housing.

- (i) The maximum permissible density in Dwelling shall 225 dwelling per hector .
- (ii) The minimum ,and the maximum plot size shall be between 18 sq.mts. and 40. sq.mts. respectively with built up area not exceeding 70% of the plot area leaving front as well as rear margin of 1.5 mts.
- (iii) The minimum frontage of plot shall be 3.0 mts. in width.
- (iv) At every 20 such continues plots 2.0 mts wide space open to sky shall be provided.
- (v) The maximum numbers of stories in a building construction on the plot shall be ground plus one upper storey only.
- (vi) Common plot at the rate of. 10% percent of the area of the plot / land developed shall be provided for open space / community open

## B. General Building Requirements :

- (1) The minimum height of the plinth shall be 30 cms. from the top surface of approach road or path way.
- (2) (a) The size of living room, bed room shall not be less than 8 sq.mts. with minimum width of 2.4 mts.
  - (b) (i) Size of independent Bath-room and WC shall be 0.9 sq. mts. with minimum width of 0.9 mts. each.
    - (ii) Size of combined bath room and WC shall be 1.8 sq.mts. with minimum width of 1 mt.
- (3) (i) The minimum height of room shall be as under :
 

Living room : 2.4 mts.  
Kitchen room : 2.4 mts.  
Bath/w.c : 2.1 mts.  
Corridor : 2.1 mts.

  - (ii) In case of the slopping roof the average height of thereof shall be 2.1 mts. and the minimum height of the caves shall be 2.4 mts.
  - (iii) The minimum slopes of the slopping roof shall be 30° for G.I sheets, asbestos sheets or tiled roof while for R.C.C slopping roof, the minimum slop shall be 12°.
- (4) The opening through windows, ventilators and other opening for light and ventilation shall
  - (i) One tenth of the room floor area.
  - (ii) For W.C. and bath not less than 0.2 sq.mts.  
The width of staircase shall be 0.75 mt. minimum', the

maximum height of the riser shall be 20 cms. The minimum width of the tread shall be 22.5 cms. The minimum clear head roof of the stair case shall be 2.10 mts

(iii) There shall be one staircase for every 12 (twelve) dwelling units or part thereof.

## C. Roads and Path ways :

- (i) The area under the roads and pathways in such housing project shall normally not exceed 20 percent of the total area of the project.
- (ii) Access to the dwelling units where motorised vehicles are not normally exported shall be by means of paved foot paths with right of way of 6 mts. and pathways of 2 mts. only . The right of way shall, be adequate to allow for plying of emergency vehicles and also for side drains and plantation.
- (iii) Where motorable access ways are not provided and pedestrian path ways are provided the minimum width of such path way shall be 4.0 mts, which shall not exceed 50 mt. in length.

## D. Minimum Required Accommodation

- (i) The minimum accommodation provided in every dwelling unit shall be one living room and a WC where there is a drainage system, the agency developing the area shall install and maintain the internal drainage system, where there is no drainage system the individual soak-pit shall be provided as per provision of National Building Code.
- (ii) The loft if provided in the room shall not cover more than 30 % of the floor area of the room.

## E. Structural Requirements :

- (i) Load bearing walls of the building shall be of Brick stone or pre-cast block in any mortar, in the case of R.C.C framed structure or wooden framed structure filler walls may be of suitable local materials.
- (ii) Roof of the building shall be of galvanized iron sheets, asbestos sheet, tiles roof or R.C.C. roof .in the case of upper storied buildings middle floor shall be of wooden or R.C.C. and rest as per choice.
- (iii) Doors and windows of building shall be of any material.
- (iv) Rest of the work of building shall be as per locally available resources and as per choice.
- (v) For structural safety and services Regulations 43.1 and 43.2 shall be applicable.

**STRUCTURAL SAFETY AND SERVICES**43.0 **STRUCTURAL DESIGN**

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

## a) For Earthquake Protection

1. IS:1893-1984, "Criteria for Earthquake Resistant Design of Structures (Fourth Revision)".
2. IS:13920-1993, Ductile Detailing of Reinforced Concrete Structures subjected to Seismic Forces-Code of Practice".
3. IS:4326-1993, "Earthquake Resistant Design and Construction of Buildings-Code of Practice (Second Revision).
4. IS:13828-1993, "Improving Earthquake Resistance of Low Strength Masonry Buildings-Guidelines".
5. IS:13827-1993, "Improving Earthquake Resistance of Earthen Buildings-Guidelines".
6. IS:13935-1993, "Repair and Seismic Strengthening of Buildings-Guidelines".
7. "Improving Earthquake Resistance of Building-Guidelines", by Expert Group, Government of India, Ministry of Urban Affairs & Employment, published by Building Material and Technology Promotion Council, 1998

## b) For Cyclone/Wind Storm Protection:

8. IS:875 (3)-1987 "Code of Practice for Design Loads (other than Earthquake) for Building and Structures, Part 3, Wind Loads"
9. "Improving Wind/Cyclone Resistance of Building-Guidelines:, by Expert Group, Government of India. Ministry of Urban Affairs & Employment, published by Building Materials and Technology Promotion Council. 1998.

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

In pursuance of the above a certificate as indicated at Annexure-4 shall be submitted along with building plans/drawings and building information schedule annexed thereto.

#### 43.2 STRUCTURAL STABILITY AND FIRE SAFETY OF EXISTING BUILDINGS.

- (i) The Competent Authority on its own or otherwise may have the assessment of structural and/or fire safety of an existing building/structure damaged/undamaged carried out through expert(s) chosen from a panel of experts identified by the Competent Authority in this behalf, at the cost of the owner/developer/occupants of the building.
- (ii) The Competent Authority on advise of such expert(s) shall direct the owner/developer/occupants of the building to carry out such repair/restoration and strengthening/retrofitting of the building found necessary so as to comply with the safety standards laid down in the National Building Code and the Indian Standards specified under Regulation.
- (iii) The Competent Authority shall specify the period within which such

compliance is to be carried out.

- (iv) The Competent Authority may also direct the owner/ developer/ occupants whether the building could be occupied or not during the period of compliance.

#### 43.3 QUALITY CONTROL REQUIREMENT.

The following quality control system shall be adopted for all buildings except those up to 3 storied residential buildings having less than 1000 m<sup>2</sup> in built up area.

The testing of the material as per Indian Standards shall be carried out by laboratory(s) approved by the competent authority in this behalf.

The laboratory(s) shall work out in consultation with the construction agency a testing programme of materials such as cement, steel and quality of concrete including its mixing, laying and strength at site as well as in the laboratory.

This should cover various stages of construction from foundation to completion as per Regulations. The laboratory(s) shall maintain a duly authenticated report in a bound register, copy of which will be submitted to the construction agency, which will in turn forwards the testing report to the competent authority.

#### 43.4 Quality of Materials & Workmanship

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

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

- 43.5 Alternative Materials, Methods of Design and Construction & Tests. The provision of the rules are not intended to prevent the use of any material or method of design or intended to prevent the use of any material or method of design or construction not specifically prescribed by the rules provided any such alternative has been approved.
- 43.6 The provision of the rules are not intended to prevent the adopting of architectural planning and layout conceived as an integrated development scheme.
- 43.7 The Authority may approve any such alternative, provided it is found that the proposed alternative is satisfactory and conform to the provisions of relevant parts regarding material, design and construction and that material, method or work offered is for the purpose intended, atleast equivalent to that prescribed in the rules in quality, strength, compatibility, effectiveness, fire and resistance, durability and safety.
- 43.8 Tests
- 43.8.1 Whenever there is sufficient evidence of compliance with the provisions of the rules of evidence that an material or method of design or construction does not conform to the requirements of the rules or in order to substantiate claims or alternative materials, design of methods of construction, the Competent Authority may require tests sufficiently in advance as proof of compliance. These tests shall be made by an approved agency at the expense of the owner/applicant.
- 43.8.2 Test methods shall be an specified by the rules for the materials or design or construction in question. If there are no appropriate test methods specified in the rules, the Competent Authority shall determine the test procedure. For methods of tests for building materials, reference may be made to relevant

Indian Standards as given in the National Building Code of India, published by the Indian Standard Institution. The Latest version of the National Building Code of India shall be taken into account at the time of enforcement of these rules.

- 43.9 Building Services
- 43.9.1 The planning, design and installation of electrical installations, air-conditioning and heating work shall be carried out in accordance with Part VIII Building Services, Section 2- Electrical Installations, Section 3 - Air Conditioning and Heating of National Building Code of India.
- 43.9.2 The planning, design including the number of lifts, type of lifts, capacity of lifts depending on occupancy of building, population on each floor based on occupant load, height of buildings shall be in accordance with Section-5 - Installation of Lifts and Escalators of National Building Code of India in existing buildings, in case of proposal for one additional floor, existing lift may not be raised to the additional floor.
- 43.10 Requirement of Water Supply, Drainage and Sanitation: The requirements for water supply, drainage and sanitation would as per the norms provided in Part IX Plumbing Services. Section 1 - Water Supply; and Section 2 - Drainage and Sanitation of the National Building Code . Building of Indian Standards.
- 43.10.1 Septic Tanks: Where septic tank is used for sewage disposal, the location, design and construction of the septic tank shall conform to requirements as below.
- Location of Septic Tanks and sub-surface absorption systems: A subsoil dispersion system shall not be closed than 18 m. from any surface of drinking water, such as well, to mitigate the possibility of bacterial pollution of water supply. It shall also be as far removed from the nearest habitable building as economically feasible but not closer than 6m. to avoid damage to the structures. The dimensions of Septic Tanks shall

- have minimum width of 75 cm. Minimum depth of one metre below water level and a minimum liquid capacity of one cubic metre.
- Septic tanks may be constructed of brickwork, stone masonry concrete or other suitable materials as approved by the Authority.
- Under no circumstances should effluent from a septic tank be allowed into an open channel, drain or body of water without adequate anaerobic treatment through soak pit.
- Minimum nominal diameter of pipe shall be 100 mm. Further, at junctions of pipes in manholes, direction of flow from a branch connection should not make an angle exceeding 45 with the direction of flow in the main pipe.
- The gradients of land drains, under-drainage as well as the bottom of dispersion trenches and soak ways should be between 1:300 and 1:400.
- Every septic tank shall be provided with ventilating pipe of atleast 50 mm diameter. The top of the pipe shall be provided with a suitable cage of mosquito-proof wire mesh.
- When the disposal of septic tanks effluent is to seepage pit, the seepage pit may be of any suitable shape with the least cross-sectional dimension of 90 cm. And not less than 100 cm in depth below the invert level of the inlet pipe. The pit may be lined with stone, brick or concrete blocks with dry open joints which should be backed with atleast 7.5 cm. of clean coarse aggregate. The lining above the inlet level should be finished with mortar. In the case of pits of large dimensions, the top portion may be narrowed to reduce the size of the RCC cover slabs. Where no lining is used specially near trees, the entire pit should be filled with loose stones. A masonry ring may be constructed at the top of the pit to prevent damage by flooding of the pit by surface run off. The inlet pipe may be taken down a depth of 90 cm. From top as an anti-mosquito measures; and

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

#### 43.11 Signs and Outdoor display structure

The display of advertising signs on building and land shall be in accordance with Part X signs and outdoor display structures of National Buildings Code of India and the provisions detailed below.

##### 43.11.1 Prohibition of erection, exhibition, fixation, retention or display of advertisements in without written permission of Competent Authority and/or any other authorised person(s) for the purpose:

No person shall erect, exhibit, fix or retain upon or over any land, building, wall, hoarding, frame, post, kiosk/Bill Board (to be displayed on electric pole) or structure or upon or in any vehicle, any advertisement or display any advertisement to public view in any manner whatsoever in any place within the jurisdiction of the Administration without the prior written permission of the Competent Authority and/or any other authorised person(s) for the purpose:

##### 43.11.2 Prohibition of erection, exhibition, fixation, retention or display of advertisements in historic public buildings, etc.

No person shall erect, exhibit, fix, retain or display or case to be erected, exhibited, fixed, retained or displayed any advertisement so as to injuriously affect the amenities or obstruct the view of an historic public building or buildings of national importance or monument of any public park or pleasure promenade or public garden;

## 43.11.3 Prohibition of advertisements by balloons or banners :

No balloons or banners shall be allowed for advertisement except after the prior approval of the Competent Authority.

## 43.11.4 Advertisement on un-authorized building:

The permission granted for display of an advertisement on an unauthorised building, structure, wall, etc. shall not amount to regularisation of the said unauthorised building, structure, wall, etc. and such permission shall not be a ground for regularization of the same.

## 43.11.5 Manner of display of advertisement on vehicles:

No vehicle used for the purpose of advertisement shall display any advertisement in a manner, form or method different from that approved by the Collector.

## 43.11.6 Defacement of any sign or mark or letter on advertisement prohibited:

No person shall deface or cause to be defaced any sign or mark or letter or words that shall have been put by the Competent Authority on the advertisements erected, exhibited, fixed, retained or displayed in token of their having been permitted or approved by him and of the tax having been collected thereon.

## 43.11.7 Advertisement hoarding:

- (a) Shall not be more than 9.144 meters (30") high from the ground level. No hoarding shall be permitted on roof-tops or terraces:
- (b) Shall not project, or be on or over the public way beyond the general line of buildings in the street for which a regular line of street has been prescribed.
- (c) Shall not exceed the size approved by the Competent Authority;

- (d) Shall not be put up or erected in the right of way of any road; Provided that advertisement hoarding may be put up or erected adjacent to, or near the foot-paths of the roads if such hoardings run parallel to the road and/or otherwise permitted by the Competent Authority.

The base or the bottom of the hoarding shall be at a height of 2.133 meters (7') above the ground level and shall be in proper alignment, height to conform with other hoardings and at a distance of minimum of 0.61 meters (2") from any other hoardings.

## 43.11.8 Procedure for grant of permission for erection, exhibition, fixation, retention or display of advertisements:

## 43.11.8.1 Every person desiring to erect, exhibit, fix, retain or display an advertisement

shall send or cause to be sent to the Competent Authority an application for permission in the prescribed format as per Annexure 20 against payment of fees as prescribed by the Competent Authority The said application form duly completed in all respects shall be submitted or cause to be submitted by the applicant against a proper receipt. The Competent Authority may after making such inspection as may be necessary and within thirty days after the receipt of the application, grant, refuse, renew or cancel the permission, as the case may be, in accordance with the provisions of the Act and the by-laws made hereunder.

## 43.11.8.2 The Competent Authority may disapprove an advertisement on, among others, the ground that its contents or the manner of its display is indecent or otherwise offensive to good taste or public sentiments.

## 43.11.8.3 No application shall be valid until and unless it is submitted in the manner determined by the Competent Authority from time to time on the prescribed format along with all the documents as are required by the Competent Authority from time to time and fee of One Hundred rupees against proper receipt obtained from the Administration. Any application submitted in any



other manner shall be deemed to be rejected without any notice and no person shall exhibit, erect, fix or retain upon or over any land, building, wall etc. any advertisement and display any advertisement to public view on the basis of the same.

43.11.8.4 There shall be no deemed permission even after the expiry of 30 days of the submission of application in the prescribed format along with all the documents.

43.11.8.5 If any tax on advertisements and penalty is not paid within stipulated time after the demand notice, the same shall be recoverable as an arrears of tax and the permission shall be deemed to be terminated. The Competent Authority shall be at liberty to remove the hoardings, etc.

43.11.8.6 If any advertisement erected, exhibited, fixed or retained on any land and building unauthorisedly and in contravention of provisions of the Act and the bye-laws framed hereunder, such advertisements or hoardings shall be removed by the Competent Authority without any notice whatsoever and expenses regarding removal of such unauthorised advertisement or hoardings shall be recovered from the concerned advertiser or exhibitor or client at the rate of five thousand rupees per advertisement or hoarding for sizes upto 18.580 Sq. m (200. Sq. Feet) and ten thousand rupees for sizes larger than 18.580 Sq. m (200 Sq. Feet).

43.11.9 Tax to be paid in advance:

The tax on each advertisement shall be payable in advance for the concerned financial year. All dues shall be payable in cash or by pay order or by demand draft.

43.11.10 Licensed or registered advertisers:

No person except licensed or registered advertisers or agencies shall be allowed to undertake the display of advertisements on behalf of others. Persons or agencies who undertake the display of advertisement, shall enroll

themselves as licensed or registered advertisers with the Administration and furnish in this regard the required information, documents, surety, as may be determined by the Competent Authority. They shall pay license or registration fee and security deposit as may be determined by the Competent Authority from time to time in respect of registration as advertiser. Persons intending to entrust the work of displaying advertisement on their behalf to other party shall not entrust it to any party other than a licensed or registered advertiser.

A licensed or registered advertiser shall before displaying or causing the display of advertisement, satisfy himself that the tax due thereon has been paid and the Competent Authority's approval obtained there for.

A licensed or registered advertiser shall maintain proper record of advertisements displayed by him and produce the same whenever required for inspection by the Competent Authority.

43.11.11 Penalty:

Whoever contravenes any provision of the Act, the Bye-laws and the terms and conditions on the subject or fails to comply with the order or directions lawfully given, shall be punishable with a fine which may extend to Rupees Ten Thousand and in case of a continuing contravention with a further fine which may extend to Five Hundred Rupees for every day during which such contravention is continued after conviction for the first such contravention. If the contravention still continues, the Competent Authority shall require the owner or occupier of the land, wall, hoarding, frame, post or vehicle upon or over or in which the same is erected, exhibited, fixed or retained to take down or removed such advertisements or enter any land, building, property or vehicle and have the advertisement dismantled, taken down or removed or spoiled, defaced or screened.

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

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

- In Residential Zone the following non-flashing and non-neon signs with illumination not exceeding 10 Ft. candles.
  - (a) One name plate with an area not exceeding 0.1 sq.m. for each dwelling unit. (b) For other users permissible in the zone, one identification sign or bulleting board with an area not exceeding 1.6Sq.m.
  - (c) 'For Sale' or 'For Rent' signs for real estate not exceeding 2 sq.m. in area provided they are located on the premises offered for sale or rent.
- For Commercial uses flashing or non-Hashing business signs placed flat against the wall, not exceeding 5 sq.m. in area and covering not more than 15 percent of the area of such wall including doors and windows and overhanging signs which project not more than 0.9 m. from the wall, provided that such overhanging signs shall be in conformity with the following and provided that such signs do not face resident buildings
- Not more than one overhanging sign may be permitted for each 4.5 m. of plot frontage and the area of such overhanging signs shall not be more than 1 sq.m. except that for each 9.0 m. of plot frontage above the first 4.5 m. an increase in area of 0.2 sq.m. shall be permitted.

### Annexure 1

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

The Rule 38 of the Daman Development Control Rules 2005, provides that the Competent Authority shall permit on the same plot, additional FSI exceeding 1.00 as the case may be in respect of such part of land that is required from the land area, for the purposes of road widening, laying of service lines and such other public utility services, owner/applicant releases such land required by the Competent Authority, for such public utilities, without claiming any compensation thereof. Provided, further that such area of the land required for road widening, laying services, is restricted to 40% of the area of plot, remaining after release of the land required for laying such services/road widening". In view of the above the following procedure/modalities for grant of additional F.S.I, in lieu of Compensation is framed.

Explanation to Rule-38: Any person whose land is being acquired for public purpose and chooses to opt for additional F.S.I., then the total area under acquisition would be allowed as an additional F.S.I, for Construction and/or 40% of the remaining plot area whichever is less. This facility however should not violate any of the provisions in the DC. Rules, irrespective of the height of building. However any misinterpretation on the above would be referred to the Daman Planning Authority whose decision will be final and binding.

1. The interested party/applicant has to give in writing to the Land Acquisition Officer the choice whether he would like to claim Monetary Compensation or Additional F.S.I, on the land area which is being acquired for any public purpose along with any specific document being called for by the Land Acquisition Officer at the time of claiming the same.
2. On receipt of the application as mentioned above, the Land Acquisition Officer shall process the application considering particularly the explanation detailed above and Section 31.3 of the Land Acquisition Act and will issue a certificate/order indicating that the applicant has not claimed any compensation for the land being acquired by the Government and the additional FSI granted to him is the final settlement of his claim thereof, within 30 days of the receipt of the application.

3. The Applicant thereafter will submit the certificate/order (in original) along with the application for building permission to the competent authority, for claiming his benefit of additional FSI. The competent authority while granting him the building permission as per the DC Rules 2005, will simultaneously consider the applicant's request for additional FSI and pass order accordingly.

**Annexure - 2**

**Form for application for development work, to erect, re-erect or to make alteration in any place in a building and for organised development.  
(On Re 1.00 stamp)**

To,  
The Competent Authority,  
UT Administration of Daman and Diu,  
Daman.

Sir,

I hereby give notice that I intend to carry out development/ to erect, re-erect or to make alteration in the building No. \_\_\_\_\_ or on Plot. No./Revenue No./CTSNo. \_\_\_\_\_ situated in Road/Street \_\_\_\_\_ of Town/Village \_\_\_\_\_ in accordance with the Development Control Rules 2005 of Daman District, I forward herewith all the documents as per the checklist required along with the following plans and specifications in five copies duly signed by me and Shri \_\_\_\_\_, Architect / Engineer/Structural Engineer License No. \_\_\_\_\_ who has prepared the Plans/Designs and a copy of other statement and Documents as applicable with the Development Control Rules, 2005 of Daman District.

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

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

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

Signature of the Owner  
Name of the Owner  
Address of the Owner

**Annexure -3**

**Form of Supervision**

To,  
The Competent Authority,  
UT Administration of Daman and Diu,  
Daman

Sir,

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

Signature of Licensed  
Architect/Engineer/Structural Engineer

Name of the Licensed

\_\_\_\_\_  
Architect/Engineer/Structural Engineer

Registration No. \_\_\_\_\_

Valid upto \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

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

**Annexure - 4**

**CERTIFICATE OF UNDERTAKING OF REGISTERED ARCHITECT/  
ENGINEER/STRUCTURAL ENGINEER**

To  
The Competent Authority,  
Daman

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

I hereby certify that I am appointed as the Registered Architect/ Engineer/Structural Engineer to prepare the plans, sections and details as required under the provisions of the Act/Development Control Regulation/Bye-laws for the above mentioned project and that I have prepared and signed the same and that the execution of the project shall carried out under my direction and supervision as per the approved drawings. I am fully conversant with the provisions of the Regulations/Bye-laws which are in force and about my duties and responsibilities under the same and I undertake to fulfill them in all respect. I also undertake to plan, design & provide adequate measure for installation of plumbing, drainage, sanitation and water supply.

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

Signature of Licensed  
Name of the Licensed Architect/Engineer/Structural Engineer

\_\_\_\_\_  
Architect/Engineer/Structural Engineer

Registration No. \_\_\_\_\_

Valid upto \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

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

Signature of Owner

Name of Owner

**Annexure - 5****(Applicable for High Rise Buildings only)  
CERTIFICATE OF UNDERTAKING OF  
REGISTERED STRUCTURAL ENGINEER**

To,  
The Competent Authority,  
Daman

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

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

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

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

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

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

Signature of Owner with date (Name in Block Letters) Address	Signature of the Licensed Structural Engineer with date (Name in Block Letters) Address Registration No & Validity
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**Annexure - 6****Check list of Documents to be submitted while making Application for grant of  
Construction permission and Occupancy Certificate.****Check List for New Construction Permission.**

1. Application in the form Annexure-2 along with the form of Annexure 2 to 5.
2. Copy of N.A. Order.
3. I and XIV nakal (Latest original plus four true copies).
4. If land is a part of a Private industrial Estate, true copy of approved lay out Plan or a signed statement on company's letterhead that it is not applicable.
5. If part of a Private Industrial Estate, a certificate of completion of Development work as per approved lay out plan or signed statement on company's letter head that it is not applicable.
6. Copy of the Amalgamation Order, if relevant or signed statement on company's letter head that it is not applicable and that NA is for the entire survey No.
7. Original Certified Map of Survey/Plot no. issued by City Survey Office, Daman
8. Key Plan (Location Plan) as required under Clause 6.8. (Five Copies).
9. Site Plan with details as per Rule 6.9. (Five copies).
10. Building Plan giving details as per Rule 6.10 and 6.11 of D.C. Rules. (Five copies).
11. Service Plan giving details as per Rule 6.12 of D.C. Rules. (Five copies).
12. If revised Plan, Copy of the original Construction Permission and Completion Certificate.
13. Certificate or Order of the Land Acquisition Officer if claiming benefit of additional FSI in lieu of compensation
14. CRZ clearance certificate of the concern authority in case of land falling under CRZ

**Check List for Occupancy/Part Occupancy Certificate.**

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

Annexure - 7

Form of sanction of development permission and commencement certificate

To,

Sir,

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

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

Yours faithfully,
Competent Authority

UT Administration of Daman and Diu.
Daman

Date \_\_\_\_\_

Annexure - 8

Form of Refusal of sanction

To,

Sir,

With reference to your application No. \_\_\_\_\_ dated \_\_\_\_\_ for the grant of sanction for the development work/the erection of a building/execution of work in Building \_\_\_\_\_ Plot No. \_\_\_\_\_ in \_\_\_\_\_ Zone situated at \_\_\_\_\_ Road \_\_\_\_\_ of \_\_\_\_\_ Industrial / Commercial / Residential Area of village \_\_\_\_\_ I have to inform you that the sanction has been refused on the following grounds :

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

Office No. \_\_\_\_\_
Office Stamp \_\_\_\_\_
Date : \_\_\_\_\_

Yours faithfully,
Competent Authority
UT Administration of Daman and Diu
Daman.

**Annexure - 9**

**Form for Notice for Commencement of Work**

To,  
The Competent Authority,  
UT Administration of Daman & Diu,  
Daman

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

Signature of Owner/License/Lessee  
Name of owner  
(in block letters)  
Address

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

**Annexure - 10**

**Intimation regarding Foundation and Footing  
[Applicable to High Rised and Special Buildings]**

To,  
Competent Authority,  
UT Administration of Daman and Diu,  
Daman.

Sir,

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

Signature  
Architect/Engineer/Structural Engineer

Name of the Licensed

\_\_\_\_\_  
Architect/Engineer/Structural Engineer

Signature of Owner

Name of Owner

Registration No. \_\_\_\_\_

Valid upto \_\_\_\_\_

Address \_\_\_\_\_

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

**Annexure - 11**

**Form for informing completion of work up to Plinth Level**

To,  
The Competant Authority,  
UT Administration of Daman and Diu,  
Daman.

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

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

Signature of  
Architect/Engineer/Structural Engineer

Name of the Licensed

\_\_\_\_\_  
Architect/Engineer/Structural Engineer

Signature of Owner

Name of Owner

Registration No. \_\_\_\_\_

Valid upto \_\_\_\_\_

Address \_\_\_\_\_

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

**Annexure - 12**

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

To.

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

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

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

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

Yours faithfully,  
The Competant Authority,  
UT Administration of Daman and Diu,  
Daman.



**Annexure - 13  
Form of Completion Certificate**

To,  
Competent Authority,  
Daman  
Sir

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

The work has been completed to my best satisfaction. The workmanship and all materials (type and grade) have been used strictly in accordance with general and detailed specifications as specified in the D.C. Rules 2005 of Daman District. No provisions of the Act or the Building Bye-laws, no requisitions made, conditions prescribed or orders issued thereunder have been transgressed in the course of the work. I am enclosing three copies of the completion plans, one of which is cloth mounted. The building is now fit for occupancy, for which it has been erected/re-erected or altered, constructed and enlarged.

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

Name of the Licensed Architect/Engineer/Surveyor/Structural Engineer

\_\_\_\_\_  
Architect/Engineer/Surveyor/Structural Engineer  
Registration No. \_\_\_\_\_  
Valid upto \_\_\_\_\_  
Address \_\_\_\_\_

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

Signature of Licensed Architect/Engineer/Surveyor

Signature of Owner

Name of Owner

**ANNEXURE - 14**

**(Applicable for High Rise Building only)  
Form of Structural Stability Certificate (in letter head)**

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

Signature of Structural Engineer  
License No. \_\_\_\_\_  
Validity \_\_\_\_\_  
(Name in Block Letters)  
Address \_\_\_\_\_  
Date: \_\_\_\_\_

Signature of the Licensed Architect  
License No. \_\_\_\_\_  
Validity \_\_\_\_\_  
(Name in Block Letters)  
Address \_\_\_\_\_  
Date: \_\_\_\_\_

**ANNEXURE - 15**

**OCCUPANCY CERTIFICATE**

To,  
Sir,

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

Competent Authority,  
Daman

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

**Annexure 16**

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

To,  
Competent Authority  
Daman

Sir.

While thanking you to allow me to occupy a portion of the above building before acceptance of the Completion Certificate of the whole building for the plans approved under Office Order No. \_\_\_\_\_ Dated: \_\_\_\_\_

I hereby indemnify the Administration of Daman and Diu against any risk, damage and danger such may occur to occupants and users of the said portion of the building and also undertake to take necessary security measures for their safety, We say that this undertaking will be binding on me/us, our heirs, administrators and to our assignees.

Yours faithfully

OWNER

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

## Annexure - 17

## Penalty rates for regularising various deviations during construction from the approved building plans.

Sr. No.	Type	Penalty(in Rs)	Remarks
1.	Construction started/completed before applying for permission. For Industrial For Others incl. Mixed uses	50/- per Sq. mtr. 125/- per Sq. mtr.	Applicable to the total built area within the plot.
2.	Construction started/completed before granting permission but had applied for permission. For Industrial For Others	20/- per Sq. mtr. 50/- per Sq. mtr.	Applicable to the total built area within the plot.
3.	Minor Deviation from the approved construction plan, but within the D.C. Rules.	Approvable without penalty while issuing occupancy certificate.	Deviation in this respect would be only for minor alteration within the approved building plan.
4.	Deviation in Ground Coverage Up to 15% of the permissible ground coverage on all floors. For Industrial For Others	200/- per Sq.mtr. 750/- per Sq.mtr.	Applicable to the portion which is observed as deviation from the Approved Plan.
5.	Deviation in Setbacks a. Front Setback b. Setback in all other sides - For Industrial - For other uses	Not allowed 300/- per Sq. mtr. 750/- per Sq. mtr.	Total Demolition Upto 5% of the permissible set back - do -

## Annexure - 18

## Service/Light Industries which can be allowed as per the uses in Rule 26.1.1 and conditions governing such uses.

Sr. No.	Category of Industry	Service industry permitted subject to			Special conditions, If any.
		Maxi. Permissible Power (in KW.)	Maxi. Permissible employment	Maxi. Permissible floor Area Sq.mt.	
1	2	3	4	5	6
<b>I</b>	<b>Food Product:</b>				
	Groundnut decorticates.	7.5	9	50	
	Grain mill for production of flour.	7.5	9	50	
	Manufacture of supari and masala grinding.	7.5	9	50	
	Manufacture of bakery products.	10	25	250	- Fuel used shall be electricity, gas or smokeless fuel. - No floor above the furnace portion. - Where only electric oven is used, an additional heating load of 24 KVA permitted per establishment.
	Coffee curing, roasting and grinding.	7.5	9	50	
	Manufacture of ice	75	9	250	
	Manufacture of milk and dairy products.	7.5	9	50	
	Manufacture of ice-cream & ice-candy.	7.5	9	50	

Sr. No.	Category of Industry	Service industry permitted subject to			Special conditions, If any.
		Maxi. Permissible Power (in KW.)	Maxi. Permissible employment	Maxi. Permissible floor Area Sq.mt.	
1	2	3	4	5	6
II.	<b>Tobacco:</b> Manufacture of bidis.	No power to be used.	No limit	250	
III.	<b>Textile and Textile Products:</b>				
	Embroidery and making of crepe laces and fringes.	3.75	9	50	
	Manufacture of textile goods, such as wearing apparel, curtains, mosquito-net, mattresses. bedding material, pillow cases, textile bags.	2.35	9	50	
	Mattress making and cotton cleaning.	2.25	9	50	
IV	<b>Wood Product and Furnitures</b>				
	Manufacture of wooden furniture and fixtures.	2.75	9	50	- Not permitted under or adjoining a dwelling unit
	Manufacture of bamboo and cane furniture and fixtures	2.25	9	50	- Not permitted under or adjoining a dwelling unit

Sr. No.	Category of Industry	Service industry permitted subject to			Special conditions, If any.
		Maxi. Permissible Power (in KW.)	Maxi. Permissible employment	Maxi. Permissible floor Area Sq.mt.	
1	2	3	4	5	6
	Printing and publishing periodicals, books, journals at lasses, maps, envelopes, picture post-cards and embossing.	7.5	9	120	- Manufacture with paper pulp not permitted. - No restrictions on power, number of employees, area or hours of operation shall apply, if located in a building on a separate plot not less than 500 Sq. mt. in area and if special permission of the Competent Authority is obtained.
	Engraving etching, block-making etc.	7.5	9	120	
	Block binding	7.5	9	120	
VI	<b>Leather Products excluding Tanning</b>				
	Manufacture of leather footwear.	3.75	9	50	- Manufacture of leather or leather processing not permitted.
	Manufacture of wearing apparel like coat, gloves.	3.75	9	50	

Sr. No.	Category of Industry	Service industry permitted subject to			Special conditions, If any.
		Maxi. Permissible Power (in KW.)	Maxi. Permissible employment	Maxi. Permissible floor Area Sq.mt.	
1	2	3	4	5	6
	Manufacture of leather consumer goods, such as upholstery, suitcases, pocket books, cigarette and key cases, purses.	3.75	9	50	
	Repair of footwear and other leather products.	3.75	9	50	
	Manufacture of rubber balloons, hand-gloves and allied products.	1.5	9	50	
<b>VIII Metal Products:-</b>					
	Tool Sharpening and razor sharpening works.	0.75	9	25	
	Umbrella assembly works.	0.75	9	50	
<b>IX Electrical Goods:-</b>					
	Repairs of household electrical appliances, such as radio and TV sets, tape-recorders, video, heaters, irons, shavers, vacuum cleaner, Fridge, air-conditioners, washing machines, electric cooking ranges, meter rewinding works.	2.25	9	50	- No spray painting permitted.

Sr. No.	Category of Industry	Service industry permitted subject to			Special conditions, If any.
		Maxi. Permissible Power (in KW.)	Maxi. Permissible employment	Maxi. Permissible floor Area Sq.mt.	
1	2	3	4	5	6
	Electronic industry of assembly type.	3.75	9	50	- Only permitted on ground floor.
	<b>Transport Equipment:-</b>				
	Servicing of motor vehicles & cycles.	3.75	9	100	- No spray painting permitted. No floor above.
	Repair of motor vehicles & cycles.	3.75	9	100	
	Battery charging and repairs.	5.0	6	25	
	Manufacture of jewelry and related articles.	2.25	9	50	
	Repairs of watches, clocks and jewelry.	2.25	9	50	
	Manufacture of musical instruments and their repairs.	2.25	9	50	
	Repairs of locks, stoves, umbrellas, sewing machines, gas-burners, & other sundry equipment.	2.25	9	50	
	Optical glass grinding and repairs.	2.25	9	50	
	Audio taping, recording & manufacture of equipment for the same and recording studio.	4.0	9	50	

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

Note: The hours of operation for the concerned industry shall be from 1000 to 2000 hours only. The Competent Authority may from time to time add to alter or amend the above Table with the approval of Administrator

## Annexure 19

**GUIDELINES FOR DEVELOPMENT OF HOLIDAY RESORTS/HOMES (Refer Rule 31.2a and 32.1g)**

- The minimum area of the land for holiday resorts or holiday homes shall not be less than 1.00 Ha.
- The entire land shall vest in single ownership. It shall not be subdivided at any time, the individual structures or building shall not be sold to different persons.
- The facilities provided shall be used by the purpose it has been allotted. The structures shall not be used for regular and permanent residence.
- Adequate infrastructure facilities such as access road, water supply, liquid and solid waste collection and disposal facilities shall be provided by the owner at his own cost, so as to keep the entire area clean and hygienic.
- The structures shall not be more than ground + 1 upper floor. However, ground storied structures with slopping roofs constructed as far as possible out of local material, compatible with the surrounding environment, would be preferred.
- Existing trees shall be preserved and if any trees are cut, five times the number shall be planted and grown to their full height. In addition 15 trees per 1000 sq.m. of open land shall be planted as a part of the landscaping of the area.
- The owner of the land shall submit to Government a suitable layout of the site, landscape plan, building plans and a project report along with the recommendation from the Tourism Development Department, Daman if it is from the use specified in Rule 31.2a and from the Education or Medical Department if it is the uses specified in Rule 32.1g.
- The entire construction/development programme shall be completed within a period of 3 years from the date of grant of development permission failing which the development permission shall automatically lapse.
- Necessary set backs shall be provided from the classified roads.
- The total built up area of all types of structures shall not exceed 40% of the total area i.e. (FSI 0.4) of the land under development.

**Annexure 20**

**Application Form for Permit to erect, re-erect or alter in Advertising Sign in Rs two stamp paper**

To,  
Competent Authority  
Daman

Sub:- Notice for permission to display advertisement as required under Advertisement Bye-laws.

Sir,

I/We intend to display advertisement on behalf of \_\_\_\_\_  
\_\_\_\_\_ in Daman, Union Territory as per description/matter enclosed. My/Our particulars are as under: -

1. Name of the Applicant \_\_\_\_\_  
(IN BLOCK LETTERS)
2. Name of the Company/Firm \_\_\_\_\_
3. Status of Applicant \_\_\_\_\_  
(In the Firm/Company)
4. Permanent Address \_\_\_\_\_
5. Present Address \_\_\_\_\_
6. Telephone No. (If any): Office : \_\_\_\_\_ Residence : \_\_\_\_\_  
(In case of Company/Firm authority letter in favor of the applicant may also be enclosed)
7. Description of site at which the Advertisement is intended to be displayed along with a site plan.
8. Size of the Advertisement to be displayed.
9. Date from which the advertisement is intended to be displayed.
10. Documents enclosed as per checklist detailed below.
  - (i) Copy of allotment letter (from allotting authority)
  - (ii) Copy of matter/ advertisement to be displayed,
  - (iii) Details of Materials used for different parts,

- (iv) Electrical & lighting details if any
- (v) Structural details showing also supporting frame and anchorage
- (vi) Mode of operation if applicable
- (vii) Copy of license or registration to undertake display of advertisements with the Corporation or any other competent authority.

11. I/We Certify that:

- (i) I/We are registered as licensed advertiser with the Administration and our license is valid, up to \_\_\_\_\_
- (ii) The display of advertisement does not contravene any of the provision of the law and the bye-laws made thereunder. The relevant provision of the Bye-laws have been read and understood and I/We will abide by the same.
- (iii) I/We undertake to pay all the taxes, charges, rates etc. as per the provision of the Act.

12. I/We undertake the responsibility for any injury or damage caused to or suffered by any person or property arising out of or relating to the display of advertisement and the consequential claim or claims shall be borne by me/us and I/We will also indemnify and safeguard the Administration and keep Administration indemnified for the losses, damages, claims etc. in respect of aforesaid claim(s).

Name and address of the applicant

Name and address of the owner of the building/premises

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

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

Place: \_\_\_\_\_

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

ANNEXURE -21  
APPLICATION FORM

To,  
The Competent Authority,  
Administration of Daman and Diu,  
Daman

Ref : Licence for Architects/Engineers/Structural Engineer

Name : \_\_\_\_\_

Address (Local) : \_\_\_\_\_

Permanent Address: \_\_\_\_\_

Telephone No. : \_\_\_\_\_

Qualifications : \_\_\_\_\_

Experience : \_\_\_\_\_

Are you servicing any where ? \_\_\_\_\_

(Give detailed address of employer and his No Objection Certificate)

Licence/Licence renewal fee Rs. \_\_\_\_\_.

Last year's Licence No. : \_\_\_\_\_

Further particulars, if any: \_\_\_\_\_

\_\_\_\_\_

I hereby undertake to abide by all Rules, Regulations, Standing Orders. Requisitions and instructions given by the Authority and shall prepare correct Plans in the prescribed manner and submit them with all particulars. I also understand that if, I fail to perform my duties as above, the Competent Authority will be entitled to withdraw my licence and forfeit my licence fee.

Kindly grant me a new/renewed licence for the year.

Licence Book may be sent to me when ready. I send herewith two Pass-port size copies of my photographs signed by me.

Signature of Applicant

U.T. Administration of Daman and Diu  
Town and Country Planning Department,  
Moti Daman

No. ATP/DMN/1329/10/395

Dated : 02/09/2010

NOTIFICATION

In exercise of the powers conferred in Section 140(2)(y) of the Daman and Diu Town & Country Planning (Amendments) Regulations, 1999 (read with Principle Goa, Daman and Diu Town & Country Planning Act, 1974), Administrator of Daman and Diu and Dadra and Nagar Haveli is hereby published the following rules.

**1.0 Short Title and Commencement :**

- (1) These rules may be called as rules for location of Petroleum and its retail out let Rules, 2010 in U. T. of Daman and Diu.
- (2) They shall come into force from the date of its notification in the Official Gazette of Daman and Diu

**2.0 Definitions:**

- (1) "Act means the Daman and Diu Town and Country Planning Amendments Regulations, 1999 (Read with Principal Act of Goa, Daman and Diu Town and Country Planning Act, 1974).
- (2) Any other terms and definitions, not mentioned here will be referred to as the same meaning in the Town and Country Planning Act and IRC-12-1983 (Indian Road Congress : 12-1983)

**3.0 Applicability:**

These rules shall be applicable to the whole U. T. of Daman and Diu.

While granting permission of petroleum outlet, the concerned authority, prescribed under the respective building bye-laws of Panchayat areas and Municipal areas, shall follow the rules mentioned therein under:

**4.0 General Conditions of Sitting :**

- (i) As a general rule, the clear distance between two adjacent fuel filling stations (these also include fuel filling-cum-service stations) should not be less than 300 meters.



- (ii) Clustering of fuel filling stations along the highway should be avoided and successive fuel filling stations should be located sufficiently apart, as indicated in sub-rule (1) if for some reason two or more fuel filling stations are sited in close proximity, these should be grouped together and a parallel service road should be of adequate width and at least to-lanewide.
- (iii) Fuel filling station should be well distributed on both the sides of the road so that vehicles do not have cut across the traffic to reach a fuel filling station . the fuel filling station on opposite sides shall be staggered and would be located at a distance of 300 mt, and above across the road. However, this rule will not be applicable for the Petrol Pump located on a dual carriageway.
- (iv) Sitting of fuel filling station near existing check barriers should be avoided. They should be at least 1 Km away from the check barrier.
- (v) In the case of the new roads or by passes , it will be desirable to plan the position of the fuel stations in advance in conjunction with other infrastructural requirement, such as eating place, arrange land accordingly. This will enable development of a proper complex with a single access.
- (vi) It should be ensured that the location of a fuel filling station does not interface with future improvement to the road and the near by junction. As far as junction is concerned, all internal roads of 15 mts. and above emanating from the main road will be considered as junctions. This rule will be applicable for defining junctions for cases which are located outside urban areas.
- (vii) The distance between the tangent point of the curves of the side road and that of fuel filling station as shown in the plate(sketch) at Annexure-I, measured in a direction parallel to the centre line of the road, should not be less than 100 mts. and the station should be located only in the outbound direction as shown In the plate. However, on express and arterial road having dual carriage way, the distance from the junction should not be than 300 mts.
- (viii) As far as possible in plain and rolling terrain, the fuel filling station should be located where the highway is practically level. However, in hilly terrain the fuel filling station should be cited only along such highway, sections which are having gradients not steeper than 5 percent .In all these cases, it should be ensured that the service area is almost level.

### 5.0 Frontage:

For easy flow of vehicle into and out of the fuel filling station, the site should permit construction of wide entrance with easy curves. It is therefore, desirable to have the longest possible frontage, the minimum being 30mts.

### 6.0 Buffer Strip:

- (i) A buffer strip of at least 12 mt, long and 3 mt wide should be provided,
- (ii) No structure or hoarding except approved standard identification signs on poles providing a clearances of at least 3 meters above ground level should be erected on the buffer strip. Desirably, 150mm high kerbs should be constructed on the buffer strip to avoid vehicles crossing it.
- (iii) The outer edge of the buffer strip should be along the outer edge of road boundary for rural sections and that of footpath or cycle tracks or service road ,if any, for urban sections. However, the future widening of the road should be kept in mind so that there is no obstruction to the improvement to the road. In such cases , the distance for the outer edge of buffer strips from the centre line of the carriageway should not be less than 7 mts. for National highways and State highways and 6 mts; for other roads where no cycle tracks are required now or in future, and this distance should be not be less than 12 mts. where cycle tracks exist or may be required in future. In case of dual carriageway , these .distance should be measured from the centre line of the nearest two lanes of the carriageway.

### 7.0 Visibility:

- (i) Vehicle entering or leaving the fuel station should be fully visible to the traffic using the main road. This is best done by selecting a site where there are no obstructions to the view between the fuel pump and road.
- (ii) No hedges or plants more than 600mm high should be grown on or around the buffer strip.

### 8.0 Layout of Entrance and Exit:

The entrance and exit should be at least 9 mts. wide , the ruling radius of the curves being 30 mts. and the absolute minimum 13 mts. this is illustrated in the plate (at page 4);

**9.0 Kiosk, Lubratorium and Other Buildings:**

The kiosk, lubratorium and other appurtenances thereto, comprising a small office/store and compressor, room should be located not less than 4 mts. away from the fuel pump kerbing.

**10.0 Distance of the Fuel Pump from the Carriageway:**

The fuel pump shall be outside the road land subject to the provision that the distance from the outer edge of buffer strip to the edge of the strip having the fuel pump should be not be less than 7 mts.

**11.0 Space Inside the Fuel Filling station:**

There should be sufficient standing space inside the fuel filling station for vehicles to wait for their turn, In order to reduce the number of waiting; vehicles, it is desirable to have oil, air etc. installed at some distance from the fuel filling pump so that vehicles which Have been refueled can immediately be drawn away from the fuel pump. There should be adequate drainage arrangements in the fuel filling station so that the surface water does not flow over the highway but is collected in suitable drains and led away to a natural course. Culverts should be provided at the approaches to facilitate drainage wherever necessary.

**12.0 Sign Boards:**

Suitable entry & exit sign boards should be put up to guide vehicles during the day and these should be properly lit to guide them at night.

**13.0 Typical Plan:**

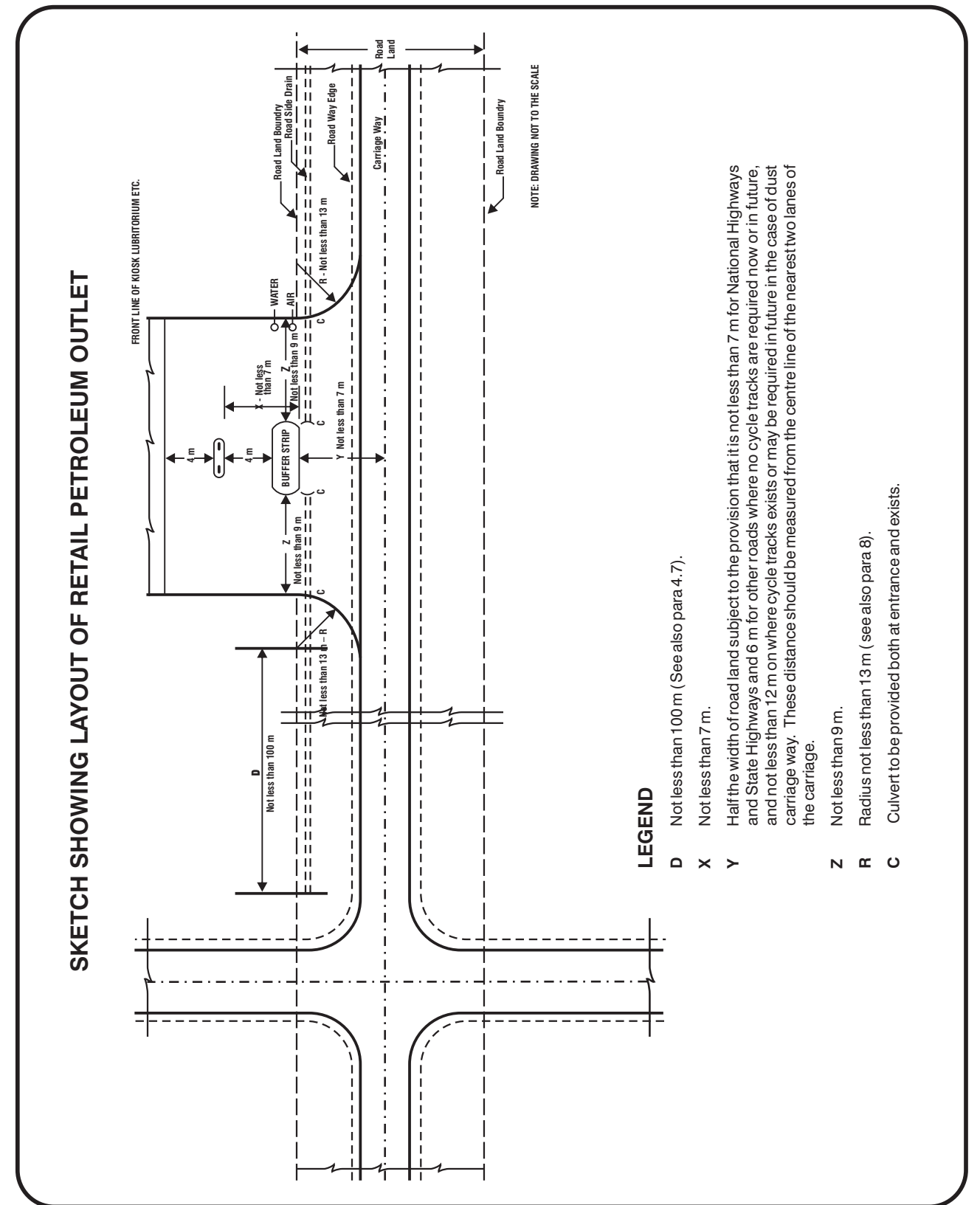
The rules as above are illustrated in the Plate.

**14.0 Conflict:**

In case of conflict between provision of these rules and that of any other rules framed under this Act, these rules shall prevail.

By order and in the name of the  
Administrator of Daman & Diu and Dadra and Nagar Haveli

Sd/-  
(Pankaj Kumar)  
Joint Secretary(UD)  
Daman & Diu



**LEGEND**

- D Not less than 100 m (See also para 4, 7).
- X Not less than 7 m.
- Y Half the width of road land subject to the provision that it is not less than 7 m for National Highways and State Highways and 6 m for other roads where no cycle tracks are required now or in future, and not less than 12 m on where cycle tracks exist or may be required in future in the case of dust carriage way. These distance should be measured from the centre line of the nearest two lanes of the carriage.
- Z Not less than 9 m.
- R Radius not less than 13 m (see also para 8).
- C Culvert to be provided both at entrance and exists.

**U.T. Administration of Daman and Diu  
Town and Country Planning Department,  
Moti Daman**

No. ATP/DMN/Spl Rules(B)/1294/09/556

Dated : 24/12/2009

### NOTIFICATION

In exercise of the powers conferred by Section 140 of the Daman & Diu Town and Country Planning (Amendment) regulation, 1999 (read with principal Act Goa, Daman & Diu Town and Country Planning Act 1974), the Administrator is pleased to make the following Special Regulations for Buildings Vulnerable to manmade disaster in whole U.T of Daman and Diu .

**1.0 Short Title, Extent and: Commencement** (1) These rules shall be called as Special Regulations (Building) 2009.

(2) These regulations shall be applicable to the whole U.T of Daman and Diu from the date of its notification in the Official Gazette.

(3) These Special Regulations shall be applicable to the building vulnerable to terrorist attack within the U.T of Daman and Diu.

**2.0 Savings :** In these rules unless the context otherwise requires, the terms and expressions shall have the same meaning as indicated in the Development Control Rules, 2005 of Daman District. The terms and expressions not defined in those rules have the same meaning as in the Goa, Daman & Diu Town and Country Planning Act, 1974 ( Act 21 of 1975).

**3.0 Definitions:**

(i) building enlisted below shall be "The Building Vulnerable to manmade Disasters" like terrorist attack etc.

(a) All buildings that have been specified specially identified by the appropriate Authority of the U. T Administration.

(b) All Assembly Buildings.

(c) Institutional buildings of Government, Semi Government Organizations, Prisons, Courts(having built up area exceeding 10,000 Sq. mt or occupancy over 1000)

(d) Institutional Building of Registered Trust which are used for Medical or other treatments, Hospitals (having built up area exceeding 10,000 Sq. mt or occupancy over 1,000)

(e) Educational Building of School/ Colleges (having built up area exceeding 10,000 Sq. mt. or occupancy over 1,000)

(f) Building which attract or are likely to attract large number of people/ public, such as shopping malls, Markets, Religious Building. Large Intercontinental Hotels, Monuments, Places of Tourist importance, Exclusive Business Building (like World Trade Center, Stock Exchange) etc.

(g) Hazardous Buildings as defined in National Building Code.

(h) Any other Building specifically categorized by Government/UT Administration.

(ii) "Appropriate "or "Competent Authority" of Police Department as mentioned in these regulations shall mean Deputy Inspector General of Police, Superintendent of Police, Additional Superintendent of Police and the Chief of Police in districts of U.T of Daman and Diu.

(iii) "Building Security Advisory Committee" shall mean such a committee of officials and experts specially appointed for purpose of security and general advice to the Concerned Authority or Planning Authority on any Security proposals for new building or for existing buildings vulnerable to terrorist attack.

**4.0 General Requirements:**

- 4.1 Open Spaces for "The Buildings Vulnerable to Terrorist Attack" shall be provided with a safe perimeter or blast stand off distance delineated with positive barriers and a system that prevents any attackers approaching within that Zone.
- 4.2 Marginal Distances required as follows:  
As per building line prescribed for National Highway State Highway/ Major road or 9m from the boundary of the road, whichever is more.
- 4.3 Compound wall shall be 2.0 m in height or as specified in these regulations. (The height may be reduced to 0.75 m if line of sight gets affected in which case the balance height shall be made up of vertical strong steel rods).
- 4.4 At the corner plot the boundary wall for length of 10 mt on the front and side of the intersection shall be constructed of masonry/Concrete up to a height of 0.75m and the balance height shall be made of iron mesh or a railing of suitable size and thickness. However, this provision shall not be applicable to the boundary walls of jails.
- 4.5 The approach to the building shall be provided with sufficient restraints to prevent any direct movement of vehicles towards the structures. There shall not be ordinarily more than two entry points, one for persons & other for materials. The outer perimeter except porch entrance area of the structure shall be protected with an RCC kerb of height not less than that 600mm and thickness not less than 450 mm.
- 4.6 An additional standoff shall be provided to reduce the effect of an explosion at closer distance of not less than that approved by the competent authority of the Police Department.
- 4.7 Parking shall not be provided in the minimum marginal open spaces.

- 4.8 In case of building requiring security control measures, a security outpost shall be provided near the entry control as stipulate in these regulations. It shall be mandatory to provide a Security outpost while constructing the above mentioned public buildings.
- 4.9 The area of control room/security outpost provided in such buildings not exceeding the area as per the requirements of the appropriate authority appointed for this purpose (but not more than 45 sq. mts) shall be excluded from computation of FSI.
- 4.10 The detailed requirement of the Security outpost are as below:
- There shall be one security post not less than 45 sq. mt built up area, if the plot area of such a public building is more than 5,000 sq. mt and 30 sq. mt built up area. If the plot area of such a public building is less than 5,000 sq. mt and shall be located near the entrance gate.
  - Fire resistant material shall be used for construction (two hours fire rating)
  - The security outpost shall have minimum one store room along with the toilet block and two doors. Windows shall be made using bullet proof glass with shatterproof membrane on either side.
  - Latest electronic system for surveillance purpose shall be provided in consultation with the Appropriate Authority of Police Department.

**Note:**

- The area of such type of security outpost shall not be counted in the F.S.I of the building, up to a maximum of 45 sq mt.
- Such type of construction may be used as the normal security post of the owner for entry control but shall be handed over free of cost for use to Police Department whenever demanded/required during emergencies or for monitoring visits.

(iii) Minimum clear distance between the main building and the security post shall be 4.50 mt.

4.11 It is mandatory that a control room be provided for use by the owner/occupier for controlling and monitoring various Security and Surveillance operations.

4.12 The requirements of the Control room shall be as given below:

- (a) The control room shall be centrally located but shall be away from the main entrance of the building.
- (b) Control rooms shall be provided with escape routes at suitable locations.
- (c) Control rooms shall be designed as blast resistant strong rooms and shall be self sustaining with full independent provisions for water, electricity and communications. These rooms shall be provided with essential survival kits for at least 72 hour period.
- (d) The walls of control rooms shall be made of either 60 cm thick reinforced masonry using bricks or PCC Blocks of strength not less than 50 Kgs/sq. mt or 45 cm thick RCC with a minimum reinforcement of 0.2% or normal walls armored with 12 mm thick steel sheets or fiber wrapping of equivalent strength.
- (e) The door shall be provided with steel guard bars or grills. The main entry into the room or the control area shall be provided with steel armored gates having a minimum thickness of 12 mm.
- (f) The control room should also house the centralized control system of the building. Any window for ventilation shall be suitably protected with bullet proof and shatter proof membranes.
- (g) The control room shall be suitably ventilated and care taken to ensure foolproof safety of this ventilation arrangement.

4.13 Adequate water discharging capacity and provisions shall be made to prevent flooding in case of damages to overhead water tanks, water supply lines etc.

4.14 A proper access control from the terrace to the building shall be provided in the form of locked door with proximity control to be activated and deactivated from the Control room.

#### 5.0 Requirements for Electrical and Electronics Systems.

5.1 Electronic Surveillance Systems shall be installed at various locations in and out of the building as may be required and with previous approval of the Appropriate Authority of Police Department having regard to the degree of perceived risk. A suitable control room shall be provided within the premises for monitoring as mentioned earlier in 11.11 above.

5.2 CCTV coverage of all important locations and vital installations shall be done including main gate, reception, utility areas and common open areas on floors, lifts, lobbies and the compound. Perimeter lighting outside the building shall be adequate with focus at critical areas and movable search lights at corners.

5.3 All electronic systems, electrical systems, security systems and minimum services to the Control Room shall be provided with three tier system arrangement consisting of (1) Main Supply (2) Standby Generating System (3) inverter or UPS system, so as to have continuous and interrupted supply and shall comply with the provisions of IS codes. Indian Electricity Rules, 1956 and National Building Code.

5.4 All provisions of National Building Code in respect of electrification shall be applicable. In addition, the following requirements shall also apply regarding the illumination levels etc. in different areas in respect of security:-

- (a) Maximum to average ratio of luminance should not be more than 3:1.
- (b) Luminance level for vertical illumination at 1.5 m above ground should be equal to horizontal luminance level at that point to enable clear detection.

- (c) The design should be such that uniform lux level is maintained considering the utility of the area which is dependent on the following points and is to be decided by its previous history and the environment:
- | Crime status of area
  - | Nature of site (Business, malls, restaurants)
  - | Degree of obstruction (Landscape designs, building configuration)
  - | Ambient brightness of surrounding area.
  - | Impacts on surrounding areas (stray light from security lighting trespass)
- (d) In controlled sites, public spaces, important places, the illumination level for different areas may be maintained as per Table No 4 in Section 1 of part 8 (building services) of the National Building Code.
- (e) Light Controls: These should be of timer clock, photo control, dimmers and motion detectors. Lighting control should be energized lighting when ambient natural light level is less than 1.6 times the minimum horizontal security luminance value or 15 lux whichever is higher.
- (f) For facade lighting the illumination level on building faces should be kept as required with an arrangement to increase or reduce this whenever essential on the situation and vital nature of the building. There should be rotating search/flood lights for very important buildings.
- (g) For vital buildings on the compound wall or on the fence, electrical fencing of lower voltage (below 30 volts) can be proposed with sensor arrangement.
- (h) In addition to the main supply to the license through a transformer and /or a stand by generating system to fulfill minimum basic requirements in case of failure of the main supply an invertors or UPS system for the centralized security system & for access control shall be provided.

The generating system and transformer should preferably be provided outside the building with necessary security and the electrical cables should be underground/ metallic covered.

- (i) The usual provisions for maintenance of the Power Supply System and luminaries shall be properly scheduled for periodical servicing tests, inspections, repairs, security audits for electrical installations. Etc.

#### 6.0 Fire requirements:

All provisions of fire in the National Building Code and the existing D.C Regulations shall be complied. In addition the following provision shall be made against fire.

- (a) Provisions of automatic dampers to the main fresh air duct at individual floors.
- (b) Protection of entire area with sprinkler system.
- (c) Provision of micro processor ceased wireless addressable detector system with connectivity to the nearest Police Station and Fire Station including basements and mezzanine floors.
- (d) Florescent sign age showing directions of escape routes/ staircases.
- (e) We risers and sprinkler systems shall always be kept on automation mode.
- (f) Provisions of 10/15 Kg capacity water bases mist system 300 bar operating pressure portable extinguisher near the staircase or lift lobby on every alternate floor.
- (g) Cooking below or within the building shall be disallowed and provision only made for heating with oven, hotplate, tea/coffee machine , etc in the pantry. However, this restriction shall not apply to star hotels, Hospitals and other buildings with core functions requiring food service, in which case the kitchen shall be provided with adequate precautions as directed by the Fire Officer and designed for 4 hour fire resistance. It is preferable to carry/out cooking in a detached building.

- (h) Fire retardant coat shall be applied to all combustible partitions.
- (i) Provisions of minimum two open able windows shall be made on each face of the building.
- (j) All windows and glazing on outer walls shall be provided with shatter proof protection film.
- (k) In addition any more stringent provisions in existing DC Regulations and the guidelines issued in National Building Code Part 4 Fire and Life Safety shall be followed.

#### 7.0 Requirements for quick Evacuation during emergencies:

- 7.1 Adequate provision within the building for quick and safe evacuation shall be made in accordance with the standards of National Building Code including number and width of exit doors, passages to be used as escape routes, staircase, longitudinal and cross -aisle and passages in the offices with built up furniture .
- 7.2 All external cladding shall be provided with shatter proof membranes to the glass walls and open able shutters at intervals for access to rescue teams and to release air pressure due to any blast.
- 7.3 Maps of exit routes shall be displayed at various spots within the building.
- 7.4 A separate entry and separate exit are to be provided for each wing of a building having different activities i.e. Malls, Multiplexes, Offices, etc.
- 7.5 Emergency light operation on UPS or invertors lasting for 48 hours shall be provided.
- 7.6 A trained safety squad shall be provided for monitoring quick and safe evacuation in case of emergency. Every building shall have a building-specific safety manual to be got approved from Fire Officer and Police Department containing the duties & responsibilities of various squad members/floor marshals etc.

- 7.7 The following provision shall be made in respect of quick and safe evacuation during emergencies outside the building and within the compound of premises:
  - (a) Additional exit/exit routes in case of emergencies to be provided on the rear side, which could be normally kept closed and used only during emergencies.
  - (b) Provision of direct outlets for tall buildings by way of Skywalks across the open areas discharging the persons outside, additional external staircases and fire escapes etc.
  - (c) Every tall building should store canvas vertical chutes for vertical descent from upper floors.
  - (d) In addition, any special provision required by Fire Authority shall be made.

#### 8.0 Blast resistant design of buildings.

- 8.1 The building shall be designed for blast resistance in accordance with the guidelines given in I.S. 4991-1968.
- 8.2 The following requirements should be taken into account in planning and design:
  - (a) Provisions of optimal combination of mass stiffness in the building structure, enough structural redundancy in the building members strength proportioned as per capacity design concept consideration of reversal of loading, strong connections, etc.
  - (b) The building should be designed with at least one corner/critical column removed, without collapse. For critical and complex structures, progressive collapse shall be examined by detailed non-linear and dynamic analysis under the application of blast loading in order to demonstrate the robustness of the design chosen.

- (c) Important building shall not be provided with open stilts. All the exposed columns shall be armored with 12mm steel plates up to 2m height starting from 15 cm. below ground level or wrapping of suitable fiber material of equivalent strength to prevent column collapse when shattered.
- (d) The wall facing a direct vehicular approach shall be of R.C.C. 45 cm thick suitably reinforced.
- (e) The main grid beams at the first floor level shall be provided with equal reinforcement at top and bottom to cater to any stress reversal.
- (f) The minimum thickness of stilt members in the ground floor and floors below shall be of fire resistance of 3 hours as specifies in I.S. 456.
- (g) The various architectural control shall be so provided that the building is away from hub activities. Roads should not lead straight into the building in question. The number of roads to the building must be minimum Provision for effective entry control for persons, vehicles and materials, provision of spikes to puncture tyre preventing inbound vehicles from using outbound lanes, provision of passive and active barriers etc. shall be made.
- (h) The parking lot should be located away from as high rise building with proper entry control and away from the standoff zone.
- (i) Parking under the building and in the basement within its internal courtyard is to be prohibited to the extent possible and where unavoidable visibility in and out of the garages must be maximized and entry should be strictly controlled as it is for approaches /entry in to the building. It shall be ensured that the ramps for the basement shall not start directly from the front open space of the building.
- (j) Orientation of the building should be such that walls with glazing are perpendicular to street side facade. Reentrant comers must be avoided must be avoided on the building exterior.

- (k) Provision shall be made for a separate depository room away for the main building for depositing the personal baggage of visitors.

8.3 The various other provision detailed in the site and building envelope mitigation measures as per National Building Code of India 2005 or its latest version should also be given due consideration as may be feasible and applicable for a particular site.

## 9.0 Other Provisions

- 9.1 All existing building considered vulnerable to terrorist attack shall also make provision for compliance with these regulations except those which are not applicable or feasible or possible to be complied with in the opinion of the Planning Authority or the Competent Authority of the Police Department. This includes retrofitting as may be required to comply with these provisions.
- 9.2 Owners/Occupier of the premises shall have his own security management administration with trained personnel, execution procedures, fire & evacuation drills, security audits & a manual containing various requirements and procedures for security control with property defining duties and line of control and directions which shall be got approved from the Police Department.
- 9.3 Proper monitoring and periodical security audit of S&SS system shall be done and its report shall be submitted to the Specified Authority of the Police Department.
- 9.4 The owners/occupiers of such specified building shall assist the Police or State Authorities in arranging and carrying out third party security Audit at specified intervals as directed.
- 9.5 For Hazardous building the provision of D.C. Regulations and the National Building Code, whichever are more stringent, shall apply. In addition, these special Regulations, shall also apply to such buildings as may be found feasible and necessary in the opinion of the Planning Authority and the Competent Authority of the Police Department.



- 9.6 No relaxation from these Security Regulations is permissible.
- 9.7 The developer shall furnish 3 copies of approved digital maps of the building with all approved modifications before issue of occupation certificate.

Apart from Fire Fighting Equipments, the following devices should be installed.

1. Indoor, out Door Cameras (CCTV) with proper lighting, Monitors and data recording facility covering all important points esp. Entry/exit, Parking, litter bins and other critical areas
2. Door Frame Metal Detector (DFMD)
3. Hand Held Metal Detector (HHMD)
4. Search tool kit (Torch, Extension Mirror, Prodder, Screw driver set, Nylon Cord etc.)
5. Under vehicle search mirrors.
6. Search Lights.
7. X-ray Baggage Scanner
8. Automatic/Manual Barrier/Slide Gate
9. Emergency P. A. System
10. Intercom/Wireless facility at all important points.

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

1. Stand-off distance  
Minimum stand-off of the mall building from the public roads should be maintained to help in vehicle management during rush hours/any contingency.
2. Security Control Room.
3. Safe Room/cloak Room near the entrance for the deposit of bags.
4. Voice recording capability to monitor threat calls.

5. Minimum litter bins to be kept and must be clearly covered and monitored by CCTV systems.
6. All the staffs should be provided with Bio-metric identity card to avoid unauthorized access to critical areas.
7. They should prepare CMP and conduct period mock drills.

This Notification will take effect from the date of publication in the Official Gazette of Daman and Diu.

By Order and in the name of the  
Administrator, DD and D&NH

Sd/-  
Joint Secretary (UD)  
Daman & Diu

### LAYOUT OF RAIN WATER HARVESTING SYSTEM

It is essential to provide Rain Water Harvesting System(RWHS) in a building as per Rule 42.43.9 of Development Control Rules (DCR) - 2005 for the approved building plan. Rainwater harvesting is the accumulating and storing of rainwater for re-use before it reaches the underground. Rainwater collected from the roofs of buildings can make an important contribution to the availability of drinking water. It can increase under ground water level. Rainwater harvesting systems are simple to construct from inexpensive local materials. Following sketch describes the technic of roof rain water harvesting system.

