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**BRAHMAPUR DEVELOPMENT AUTHORITY
COURTPETA, BRAHMAPUR, GANJAM**

NOTIFICATION

The 10th April 2013

No. 310/BDA.—Whereas, the draft of certain regulations which the Brahmapur Development Authority, Brahmapur (Ganjam) propose to make with the previous approval of the State Government and in exercise of the powers conferred by Section 124 of the Odisha Development Authorities Act, 1982 (Odisha Act 14 of 1982) was published in the notification of the Brahmapur Development Authority vide No. 2525-BDA., dated the 25th September, 2010 which was published in the extraordinary issue of the *Odisha Gazette* No. 2057, dated the 9th December, 2010 as required by sub-section (2) of Section 125 of the said Act inviting objections and suggestions from all persons likely to be affected thereby till expiry of a period of fifteen (15) days from the date of publication of this notification in the State Gazette;

And whereas, the objections and suggestions received in respect of the said draft has duly been considered by a Board of Enquiry constituted for the purpose under the Chairmanship of the Vice-Chairman, B.D.A., Brahmapur;

Now, therefore, in exercise of the powers conferred by Section 124 of the said Act, the Brahmapur Development Authority, Brahmapur with the previous approval of the State Government do hereby make the following regulations, namely: "Planning & Building Standard Regulations-2013" which will come into force from the date publication in the *Odisha Gazette*.

KRISHAN KUMAR
Collector, Ganjam-cum-
Vice-Chairman, B.D.A.
Brahmapur

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PART-I

TITLE AND DEFINITIONS

Short title, Extent and commencement.

1. (1) These Regulations may be called Brahmapur Development Authority (Planning and Building Standards) Regulations, 2013.
- (2) They shall extend to the whole area within the jurisdiction of the Brahmapur Development Authority.
- (3) They shall come into force on the date of publication in the *Odisha Gazette*.

Definitions.

2. In these Regulations, unless the context otherwise requires,—
 - (1) “**Act**” means the Odisha Development Authorities Act, 1982.
 - (2) “**Advertising Sign**” means any surface or structure with characters, letters or illustrations applied thereto and displayed in any manner whatsoever outdoors for the purpose of advertising or giving information or to attract the public to any place, person, public performance, article, or merchandise, and which surface or structure is attached to, forms part of, or is connected with any building, or is fixed to the ground or to any pole, screen, fence or hoarding or displayed in space, or in or over any water body included in the jurisdiction of the Authority.
 - (3) “**Agricultural use**” means use of land for the purpose of agriculture, horticulture, sericulture, animal husbandry, poultry farming, plant nursery, piggery, dairy farming, vegetable farming and any activity related to agriculture or milk chilling plant.
 - (4) “**Air-conditioning**” means the process of treating air so as to control simultaneously its temperature, humidity, cleanliness and distribution to meet the requirement of conditioned space.
 - (5) “**Air Port Reference Point**” means a designated point which is established in the horizontal plane at or near the geometric center of the landing area.
 - (6) “**Amenity**” means roads, street, open spaces, parks, recreational grounds, play grounds, gardens, water supply, electric supply, street lighting, sewerage, drainage, public works and other utilities, services and conveniences.
 - (7) “**Apartment or flat**” means a dwelling unit in building.
 - (8) “**Apartment building**” means a building constructed in one and only one block having more than four dwelling units where land is own jointly and the construction is undertaken by one agency.
 - (9) “**Approved**” means approved by the Authority.
 - (10) “**Addition/ Alteration**” means structural change, such as addition to the covered area or height or the removal of part of a building or construction or cutting into or removal of any wall, partition, column, beam, joint, floor or other support, or a change to the fixture of equipment of the building.

- (11) “**Applicant**” means the person who has legal title to a land or building and includes,—
- A. an agent or trustee who receives rent on behalf of the owner;
 - B. an agent or trustee who receives rent or is entrusted with or is concerned with any building devoted to religious or charitable purpose;
 - C. a receiver executor or administrator or a manager appointed by any Court of competent jurisdiction to have the charge of or to exercise the rights of the owner; and
 - D. a mortgagee in possession.
- (12) “**Art Commission**” means the Commission constituted under sub-section (1) of Section 88 of the ODA Act, 1982.
- (13) “**Authority**” means the Brahmapur Development Authority and does not include its employees acting individually. The powers and responsibilities of the Authority under this Regulation can not be delegated unless specifically provided for in this Regulation, the Act, the Rules or unless notified by the Government.
- (14) “**Balcony**” means a projection including a hand rail or balustrade not more than 1.0 meter high to serve as passage or sit out place.
- (15) “**Barsati**” means a habitable room, not exceeding 30% of the covered area on the top floor of the building with toilet & kitchen unit built contiguously over a residential building other than apartment.
- (16) “**Basement or Cellar**” means lower storey of a building not less than 1.0 meter and not more than 1.5 meters above the ground level.
- (17) “**Basti Area**” means an area declared as such under a Development Plan and in the absence of such declaration, any area comprising old settlements covering such extent of lands as may be determined by the Authority in consultation with the concerned Local Body;
- (18) “**Basti Plot**” means a plot having a width ranging between 4.0 m. and 6.3 m., the depth being more than three times the width and located in a basti area.
- (19) “**Builder**”/“**Developer**” means an applicant, land owner, contractor, holder of power of attorney of the land owner, partnership, trust or company which has responsibility for construction of a building for residential and other purposes.

NOTE—The Brahmapur Development Authority will be the builder for its own construction.

- (20) **“Building”** means any structure or erection or part of a structure or erection which is intended to be used for residential, commercial, industrial or any other purpose whether in actual use or not, and in particular—
- A. **“Assembly Building”** refers to a building or part of a building where group of people congregate or gather for amusement, recreation, social, religious, patriotic and similar purposes and includes theaters, assembly halls, auditoria, exhibitions, halls, museum, skating rinks, gymnasium, dance hall, club rooms recreation piers and stadia.
 - B. **“Commercial Building”** refers to a building or part of a building which is used for transaction of business, keeping of accounts and records or for similar purposes and includes Banks and Commercial Offices and Corporate offices. It shall include mercantile buildings like shops, stores, market display and sale of merchandise either in wholesale or retail, or offices, storage or services facilities incidental to the sale of merchandise and includes Cinema Halls, Petrol Pumps, Hotels, Restaurants, Clinics, Pathology Labs, Nursing Homes, Lodge-cum-guest houses & Dharma Kantas, etc.
 - C. **“Educational Building”** refers to a building used for school, college or daycare purpose for more than 8 hours per week involving assembly, instructions, education or recreation.
 - D. **“Hazardous Building”** refers to a building or part of a building which is used for the storage, handling, manufacture or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/or producing poisonous fumes, or the storage, handling, manufacturing or processing of which involves highly corrosive, toxic, obnoxious alkalis, acids or other liquids, gases or chemicals, producing flame, fumes and explosion, poisonous irritant or corrosive gasses and for the storage, handling or processing of any material producing explosive mixture of dust or which result in the division of matter into fine particles subject to spontaneous ignition. This shall include petrol filling stations.
 - E. **“Industrial Building”** refers to a building or part of a building in which products or materials of all kind and properties are fabricated, assembled or processed such as assembly plants, laboratories, power plants, smoke houses, refineries, gas plants, mills, dairies or factories.
 - F. **“Institutional Building”** refers to a building or part of a building which is used for purposes such as Research and Training Centre, Public/Semi Public and Corporate offices, Hospitals, Dispensaries and Health Centers.
 - G. **“Mercantile Building”** refer to a building or part of a building which is used for the purpose of a shop, store, market display and sale of merchandise either in wholesale or retail, or office, storage or services facilities incidental to the sale of merchandise and includes Cinema Hall, Petrol Pump, Hotel, Restaurant, Nursing Home, Lodge-cum-guest house, Dharma Kanta, etc.

- H. **“Residential Building”** refers to a building in which sleeping accommodation is provided for normal residential purpose with or without cooking or dining or both facilities and includes one or two or multi-family dwelling dormitories, apartment houses, flats and hostels.
- I. **“Public Utility Building”** means and includes Post Office, Police Station, Fire Station, Hospital, Dispensary, Telephone Exchange, sub-station, water works, Taxi Stands, Bus Terminals, etc.
- J. **“Storage Building”** refers to a building or part of building used primarily for the storage or sheltering of goods, storehouses, hangers, terminal depot, grain elevators, barn or stables.
- K. **“Multi Level Car Parking Building”** means a building partly below ground level having two or more basements or above ground level, primarily to be used for parking of cars, scooters or any other type of light motorized vehicles.
- (21) **“Building Accessory”** means a subordinate building, use of which is incidental to that of a principal building, on the same plot such as garage, coal or fuel shed, peons, chowkidars, or domestic servants quarters, etc.
- (22) **“Building Height”** means the vertical distance measured in the case of flat roofs, from the average level of the center line of the adjoining street to the highest point of the building adjacent to the street; and in the case of pitched roofs, up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof and in the case of gables facing the road, the mid-point between the eaves level and the ridges.
- Explanation*—If the building does not abut on a street, the height shall be measured above the average level of the ground around and contiguous to the building.
- (23) **“Building line”** means the line up to which the plinth of a building adjoining a street or an extension of a street or on a future street may lawfully extend and includes the lines prescribed in any development plan in operation for any area under the jurisdiction of the Authority or specification indicated in any Town Planning or Development Scheme, or in these Regulations.
- (24) **“Canopy”** means cantilevered projection at lintel level over any entrance.
- (25) **“Cornice”** means a sloping or horizontal structural overhang usually provided over openings or external walls to provide protection from sun and rain.
- (26) **“Chajja”/“Sun-Shade”** means a sloping or horizontal structural overhang, usually provided for protection from sun and rain or for architectural considerations at lintel level.
- (27) **“Chimney”** means an upright shaft containing and encasing one or more flues provided for the conveyance to the outer air of any product of combustion; resulting from the operation of any heat producing appliance or equipment employing solid, liquid or gaseous fuel.

- (28) **“Coastal Regulation Zone”** means a zone delineated for regulating development activities in the sea coast as notified by the Central/ State Government from time to time.
- (29) **“Combustible materials”** means a material, which burns or adds to a fire when used for combustibility in accordance with good practice.
- (30) **“Common Area”** means corridors, lobbies, stairs, stairways, fire escapes, parking area, community space, installation of common services, guard room, society room provided in an apartment building.
- (31) **“Conversion”** means the change of occupancy to another occupancy or change in building structure or part thereof resulting in change of space or use requiring additional occupancy certificate.
- (32) **“Corner plot”** means a plot located at the junction of two or more intersecting streets, the frontage of which would be on the street having larger width. In case, where two streets are of same width then the smaller size of the plot abutting the street will be treated as the front.
- (33) **“Courtyard”** means a space permanently open to sky, with or without pergola, enclosed fully or partially by buildings and may be at ground level or any other level within a building.
- (34) **“Coverage”** means percentage of covered area on the ground floor which is not open to sky excluding the Chajja/roof projection up to 0.75 Meter width overhanging the open space to the total plot area.
- (35) **“Covered Area”** means in respect of ground floor, area covered immediately above the plinth level by the building but does not include the open space covered by—
- A. garden, rockery, well and well-structures, rainwater harvesting structures, plant nursery, water-pool (if uncovered), platform round a tree, tank, fountain, bench, chabutara with open top unenclosed on sides by walls, boundary wall, swing and area covered by chajja up to 0.75 m. projection without any pillars, etc., touching the ground;
 - B. ‘drainage culvert conduit’, catch-pit, gully pit, inspection chamber, gutter and the like; and
 - C. compound wall, gate, slide/ swing door, canopy and areas covered by chajja or similar projections and staircases which are uncovered and open at least on three sides and also open to sky.
- (36) **“Cul-de-sac”** means such means of access having length up to 150 m. with an additional turning space not less than 81 square meters in area having no dimension less than 9 m.
- (37) **“Damp-Proof Course”** means course consisting of some appropriate water proofing material provided to prevent penetration of dampness.
- (38) **“Detached building”** means a building whose walls and roof are independent of any other building with open spaces on all sides.
- (39) **“Development Plan/ Comprehensive Development Plan”** includes any development plan either interim or comprehensive or zonal plan in operation for the area under the jurisdiction of the Authority.

- (40) “**Deviation**” means any construction made in departure from the approved plan by way of alterations or additions, modifications in the total floor area, coverage, floor area ratio (FAR), setbacks, height, parking space, provision of public utilities, etc.
- (41) “**Drain**” means a line of pipes including all fittings and equipment such as manholes, inspection chamber, traps, gullies and floor traps used for the drainage of a building or a number of buildings or yards appurtenant to the buildings within the same curtilage and includes open channels used for conveying surface water.
- (42) “**Drainage**” means the removal of any liquid by a system constructed for purpose.
- (43) “**Dwelling Unit/Tenement**” means an independent housing unit with facilities for living, cooking and sanitary requirements.
- (44) “**Encroachment**” means an act to enter into the possession or rights either of permanent or temporary nature on a land or built up property of local body or State/Central Government.
- (45) “**Existing Use**” means use of a building or structure existing authorisedly with the approval of the Authority before the commencement of these Regulations.
- (46) “**Enclosed stair-case**” means a staircase, separated by fire resistant walls from the rest of the building.
- (47) “**Existing Building or use**” means a building, structure or its use as sanctioned/ approved/ regularized by the Competent Authority, existing before the commencement of these Regulations.
- (48) “**Exit**” means a passage, channel or means of egress from any building, storey or floor area to a street or other open space of safety.
- (49) “**External Wall**” means an outer wall of a building even though adjoining to a wall of another building and also means a wall abutting on an interior open space of a building.
- (50) “**Farm House**” means a plot of land including construction thereon in the area designated for agricultural use by the Authority.
- (51) “**Farm Shed**” shall include permanent or temporary structures erected in the plot used for farm house.
- (52) “**Fire Alarm System**” means an arrangement of call joints or detectors, sounders and other equipments for the transmission and indication of alarm and sometimes used as signals for testing of circuits and whenever required for the operation of auxiliary services. This device may be work automatically or manually to alert the occupants in the event of fire.
- (53) “**Fire Lift**” means lift specially designed for use by fire service personnel in the event of fire.
- (54) “**Fire Proof Door**” means a door or shutter fitted to a wall opening and constructed and erected with the requirement to check the transmission of heat and fire for a specified period.
- (55) “**Fire Resisting Material**” means the material, which is normally used for fire resistance.

- (56) **“Floor”** means the lower surface in a storey on which one normally walks in a building.
- (57) **“Floor Area Ratio (FAR)”** means the quotient obtained by dividing the total covered area on all floors with the area of the plot

$$\text{FAR} = \frac{\text{Total covered area of all floors}}{\text{Plot area.}}$$

- (58) **“Floor space”** means the usable space of rooms excluding corridors, toilets, staircases, balcony and the like.
- (59) **“Footing”** means the part of a structure, which is in direct contact with the ground and transmitting loads to the ground.
- (60) **“Foundation”** means that part of a structure, which is in direct contact with and meant for transmitting loads to the ground.
- (61) **“Gallery”** means an intermediate floor or platform projecting from a wall of an auditorium or a hall providing extra floor area, additional seating accommodation, etc. It shall also include structures provided for seating in stadia.
- (62) **“Garage-Private”** means a building or a portion thereof designed for parking of privately owned motor vehicles or any other vehicles.
- (63) **“Garage-Public”** means a building or a portion thereof designed or used for repairing, servicing, hiring, selling or parking of motor driven or any other vehicles.
- (64) **“Ground Floor”** shall mean storey, which has its floor surface nearest to the ground around the building.
- (65) **“Group Housing”** means building with more than one dwelling unit, where land is own jointly and the construction is undertaken jointly by one agency.
- (66) **“Habitable room”** means a room having area of not less than 9.0 sq. m., width 2.4 m.(min.), height 2.75 m.(min.) occupied or designed for occupancy by one or more persons for study, living, sleeping, eating, cooking if it is used as a living room, but does not include bathrooms, water closet compartments, laundries, serving and storage pantries, corridors, cellars, attics and spaces that are not used frequently or during extended periods.
- (67) **“Hazardous material”**—
- A. means radioactive substances;
 - B. material which is highly combustible or explosive and/or which may produce poisonous fumes explosive emanations or storage, handling, processing or manufacturing of which may involve highly corrosive, toxic, obnoxious alkalis or acids or other liquids; and
 - C. other liquids or chemicals producing flame, fumes, explosive, poisonous, irritant or corrosive gases or which may produce explosive mixtures of dust or fine particles capable of spontaneous ignition.
- (68) **“Hazardous and obnoxious industry”** means industry which creates nuisance to the surrounding development in the form of smell, smoke, gas, dust, air pollution, water pollution and other unhygienic conditions.

- (69) **“Natural hazard prone areas”** means areas likely to have moderate to high intensity earthquake or cyclonic storm, or significant flood flow or inundation or landslides/mud flows/avalanches or one or more of these hazards.

***NOTE:** Moderate to very high damage risk zones of earthquakes are 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 (un-protected and protected) are indicated in the Flood Atlas of India prepared by the Central Water Commission, besides, other areas which can be flooded under conditions of heavy intensity rains, inundation in depressions, back flow in drains, inadequate drainage, etc., as identified through local surveys in the development plan of the area and landslide prone areas as identified by State Government/Land surveys.*

- (70) **“Heritage Zone”** means the area as declared by the competent authority from time to time within the jurisdiction of Brahmapur Development Authority.
- (71) **“Illuminated Exit Signs”** means a device for indicating the means of escape during normal circumstances and power failure.
- (72) **“Jhamp”** means a downward vertical or sloping projection hanging below the balcony to provide protection from direct sun or rain.
- (73) **“Katra/Chawl”** means a building so constructed as to be suitable for living in separate tenements each consisting a single room, or of two, but not more than two rooms and with common sanitary arrangements.
- (74) **“Latrine-connected”** means a latrine connected to the municipal sewer system.
- (75) **“Land use”** means the land proposed to be utilized as indicated/ earmarked in I.D.P./C.D.P.
- (76) **“Layout plan”** means plan indicating subdivision of land with provision of roads and other infrastructure.
- (77) **“Latrine-unconnected”** means a latrine not connected to the municipal sewer system; it may be connected to a septic tank or suitable treatment or disposal system.
- (78) **“Ledge/Tand”** means a shelf-like projection supported in any manner whatsoever, except by means of vertical supports within a room itself but not having projection wider than 1.0 meter and at a minimum clear height of 2.1 meters from the floor level.
- (79) **“Loft”** means an intermediate floor between two floors or a residual space in a pitched roof, above normal floor level with a maximum height of 1.5 meters and which is constructed or adopted for storage purposes.
- (80) **“Licensed Technical Person”** means Architect registered with the Council of Architecture or Civil Engineer/Structural Engineer/ Town Planner/Supervisor licensed by the Authority.
- (81) **“Masonry”** means an assemblage of masonry units properly bonded together with mortar.

- (81-A) **“Mixed Land Use”** means mixed use of the building/premise consisting more than one compatible use of which the principal use shall not be less than 2/3rd of total built up area.
- (82) **“Mezzanine Floor”** means an intermediate floor between two floors, above ground level, accessible only from the lower floor.
- (83) **“Multi-Storey or High Rise Building”** means a building whose height is 15 meters measured from the average level of the centre line of the street on which the site abuts or more than four floors excluding basement or stilt.
- (84) **“Mumty or Stair Cover”** means a structure with a covering roof over staircase and its landing built to enclose only the stairs for the purpose of providing protection from weather and not used for human habitation.
- (85) **“Mitigation”** means measures taken in advance of a disaster aimed at minimizing or eliminating its impact on society and on environment including preparedness and prevention.
- (86) **“Non-Combustible Material”** means a material, which does not burn nor add heat to a fire when tested for combustibility in accordance with good practice.
- (87) **“Non-Conforming Use of a Building or Land”** means the use of a building or land existing at the time of commencement of these Regulations and which does not conform to the Regulations pertaining to the zone in which it is located.
- (88) **“Occupancy or Use”** means the principal occupancy for which a building or a part of a building is used or intended to be used.
- (89) **“Open Space”** means an area forming an integral part of the plot beyond the developed/constructed area left open to the sky.
- (90) **“Owner”** means a person, group of persons, a company, trust, Institute, Registered Body, State or Central Government and its departments, undertakings and the like in whose name the property stands registered in revenue records.
- (91) **“Parapet”** means a low wall or railing built along the edge of a roof or a floor having a minimum height of 1.0 m.
- (92) **“Parking Space”** means an area enclosed or unenclosed, covered or open, of sufficient size to park vehicles, together with a driveway connecting the parking space with a street or any public area and permitting ingress and egress of the vehicles.
- (93) **“Partition”** means an interior non-load bearing wall, one storey or part of a storey in height.
- (94) **“Performance Security”** means a security amount to be deposited with the Authority by the Builder/Developer of an Apartment Building/ Group Housing/Commercial Building/Real Estate Development at the time of approval of Plans. However, no Performance Security is required for a commercial building having a covered area of less than 300 sq. m. in all floors.
- (95) **“Permit”** means a permission or authorization in writing by the Authority to carry out the work regulated by these Regulations.

- (96) **“Plantation”** means plantation of plants and trees.
- (97) **“Plinth”** means the portion of a structure between the surface of the surrounding ground and the surface floor immediately above the ground.
- (98) **“Plinth Area”** means the built up area measured at the floor level of ground floor.
- (99) **“Porch”** means a covered surface supported on pillar or otherwise for the purpose of pedestrian or vehicular approach to a building.
- (100) **“Public Utility Service”** means drainage, sewerage, electricity, water supply, solid waste disposal, sanitation, fire services, roads and any other support or infrastructure and the like for which a building has to depend on public bodies, authorities or agencies.
- (101) **“Real Estate Development”** means development undertaken for sale.
- (102) **“Registered Architect”** means an Architect registered with the Council of Architecture, who is not in arrears of subscription and who has not been debarred by the Authority.
- (103) **“Registered Builder/Developer”** means a builder empanelled registered with the Authority.
- (104) **“Road”** means any access viz. highway, street, lane, pathway, alley or bridge, whether a thoroughfare or not, over which the public have right of passage or access or have passed and had access uninterruptedly for a specified period and includes all bunds, channels, ditches, storm water drains, culverts, side tracks, traffic islands, road side trees and hedges, retaining walls, fences barriers and railings within the road line.
- (105) **“Road Width or Width of Road/Street”** means the whole extent of space within the boundaries of a road when applied to a new road/street as laid down in the city survey or development plan or prescribed road lines by any act of law and measured at right angles to the course or intended course of direction of such road.
- (106) **“Row Housing”** means a row of contiguous houses with only front, rear and interior open spaces.
- (107) **“Room Height”** means the vertical distance measured from the finished floor level to the finished ceiling.
- (108) **“Rule”** means the Odisha Development Authorities Rules, 1983 as amended from time to time.
- (109) **“Schedule”** means a schedule appended to these Regulations.
- (110) **“Section”** means sections of the Act.
- (111) **“Semi-Detached Building”** means building detached on three sides (front, rear and side) with open spaces as specified under the Regulations.
- (112) **“Setback”** means the distance between the plinth lines of the building and the boundary of the plot.
- (113) **“Setback line”** means a line usually parallel to the plot boundaries and laid down in each case by the Authority beyond which nothing can be constructed towards the plot boundaries and shall not apply to slums taken up under an approved programme of the Government.

- (114) “**Settlement**” means a human settlement, whether urban or rural in character. It includes habited villages, towns, townships, cities and the areas notified under the control of the Authority.
- (115) “**Site**” means a parcel or piece of land enclosed by definite boundaries.
- (116) “**Site with Double Frontage**” means a site having frontage on two streets other than corner plot.
- (117) “**Service Floor**” means floor in hotel or commercial building above ground floor in case of more than four storeyed buildings.
- (118) “**Service Lane**” means a lane provided at rear or side of a plot for service purposes.
- (119) “**Service Road**” means a road/ lane provided at the front, rear or side of a plot for service purpose.
- (120) “**Side Depth**” means horizontal distance between the front and rear side boundaries.
- (121) “**Smoke Stop Door**” means a door for preventing or checking the spread of smoke from one area to another.
- (122) “**Storage Space**” means a space where goods of non-hazardous nature are stored and includes cold storage and banking safe vaults.
- (123) “**Store Room**” means a room used as storage.
- (124) “**Stilt Floor**” means the floors above G. L. without any partition walls meant for parking below the building and services enclosures like Gen set room, guard/society room, pump room, staircase, lift with height limitation not exceeding 2.56 m.
- (125) “**Spiral Staircase**” means a staircase forming continuous winding curve round a central point or axis provided in a open space having tread without risers.
- (126) “**Storey**” means the space between the surface of any floor and the surface of the floor next above it, or if there be no floor above it then the space between any floor and the ceiling next above it, but shall not include a mezzanine floor.
- (127) “**Supervisor**” means a person having Diploma in Architectural Assistantship/Diploma in Civil Engineering/equivalent qualification.
- (128) “**Tenements**” means room or rooms in the occupation of , or meant for the occupation of one tenement.
- (129) “**To abut**” means to abut on a road so that any portion of the building is on the road boundary.
- (130) “**To erect**” a building means—
- A. to erect new building on any site whether previously built upon or not;
 - B. to re-erect any building of which portions above the plinth level have been pulled down or destroyed.
- (131) “**Unsafe Building**” means buildings which are structurally and constructionally unsafe or in-sanitary or do not provide adequate means of egress or which constitute fire hazard or are otherwise dangerous to human life or property or which in relation to existing use constitute a hazard to safety/health/public welfare by reason of inadequate maintenance, dilapidation or abandonment.

- (132) “**Unauthorized Construction**” means the erection or re-erection, addition or alteration which is not approved or sanctioned by the Authority.
- (133) “**Underground/Overhead Tank**” means an underground/overhead water tank, constructed or placed to store water.
- (134) “**Verandah**” means space with at least one side open to the outside with the exception of one-meter parapet on the upper floors to be provided on the open side.
- (135) “**Ventilation**” means the supply of outside air into a building through window or other openings due to wind outside and convection effects arising from temperature or vapour pressure differences (or both) between inside and outside of the building.
- (136) “**Water Closet/ W.C.**” means a privy with arrangement for flushing the pan with water but does not include a bathroom.
- (137) “**Watercourse**” means a natural channel or an artificial channel formed by draining or diversion of a natural channel meant for carrying storm and wastewater.
- (138) “**Window**” means an opening to the outside other than a door, which provides all or part of the required light or ventilation or both to an interior space.
- (139) “**Zoning Regulations**” means Regulations or Plans governing land use in any development plan or forming part of a development plan in operation;

Words and expressions used in these Regulations, but not defined, shall have the same meaning as respectively assigned to them in the Odisha Development Authorities Act, 1982, the Odisha Development Authorities Rules, 1983 and National Building Code of India, 2005 amended from time to time.

PART - II
ADMINISTRATION

- Applicability. **3.** Subject to the provisions of the Act, these Regulations shall apply:
- (1) to the planning, design and construction of building in case of erection a building;
 - (2) to all parts of the building whether removed or not and in case of removal of whole or any part of the building;
 - (3) to the remaining part of the building after demolition and work involved in demolition in case of demolition of whole or any part of a building;
 - (4) to the whole building whether existing or new building (except only to that part of the building, which is consistent with these Regulations) in case of alteration of a building;
 - (5) to all parts of the building affected by the change in case of change of occupancy of a building; and
 - (6) to use of any land or building where subdivision of land is undertaken or use of land or building is changed.
- Deemed permission. **4.** (1) The construction of any building, in respect of which permission has been issued by the Competent Authority before the coming into force of these Regulations, shall, so far as it is not inconsistent with the provisions of these Regulations regarding provision of public utility services and construction in heritage zone, continue to be validly made and the said permission shall be deemed to have been issued under the corresponding provisions of these Regulations.
- (2) Where any building has been constructed without an approved plan or with deviation of an approved plan, the provisions of these Regulations shall be insisted upon.
- Application. **5.** (1) Any person who intends to erect, re-erect or make additions or alterations in any building or demolish any building shall apply to the Authority in Form-I (Part-I). Based on this, the Authority may prescribe separate formats for different categories of buildings and group housing;
- (2) Such application shall be accompanied by the following documents :
- i. Six copies of plans in hard copies either computer prints or ammonia prints, as well as in soft copy (CD) duly signed by the persons who have prepared them and the owner/applicant, showing:
 - A. Site Plan**—the Site Plan furnished with the application for permission shall be drawn to a scale of not less than 1:2000—
 - a. the boundaries of the site and of any contiguous land;
 - b. the position of the site in relation to neighbouring streets;
 - c. the name of the streets in which the building is proposed to be situated, if any;
 - d. all existing buildings standing on, over or under the site including service lines;

- e. the position of the building and of all other buildings(if any) which the applicant intends to erect upon his contiguous land referred to in (a) in relation to;
 - (i) the boundaries of the site and in case where the site has been partitioned the boundaries of the portion owned by the applicant and also of the portions owned by others;
 - (ii) all adjacent streets, buildings(with no. of storeys and height) and premises within a distance of 15 m. of the site and of the contiguous land (if any) referred to in (a.); and
 - (iii) if there is no street within a distance of 15 m. of the site, the nearest existing street.
 - 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 free circulation of air, admission of light and access for scavenging purposes;
 - h. the width of the street (if any) in front and of the street (if any) at the side/rear or near the buildings ;
 - i. the direction of north point relative to the plan of the building;
 - j. any physical features, such as well, drains, etc. and
 - k. such other particular as may be specified by the Authority.
- B. Key plan**—A key plan drawn to a scale of not less than 1:200 shall be submitted along with the application. The minimum dimension of the key plan shall be not less than 75 mm.
- C. Sub divisional layout plan**—In case of development work, the plan shall be accompanied by the subdivision/layout plan which shall be drawn on a scale or not less than 1:500/1:1000 containing the following;
- (a) scale and north point;
 - (b) the location of all proposed and existing roads with their existing /proposed/prescribed widths within the land;
 - (c) dimensions of the plot along with building lines showing the setbacks with dimensions within each plot;
 - (d) the location of drains, sewers, public facilities and services, and electrical lines etc.;
 - (e) table indicating size, area and use of all the plots in the subdivision/layout plan;
 - (f) statement indicating the total area of the site, area utilized under roads, open spaces for parks, playgrounds, recreation space and development plan reservations, schools, shopping and other public spaces alongwith their percentage with reference to the total area of the site proposed to be subdivided; and
 - (g) in case of plots which are subdivided in built up areas in addition to the above, the means of access to the subdivision from existing streets.

D. Building Plan and details: The plans of the buildings and elevations and sections accompanying the plan shall be drawn to a scale of 1:100. The plans and details shall;

- (a) include floor plans of all floors together with the covered area clearly indicating the size and spacing of all framing members and sizes of rooms and the position of staircases, ramps and lift wells;
- (b) show the use or occupancy of all parts of the buildings;
- (c) show exact location of essential services, for example, WC, sink, bath and the like;
- (d) Include at least one elevation from the front showing height of building and rooms and also the height of parapet;
- (e) Include at least one section through the staircase;
- (f) Include the structural arrangements with appropriate sections showing type/arrangements of footings, foundations, basement walls; structural load bearing walls, columns and beams, and shear walls; and arrangement/spacing of framing members, floor slabs and roof slabs with the material used for the same;
- (g) show all street elevations;
- (h) give dimension of the projected portions beyond the permissible building line;
- (i) include terrace plan indicating the drainage and slope of the roof; and
- (j) give indications of the north point relative to the plan.

E. Building Plan for Multi-storied/special buildings: For all multi-storied buildings which are 15 m. or more in height and more than four floors, for special buildings like educational, assembly, institutional, industrial, storage and hazardous and mixed occupancies with any of the aforesaid occupancies having covered area more than 500 sq. m.

The following additional information shall be furnished/indicated in the building plan in addition to the items given in (iv) as applicable:

- (a) Access to fire appliances/vehicles with details of vehicular turning circle and clear motorable access way around the buildings;
- (b) Size(width) of main and alternative staircases along with balcony approach, corridor, ventilated lobby approach;
- (c) Location and details of lift enclosures;
- (d) Location and size of fire lift;
- (e) Smoke stop lobby/door, where provided ;
- (f) Refuse chutes, refuse chamber, service duct, etc;
- (g) Vehicular parking space.
- (h) Refuse area, if any;
- (i) Details of building services- Air-conditioning system with position of fire dampers, mechanical ventilation system, electrical services, boilers, gas pipes, etc;

- (j) Detail of exits including provision of ramps, etc, for hospitals and special risk buildings/uses ;
 - (k) Location of generator, transformer and switch gear room;
 - (l) Smoke exhauster system, if any;
 - (m) Details of fire alarm system network;
 - (n) Location of centralized control, connecting all fire alarm systems built-in–fire protection arrangements and public address system, etc;
 - (o) Location and dimension of static water storage tank and pump room along with fire service inlets for mobile pump and water storage tank;
 - (p) Location and details of fixed fire protection installations, such as sprinklers, wet risers, hose-reels, drenchers, etc; and
 - (q) Location and details of first-aid fire fighting equipments/ installations.
- F. Services plans:** The services plan shall include all details of building and plumbing services, and also plans, elevations and sections of private water supply, sewage disposal system and rain water harvesting system.
- G. Specifications:** Specifications, both general and detailed, giving type and grade of materials to be used duly signed by the registered architect, engineer, structural engineer shall accompany the notice.
- (ii) An authenticated copy of title deed such as sale deed, lease deed, RoR, decree of civil court etc. in respect of the land where the building plan/subdivision layout plan permission is sought for.
 - (iii) An affidavit with regard to legal ownership and peaceful possession of the land and such other particulars as the Authority may determine.
 - (iv) In case, the applicant is a trust, group of persons, partnership or a company, a registered agreement between the holder of the right, title and interest and the applicant, valid under the Transfer of Properties Act, 1982 and Copies of the Agreement/ Article of Association/ Memorandum/ Bye-laws.
 - (v) No Objection Certificate from the Orissa State Housing Board/ Brahmapur Development Authority, for the additional constructions, in case, the house is delivered by the Board/ Authority.
 - (vi) Necessary environmental clearance wherever applicable/ N.O.C. from MOEF when the covered area in all floors exceeds 20,000 sqm.
 - (vii) For all buildings with a height of 15.0 meters and above and other special buildings like Cinema Hall and industrial buildings where such fire clearance is necessary, NOC from Fire Service shall be submitted.
 - (viii) NOC from Airport Authority of India shall be furnished where ever applicable.

- (ix) Structural stability certificate in the prescribed Form-VII signed by the engineer/structural engineer and the owner jointly as per the competency of engineer.
- (x) Supervision certificate in Form-I (part-II) furnished by the registered architect/engineer/structural engineer/supervisor/town planner undertaking the supervision.
- (xi) Plans shall be shown as specified below. Where items of work are not identified, the coloring notation used shall be indexed.
- (xii) "In case of building with more than 30 meters height, the structural plan and the structural design shall have to be vetted by any State Resource Centre identified by the Orissa State Disaster Management Authority or any Indian Institute of Technology/National Institute of Technology/Government Engineering College or any reputed technical institution identified by the Berhampur Development Authority".

Fees.

6. The Authority shall levy the following fees:—

- (1) Every application for permission for building operation or development shall be accompanied by a Scrutiny fee as specified in clause 18 of ODA Rules, 1983.
- (2) In the event of approval, the applicant shall deposit a sanction fee as decided by the Authority from time to time.
- (3) Fees towards premium FAR as decided by the Authority from time to time.
- (4) Fees for retention of structures for temporary period as decided by the Authority from time to time.
- (5) Fees for change of land use as decided by the Authority from time to time.

Security deposit.

- 7. (1) The applicant shall deposit a refundable non-earning security deposit of Rs. 50.00 per sqm. of built up area in all floors or as fixed by the Authority from time to time for the following categories of buildings, namely:—**
- A. Group housing/apartment buildings
 - B. Commercial buildings exceeding having 300 Sqm., built up of area in all floors.
 - C. The security deposits shall be refunded within 60 days from the date on which completion certificate is produced. If the construction/development is not as per approved plan, this deposit shall be forfeited and separate action will be initiated against the builder/developer as per the provisions of the Act.
 - D. The security deposit will be refunded with @ 3% interest per annum, if the building is constructed/development is carried out as per the approved plan/layout.

Plans.

8. (1) All the plans shall be prepared and duly signed by a registered/empanelled technical person (viz., Architect, Engineer, Structural Engineer, Town Planner, Supervisor) and Builder who shall indicate their names, addresses, registration numbers on the body of the plan and in all other relevant documents. The plans shall also be signed by the concerned owner of the land.
- (2) The technical personnel and builder as specified in sub-clause (1) above shall have to be registered with the Authority. Their qualifications and competence shall be as per Schedule-1.
- (3) No plans for construction of apartment building, group housing & commercial building shall be entertained unless the builder is registered with the Authority in accordance with competence or specified in the scheduled I. For plot area less than 500 sqm. no registration of builder is mandatory.
- (4) When it comes to the notice of the Planning Member, Engineer Member, any Member of the Authority, or any other person that a plan signed by technical personnel or builder referred to under sub-clause (1), is in violation of the norms of this Regulation he shall bring this to the notice of the Authority.
- (5) The Authority shall issue a notice asking for a show cause within fifteen days as to why such technical personnel or builder shall not be disqualified/black listed. After receipt of the show cause, if any, the matter shall be placed before the Authority for a decision on such disqualification/black listing. The decision of the Authority on disqualification/black listing shall be published at least in a local newspaper.
- (6) An appeal against an order under sub-clause (4) above shall lie under Section 103 of the Act.

Permission.

9. (1) No permission shall be required for the works specified in Clause 12.4.1 Part-2 of N.B.C.-2005 and Section-15 (I) a,b & c of O.D.A. Act-1982.
- (2) All clarifications with respect to deficiency in the plan, documents will be sought for from the applicant within reasonable time.
- (3) Once the plan has been scrutinized and objections have been pointed out, the applicant shall modify the plan to comply with the objections raised and resubmit it. The Authority shall scrutinize the resubmitted plan and if there will be further objections, the plan shall be rejected allowing fifteen days to show cause.
- (4) The Authority shall communicate either approval in Form-II or refusal in Form-IX within 60 days from date of receipt of application.
- (5) If the Authority does not communicate its decision either granting or refusing permission to the applicant within 60 days from the date of receipt of the application by the Authority, the applicant shall draw the attention of the Vice-Chairman of the Authority with regard to his application, by registered post in Form-III and procedure indicated U/s 16 of O.D.A. Act shall be adhered to.
- (6) If, within a further period of one month from the date of receipt of the application drawing such attention as mentioned in sub-regulation (5) above, the Authority does not communicate its decision, either granting or refusing permission, such permission shall be deemed to have been

granted to the applicant on the date following the date of expiry of the three months period.

- (7) In case of Apartment Buildings, Group Housing Projects, Integrated Township Projects and other non-residential buildings of height stilt+3 and above, permission for construction shall be accorded along with direction to the builder/developer to develop the on-site and off-site infrastructure like connectivity of sewerage, drainage, water supply, road etc. to main network as per the specification of the concerned public authorities. The builder/developer shall produce No Objection Certificate from the concerned authorities regarding successful completion of all infrastructures while applying for Occupancy Certificate based on which Berhampur Development Authority shall consider issue of Occupancy Certificate.
- (8) A residential building may be constructed by the owner of the and without prior approval of the plan by the Authority, if the following conditions are satisfied.
 - (A) If the Layout plan has been approved by the Authority, Orissa State Housing Board under Section 16 of the Act or land has been allotted by Authority/General Administration Department.
 - (B) The road, drainage, sewerage and other infrastructure have been developed as per the approved layout.
 - (C) The plot size is not more than 500 square meters.
 - (D) The coverage is not 60 per cent
 - (E) The height is not more than 10 meters.
 - (F) No basement/stilt is to be constructed.
 - (G) The plan has been approved by Registered Architect/Engineer Empanelled with the authority as defined under Regulation 8 above.
 - (H) An application in Form-XII is submitted to the Authority by registered post with a copy of the plan and the Record of Rights, 30 days prior to commencement of construction and
 - (I) All other conditions of the regulations "including payment of required fees to the Authority".

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| Maintenance of Register. | 10. A register in Form-IV containing the necessary particulars including information as to the manner in which applications for permission have been dealt with by the Authority shall be maintained. |
| Duration of Permission. | 11. Every permission granted under these Regulations shall remain valid up to three years. However, the permission shall have to be revalidated before the expiry of the above period on payment of such fee as may be prescribed under rules and such revalidation shall be valid for one year. |
| Construction not according to plan. | 12. (1) If the Authority finds at any stage that the construction is not being carried on according to the sanctioned plan or is in violation of any of the provisions of these Regulations, it shall notify the owner and no further construction shall be allowed until necessary corrections in the plan are made and the corrected plan is approved.
(2) If the owner fails to comply with the requirements at any stage of construction, the Authority may cancel the building permission issued and shall cause notice of such cancellation to be pasted upon the said |

construction. If the owner is not traceable at the address given in the notice, pasting of such notice shall be considered as sufficient notification of cancellation to the owner thereof. No further work shall be undertaken or permitted upon such construction until a valid building permission is issued thereafter.

- (3) The notification under sub-regulation (2) shall also be published in as public notice.
- (4) The Authority will also be at liberty to forfeit whole or part of the performance security obtained from the builder/ developer during sanction of the plan.
- (5) The above mentioned procedure shall also be followed in case of deviation of the layout.
- (6) An appeal against an order under sub-clause (4) & (5) above shall lie under Section 103 of the Act.

Information at the site of construction.

- 13.** (1) Where as tests of any material are made to ensure conformity of the requirements of these Regulations, records of the tests data shall be kept available for inspection during the construction of building and for such period thereafter as required by the Authority.
- (2) The persons to whom a permit is issued during construction shall keep pasted in a conspicuous place on the property in respect of which the permit was issued;
 - A. a copy of the building permit; and
 - B. a copy of approved drawings and specification.

Inspection.

- 14.** (1) Generally all construction or work for which a permit is required shall be subject to inspection by the Authority.
- (2) Inspection, where required, shall be made within seven days following the receipt of notification in Form-V or Form-VIII, after which period the owner will be free to go ahead with the construction according to the approved plan. At the first inspection, the Authority shall determine to the best of its ability that the building construction has been taken up in accordance with approved site plans.

Certificate for occupancy.

- 15.** (1) The Planning Member with the approval of the Vice-Chairman shall issue a certificate of fitness for occupancy, for part of a building during its construction or whole of the building after construction in Form-X.
- (2) Such certificate shall be issued only after all utility services for the entire building are physically provided.
- (3) The occupancy certificate should also state the use/type of occupancy of the building. However, the applicant can apply for change of use/ occupancy permitted within the purview of the Development Plan/ Zonal Plan/ Zoning Regulations, where so required.
- (4) In case of multi storied building and other special building like educational, assembly, institutional, industrial, storage and hazardous and mixed occupancies with covered area more than 500 Sq. mtr., after completion of the building and obtaining the occupancy certificate, periodic inspection shall be made by the Fire Authority to ensure the fire safety of the building and compliance with the provision of fire and life safety requirements ('Fire and Life safety', Part-4 of NBC). Periodic occupancy renewal certificate shall be made available by the Authority/Fire Authority which

shall also include safe keep of fire fighting installations and equipment for such building.

- (5) All occupied buildings and buildings covered under sub-clause above shall also be subject to periodic physical inspection by a team of multi-disciplinary professionals nominated by the Authority. This work may be outsourced by the Authority as may be deemed necessary. The team shall ensure the compliance of bye-laws, natural lighting, ventilation, etc, besides structural and electrical safety. After checking, the team shall be required to give the certificate for above aspects. If any short comings/ deficiencies or violation are noticed during inspection, the Authority shall ensure the compliance of the same within a specified time frame of six months. If not complied with, the building shall be declared unsafe. The period of inspection shall be usually three to five years but in any case not more than five years.
- (6) An appeal against the decision of the Vice-Chairman shall lie under Section 18/103 of the Act.

Art Commission. **16.** (1) Where the building plan accompanying the application seeking permission requires the clearance of the Art Commission, Orissa, constituted under Section 88, the Authority shall grant the permission only after the clearance is given by the said Commission. In all other cases, Architectural Control shall be regulated according to the provisions of these Regulations.

- (2) The Authority, on the recommendation of the Art Commission, may issue public notices, from time to time, prescribing the architectural norms in different zones.

Construction near protected monuments.

- 17.** (1) No construction or reconstruction of any building, within a radius of 100 meters, or such other higher distance from any archaeological site as may be decided by the Archaeological Survey of India and Orissa State Archaeology Department from time to time from the outer boundary of a declared protected monument shall be permitted.
- (2) (i) No construction above 1st floor and above 7 (seven) meters shall be allowed beyond a radius of 100 meters and within a radius of 300 meters of such monuments.
- (ii) The construction or reconstruction of any building under sub-regulation (2) shall not be above 7 (Seven) meters of total height.
- (3) Notwithstanding anything contained in the sub-regulation (1) & (2) above, construction/reconstruction/addition/alteration shall be allowed on production of clearance from A.S.I./State Archaeology Department, as the case may be.
- (4) If a building or premises, not covered under the Ancient Monument Preservation Act, 1904, or The Ancient Monuments and Archaeological Sites and Remains Act, 1958, in the opinion of the Authority, is of historical or architectural interest, and is in danger of being demolished or altered or likely to be affected in its character by a development, the Authority shall not grant permission for construction over any land situated near the said building or premises. The matter shall be referred to the Art Commission, whose decision shall be final.
- (5) These provisions shall apply *mutatis mutandis* in respect of archaeological sites notified by the Art Commission.

(6) An appeal against the decision under sub-regulation (3) shall lie under section 18 of the Act.

Construction near important buildings.

18. No building exceeding 10 meters height shall be permitted within 200 meters radius from the boundary of the important buildings as may be decided by the Authority from time to time.

Unsafe buildings.

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

(2) The Authority shall examine or cause to be examined every building reported to be unsafe or damaged and shall make a written record of such examination.

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

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

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

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

(7) In case of emergency, which, in the opinion of the Authority involves imminent danger to human life or health, the decision of the Authority shall be final. The Authority shall forthwith or with such notice as may be possible promptly cause such building or portion thereof to be rendered safe by retrofitting/strengthening to the degree of safety or removed. For this purpose, the Authority may at once enter such structure or land on which it stands, or abutting land or structure, with such assistance and at such cost as may be deemed necessary. The Authority may also get the adjacent structures vacated and protect the public by appropriate fencing or such other means as may be necessary.

(8) Costs incurred under (6) & (7) shall be charged to the owner of the premises involved. Such cost shall be charged on the premises in respect of which or for the benefit of which the same have been incurred and shall be recoverable as provided under law.

Demolition of buildings.

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

such as meters and regulators have been removed or sealed and plugged in a safe manner.

- (2) The owner shall take all precautionary measures to avoid noise and dust pollution and shall not create any inconvenience to the neighbouring plot owners.
- (3) In case of semi-detached building, no objection certificate from the neighbours shall be obtained.

Responsibility and duty of the owner.

- 21.** (1) Neither granting of the permit nor the approval of the drawing and specifications, nor inspections made by the Authority during erection of the building shall in any way relieve the owner of such building from full responsibility for carrying out the work in accordance with the requirements of NBC, 2005 and these Regulations.
- (2) Every owner/applicant shall:
 - A. Permit the Authority to enter the building or premises, for which the permission has been granted at any reasonable time for purpose of enforcing the Regulations,
 - B. Obtain, where applicable, from the competent Authority permissions / clearance required in connection with the proposed work,
 - C. Give written notice to the Authority before commencement of work on building site in Form-V, periodic progress report in Form-VIII, notice of completion in Form-VI and notice in case of termination of services of Technical persons engaged by him; and
 - D. Obtain an Occupancy Certificate from the Authority prior to occupation of building in full or part.
- (3) Without Occupancy Certificate, the building shall be treated as unauthorized and the land & building shall not be Regd. & transferred.

Responsibility of the Authority.

- 22.** (1) Approval of plans and acceptance of any statement or document pertaining to such plan shall not exempt the owner or person or persons under whose supervision, the building is constructed from their responsibilities imposed under these Regulations, or under any other law for the time being in force.
- (2) Approval of the plan would mean granting of permission to construct under these Regulations only and shall not mean among other things:
 - A. the title over the land or building;
 - B. easement rights;
 - C. variation in area from recorded area of a plot or a building;
 - D. structural stability; and
 - E. workmanship and soundness of materials used in the construction of the buildings;
 - F. quality of building services and amenities in the construction of the building;
 - G. the site/ area liable to flooding as a result of not taking proper drainage arrangement as per the natural lay of the land, etc.;
 - H. other requirements or licenses or clearances required for the site / premises or activity under various other laws.
- (3) The approval or permission shall not bind or render the Authority liable in any way with regard to the matter specified in clauses (A.) to (H.).

PART-III

ZONING REGULATIONS

Zoning.

- 23.** (1) In the Development Plan area, various use zones viz, Residential Retail Commercial and Business, Wholesale Commercial, Industrial, Public and Semi-public, Utility and Services, Open Space, Transportation, Agricultural and Forest, Water Bodies, Special Heritage and Environmentally Sensitive zones having their zonal boundaries as indicated in the development plan shall be regulated as per the Table 1 under Regulation 24 . Except as otherwise provided, no structure or land hereinafter shall be used and no structure shall be erected, re-erected or altered unless its use is in conformity with these regulations”.
- (2) All places of worship, temples, churches, mosques etc. and burial and cremation ground as existing during 1998 shall be exempted from being treated as non-conforming uses, provided that continuance of such uses are not detrimental to the area as decided by the Authority from time to time.
- (3) All non-conforming uses of land and buildings shall be discontinued and the modified uses shall be made to conform with the land use of the development plan in force within six months of the Regulations coming in force.

Different use of land.

- 24.** (1) Permission for different uses shall be accorded outright for principal use earmarked in the different zones described in Column (2) of the Table No. 1.
- (2) Permission for different uses described in Column (3) shall be permitted on special consideration on the recommendation of Development Plan and Building Plan (DP and BP) Committee and reasons for such consideration shall be recorded in writing.
- (3) The purposes specified in Column (4) of the said table shall not be permitted in the areas reserved for particular uses.
- (4) Residential buildings may also be permitted in the open space use zone if the following conditions are satisfied along with other conditions of these Regulations:
- A. the land is a stitiban land and is not a leasehold land;
 - B. the coverage is not more than 40%;
 - C. the height is not more than 7.0 (seven) metres; and at least 20 per cent of land is used for plantation.
- (5) Mixed land use may be permitted in a particular zone **“on a plot size of 4000 Sq. mtr. and above”** on the recommendation of DP and BP Committee, however, the main use shall cover not less than 2/3rd of the total floor area and the ancillary use shall not exceed 1/3rd of the total area provided minimum road width shall be 9.0 M and above.

- (6) In addition to the provisions contained in Regulation 17 of this regulation, following provisions shall be applicable for all constructions in Special Heritage Zone earmarked in the CDP.
- (i) The Maximum height of the building shall not exceed 15 mtr.
 - (ii) All proposals for development over an area of more than 500 square meter and/or ten meter height shall only be considered on recommendation of the DP & BP Committee with representation from the Archaeological Survey of India & the Odisha State Archaeology.
- (7) For construction of Building in Environmentally Sensitive Zone, the following provisions shall be applicable:—
- (i) The minimum size of the plot shall be 4000 Sq. mtr.
 - (ii) The minimum width of approach road shall be 12 meter.
 - (iii) The maximum coverage shall not exceed 40%
 - (iv) Proposal for development shall only be considered on recommendation of DP & BP Committee with representation from Water Resources Department, Odisha State Pollution Control Board & Public Health Engineering Department in the above Committee.

TABLE-1**LAND USES PERMITTED/PROHIBITED IN DIFFERENT USE ZONES**

Sl. No.	Use Zone	Uses/activities permitted	Uses/activities permissible on recommendation of DP & BP Committee	Use/activities prohibited
(1)	(2)	(3)	(4)	(5)
1	Residential Use Zone (R).	1. Residence plotted (detached, semi-detached and row housing), group housing, work-cum-residential. 2. Hostels, boarding and lodging houses. 3. Night shelters Dharamashalas, guest houses. 4. Educational buildings (nursery, primary, high school).	1. Places of worship 2. Shopping centres 3. Municipal, State and Central Government Offices. 4. Colleges and research institutions.	1. Heavy, large and extensive industries, noxious, abnoxious and hazardous industries. 2. Warehousing, storage godowns of perishables hazardous, inflammable goods, wholesale mandis, junk yards. 3. Workshops for buses. 4. Slaughter houses

(1)	(2)	(3)	(4)	(5)
		5. Neighborhood level social cultural and recreational facilities with adequate parking provisions.	5. Petrol filling stations.	5. Hospitals treating contagious diseases.
		6. Marriage and community halls.	6. Places of entertainment, cinema halls, restaurants and hotels.	6. Sewerage treatment plants and disposal sites.
		7. Convenience shopping, local (retail) shopping.	7. Markets for retail goods.	7. Water treatment plants, solid waste dumping grounds.
		8. Community centers, clubs, auditoriums.	8. IT and IT enabled services.	8. Outdoor and indoor games stadiums shooting range.
		9. Exhibition and art galleries.	9. Tourism related services.	9. Zoological garden, botanical garden, bird sanctuary.
		10. Libraries and gymnasiums.	10. Motor vehicle repairing workshop, garages, storage of LPG Cylinders.	10. International conference centers.
		11. Health clinics, yoga centers, dispensaries, nursing homes and health centers (20 beds).	11. Burial grounds	11. District battalion
		12. Public utilities and buildings except service and storage yards, elect and buildings except service and storage yards, electrical distribution depots and water pumping stations.	12. Printing presses employing not more than 10 persons.	12. All uses not specifically permitted in Columns (a) and (b).
		13. Nursery and green houses.	13. Godowns/ warehousing of non perishables.	

(1)	(2)	(3)	(4)	(5)
		14. Services for households (salon, parlors, bakeries, sweet shops, dry cleaning, internet kiosks etc).	14. Bus depots without workshop.	
		15. Banks and professional offices not exceeding one floor.	15. Household industries if the area for such use does not exceed one floor and there shall be no public display of the goods.	
		16. Bus stops, taxi stands, 3 wheeler/ auto stands, rickshaw stands.	16. Consulates	
		17. Police posts and post office.		
		18. Parks and tot-lots		
2	Retail Commercial and Business Use Zone (C1).	1. Retail business, mercantile. 2. Commercial centers.	1. Associated residential uses. 2. Wholesale storage yards.	1. Polluting industries. 2. Heavy extensive, noxious, obnoxious, hazardous and extractive industrial units.
		3. Banks financial services and stock exchanges.	3. Services garages provided they do not directly about the main road.	3. Hospitals, research laboratories treating contagious diseases.
		4. Perishable goods markets.	4. Printing presses employing not more than 10 persons.	4. Poultry farms, dairy farms, slaughter houses.
		5. Business and professional offices.	5. 20 bedded hospitals not treating contagious diseases and mental patients.	5. Sewerage treatment plants and disposal sites, solid waste treatment plants and dumping grounds.

(1)	(2)	(3)	(4)	(5)
		6. Private institutional offices and Semi-government offices.	6. Weigh bridges	6. Agricultural uses, storage of perishable and inflammable commodities.
		7. Shops and shopping malls.	7. Colleges, polytechnics and higher technical institutes.	7. Quarrying of gravel, sand, clay and stone.
		8. Commercial services.	8. Sports complex and stadiums.	8. Zoological gardens, sand, clay and stone.
		9. Restaurants and hotels.	9. Transient visitor's homes.	9. Sports training centers.
		10. Hostels, boarding houses, social and welfare institutions guest houses.	10. Places of entertainment, recreational uses and museums.	10. District battalion offices.
		11. Convenience and neighbourhood shopping centers, local shopping centers, weekly and formal markets, bakeries and confectionaries.	11. Convention centers .	11. Forensic Science Laboratory and all other related activities which may cause nuisance .
		12. Cinema halls, theaters, banquet halls, auditoriums.	12. Religious places	12. Court
		13. Marriage and community halls, night shelters.	13. Public utilities, telephone exchanges.	13. All uses not specifically permitted in the Columns (a) and (b).
		14. Clinics and nursing homes.	14. Police posts and post offices.	
		15. Petrol Pumps	15. Residential	
		16. IT and IT enabled services.	16. Picnic Hut	
		17. Commercial institutes, research and training institutes.		
		18. Parking lots		
		19. Taxi stands, 3 wheeler/auto stands, rickshaw stands.		

(1)	(2)	(3)	(4)	(5)
3	Wholesale Commercial Use Zone (C2).	<ol style="list-style-type: none"> 1. Wholesale and retail business. 2. Wholesale and storage buildings. 3. Commercial and business offices and work places. 4. Petrol pumps and service stations on roads of 12 meter or more ROW. 5. Godowns, covered storage and warehousing. 6. Weigh bridges 7. Bus stops, taxi stands, 3 wheeler/ auto stands, rickshaw stands. 8. Parking spaces 9. Restaurants 10. Public utilities 11. Police station/ Posts, post offices. 	<ol style="list-style-type: none"> 1. Truck terminal, bus depots and parking. 2. Freight terminal 3. Warehousing, storage godowns of perishable, inflammable goods, coal, wood, timber yards. 4. Service centers, garages, workshops. 5. Non-polluting, non-obnoxious light industries. 6. Junk-yards 7. Gas installation and gas works. 8. Railway yards and stations, road freight stations. 9. Banks and financial services. 10. Associated residential uses. 11. Government and Semi-government offices. 12. Water treatment plants. 	<ol style="list-style-type: none"> 1. Polluting Industries. 2. Large scale storage of hazardous and other inflammable materials except in areas, specifically earmarked for the purpose. 3. All uses not specifically permitted in Columns (a) and (b).

(1)	(2)	(3)	(4)	(5)
4	Industrial Use Zone (I).	1. All kind of non-polluting industries.	1. Heavy, extneive and other obnoxious, hazardous industries subject to the approval of the Odisha Pollution Control Board.	1. General business unless incidental to and on the same site with industry.
		2. IT & ITES	2. Industrial Research Institute.	2. Schools and Colleges.
		3. SEZs notified by Government of India.	3. Technical Educational Institutions.	3. Hotels, motels and caravan parks.
		4. Loading, unloading spaces.	4. Junk yards, sports/stadiums/ playgrounds.	4. Recreational spots or centres.
		5. Warehousing, storage and depots of non perishable and non-inflammable commodities.	5. Sewerage disposal works, electric power plants, service stations.	5. Other non-industrial related activities.
		6. Cold storage and ice factory.	6. Government, Semi-government, private business offices.	6. Religious buildings.
		7. Gas godowns	7. Banks, financial institutions and other commercial offices.	7. Irrigated and sewerage farms.
		8. Wholesale business establishments.	8. Agro-based industries, dairy and farming.	8. Major oil depot and LPG refilling plants.
		9. Petrol filling station with garages and service stations.	9. Gas installations and gas works.	9. Social buildings
		10. Bus terminals and bus depots and workshops.	10. Workshops garages.	10. All uses not specifically permitted in Columns (a) and (b).
		11. Parking, taxi stands, 3 wheelar/ auto stands, rickshaw stands.	11. Hotels and guest houses.	

(1)	(2)	(3)	(4)	(5)
		12. Residential buildings for essential staff and for watch and ward.	12. Museum	
		13. Public utilities	13. Helipads	
			14. Hospitals and medical centres.	
5 Public & Semi-Public use Zone (PS).		1. Government offices, Central, State, local and Semi-government, public undertakinhg offices.	1. Residential flats, residential plots for group housing and staff housing.	1. Heavy, extensive and other obnoxious, hazardous industries.
		2. Universities and specialized educational institutions, colleges, schools, research and development centers.	2. IT Services	2. Slaughter-houses.
		3. Social and welfare centers.	3. Defense quarters	3. Junk yard
		4. Libraries	4. Hostels, transit accommodation.	4. Wholesale mandies.
		5. Hospitals, health centers, dispensaries and clinics.	5. Entertainment and recreational complexes.	5. Dairy and poultry farms, farmhouses.
		6. Social and cultural institutes.	6. Nursery and kindergarten, welfare centre.	6. Workshops for servicing and repairs.
		7. Religious buildings	7. Open air theater, play ground.	7. Processing and sale of farm products.
		8. Conference halls	8. Residential club guest house.	8. All uses not specifically permitted in Columns (a) and (b).
		9. Community halls, Kalyan Mandap, Dharamashala.	9. Bus and Truck terminals, helipads.	
		10. Museums, art galleries, exhibition halls, auditoriums.	10. Parking areas, taxi stands, 3 wheeler/auto stands, rickshaw stands.	

(1)	(2)	(3)	(4)	(5)
		<ul style="list-style-type: none"> 11. Police stations, Police lines, jails. 12. Local State and Central Government offices uses for Defence purpose. 13. Educational and Research Institutions. 14. Social and cultural and religious institutions. 15. Local municipal facilities. 16. Uses incidental to Government offices and for their use. 17. Monuments 		
6	Utility and Services Use Zone (US).	<ul style="list-style-type: none"> 1. Post office Telegraph offices, public-utilities and buildings. 2. Water Treatment Plant, Sewerage Treatment Plant, Solid Waste Treatment Plant, Solid Waste dumping grounds. 3. Radio Transmitter and Wireless Stations, telecommunication centers, telephone exchange. 4. Water supply installations. 5. Sewerage disposal works. 6. Service stations 	<ul style="list-style-type: none"> 1. Service industry 2. Warehouse/ storage godowns. 3. Health center for public and staff or any other use incidental to public utilities and services. 4. Information/ Payment kiosk. 5. Incidental/ ancillary residential use. 6. Truck terminals helipads. 	<ul style="list-style-type: none"> 1. Any building or structure which is not required for uses related to public utilities and activities is not permitted therein. 2. Heavy, extensive and other obnoxious, hazardous industries. 3. All uses not specifically permitted in Columns (a) and (b).

(1)	(2)	(3)	(4)	(5)
		7. Cremation grounds and cemeteries/ burial ground. 8. Power plants/ Electrical Sub-station. 9. Radio and Television Station. 10. Fire Stations	7. Commercial use center.	
7	Open Space Use Zone (OS).	1. Specialized parks/ maidans for multipurpose use. 2. Regional parks, district parks, playgrounds, children's parks. 3. Clubs 4. Stadiums, picnic huts, holiday resorts. 5. Shooting range, sports training center. 6. Swimming Pools 7. Botanical/Zoological garden, bird sanctuary. 8. Green belts 9. Bus and Railway passenger terminals.	1. Building and structure ancillary to use permitted in open spaces and parks such as stands for vehicles on hire, taxis and scooters. 2. Commercial use of transit nature like cinemas, circus and other shows. 3. Public assembly halls. 4. Restaurants 5. Parking areas, Caravan parks. 6. Open air cinemas/theatre. 7. Entertainment and recreational complexes. 8. Community hall, library. 9. Open air theater, theme parks, amphitheaters.	1. Any building or structure, which is not required for open air recreation, dwelling unit except for watch and ward, and uses not specifically permitted therein. 2. All uses not specifically permitted in Columns (a) and (b).

(1)	(2)	(3)	(4)	(5)
		10. Public utilities and facilities such as police post, fire post, post and telegraph office, health center for players and staff. 11. Animal racing or riding stables.	10. Residential club, guest house. 11. Camping sites 12. Yoga and meditation centres. 13. Fire post, police station, post and telegraph office. 14. Commercial uses center. 15. Special education areas. 16. Incidental/ ancillary residential use.	
8	Transportation use zone (T).	1. All types of roads 2. Railways stations and yards. 3. Airport 4. Bus stops and Bus and Truck terminals. 5. Taxi stands, auto stands, rickshaw stands. 6. Ferry ghats	1. Wayside shops and restaurants. 2. Authorised/ Planned Vending areas. 3. Incidental/ ancillary residential use. 4. Emergency health care centre. 5. Tourism related projects. 6. All ancillary (complimentary) uses for above categories (subject to decision of the Authority).	1. Use/activity not specifically related to transport and communication permitted herein. 2. All uses not specifically permitted in Columns (a) and (b).

(1)	(2)	(3)	(4)	(5)
		<ol style="list-style-type: none"> 7. Parking areas 8. Multi level car parking. 9. Filling stations 10. Transport offices, booking offices. 11. Night shelter, boarding houses. 12. Banks 13. Restaurants 14. Workshops and garages. 15. Automobile spares and services, godowns. 16. Loading and unloading platforms (with/without cold storage facility) weigh bridges. 17. Warehouses, storage depots. 18. Utility networks (drainage sewage, power, telecommunications). 		
9	Agricultural and Forest Use Zone (A).	<ol style="list-style-type: none"> 1. Agriculture and Horticulture. 2. Dairy and poultry farming, milk chilling center. 3. Storage, processing and sale of farm produce. 	<ol style="list-style-type: none"> 1. Houses incidental to this use. 2. Parks and other recreational uses. 3. Wayside shops and restaurants. 	<ol style="list-style-type: none"> 1. Residential use except those ancillary uses permitted in agricultural use zone. 2. Heavy, extensive, obnoxious, noxious and hazardous industries. 3. Any activity which is creating nuisance and is obnoxious in nature.

(1)	(2)	(3)	(4)	(5)
		4. Dwelling for the people engaged in the farm (rural settlement).	4. Hospital for infectious and contagious diseases, mental hospital after clearance from the Authority.	4. All uses not specifically permitted in Columns (a) and (b)
		5. Farm houses and accessory buildings.	5. Agro serving, agro processing, agro business. 6. Cottage industries 7. Burial and cremation grounds. 8. Service industries accessory to obnoxious and hazardous industries. 9. Ice factory, cold storage. 10. Godowns and warehouses. 11. Soil testing lab 12. Normal expansion of land uses only in the existing homestead land. 13. Solid waste management sites, Sewage disposal works. 14. Electric substation 15. Quarrying of gravel, sand, clay or stone. 16. Building construction over plots covered under town planning scheme and conforming uses. 17. Brick kilns and extractive areas.	
		7. Afforestation	18. Eco-tourism, camping sites, eco-parks, eco lodges. 19. Special outdoor recreations.	5. For notified forest lands only afforestation is permitted and item Nos. 18 and 19 from column (b) are permissible by the competent Authority.

(1)	(2)	(3)	(4)	(5)
10	Water Bodies use Zone (W).	<ol style="list-style-type: none"> 1. Rivers, canals 2. Streams, water spring. 3. Ponds, lakes 4. Wetland, aqua culture post. 5. Reservoir 6. Water logged/ marshy area. 	<ol style="list-style-type: none"> 1. Fisheries 2. Boating, water theme parks, water sports, lagoons. 3. Water based resort with special by-laws. 4. Any other use/ activity incidental to Water bodies use zone is permitted. 	<ol style="list-style-type: none"> 1. Use/activity not specifically related to Water bodies use not permitted herein. 2. All uses not specifically permitted in Columns (a) and (b).
11	Special Heritage Zone (Area shown in the map) (SH).	<ol style="list-style-type: none"> 1. Residential with special bye-laws. 2. Public-semi public with special bye-laws. 3. Commercial with special bye-laws. 4. Recreational with special bye-laws. 5. Theme Parks, Archeological Parks/Gardens with special bye-laws. 6. Amphitheatres with special bye-laws. 	<ol style="list-style-type: none"> 1. Heritage interpretation centre, art galleries & sculpture complex. 2. Educational and research Institutions. 3. Social and cultural institutions. 4. Commercial activities. 5. Craft based cottage industries. 6. Hotels, guest houses, lodges, resorts. 	<ol style="list-style-type: none"> 1. Use/activity not specifically related to Special Heritage Use Zone not permitted herein. 2. Multistoried building. 3. Multiplex, shopping Mall. 4. Dumping ground. 5. Sewerage Treatment. 6. All uses not specifically permitted in Columns (a) and (b).

(1)	(2)	(3)	(4)	(5)
		7. Open Air Museums with special bye-laws. 8. Restoration of protected and enlisted monuments and precincts by the concerned authority only (ASI/ State Archeology).	7. Group Housing, apartments. 8. Auditorium 9. Boating, picnic huts, camping sites, special training camps. 10. Hospitals & health centers. 11. Multistoried Parking.	
12	Environmentally Sensitive Zone (ES).	1. River front developments. 2. Scenic value areas. 3. River side green areas. 4. Existing village settlements.	1. Group housing, corporate type housing adopting modern technology with special by-laws. 2. Theme parks, yoga parks, sports centres and community recreational areas, International convention centre. 3. Incidental residences. 4. Seven or five star lake resorts, Five star hotels, organized commerce with special by-laws.	1. Plotted housing 2. Small industries or small institutions. 3. Use/activity not specifically related to Environmentally Sensitive Use Zone not permitted herein. 4. No development of any kind is permitted between the River/Canal/ stream and the embankment. 5. All uses not specifically permitted in Columns (a) and (b).

- | (1) | (2) | (3) | (4) | (5) |
|-----|-----|-----|---|-----|
| | | | 5. Hospitals and health institutions. | |
| | | | 6. Art academy, media centres, food courts, music pavilions. | |
| | | | 7. Parking areas, visitor facilities. | |
| | | | 8. Educational, technical, research institutes of higher order. | |
| | | | 9. Boating, Picnic huts, Camping sites, Special Training camps. | |
| | | | 10. Existing residential or other uses with special by-laws. | |
| | | | 11. Resorts, sculpture complex, lagoons & lagoon resort, water sports. | |
| | | | 12. Tourist and pilgrim related commercial activities, hotels and lodges. | |
| | | | 13. Non polluting agro based and processing industries, Storage or godowns for food grains. | |
| | | | 14. Water Tretment Plant, Sewage Treatment Plant, Solid waste Treatment Plant, solid waste dumping grounds. | |

PART – IV
GENERAL

Restriction on permission.

- 25.** (1) Without prejudice to any other stipulation in these Regulations, no permission to construct a building on a site shall be granted:
- A. in areas of natural waterways or drains, as detailed in the Development Plan/Drainage;
 - B. if the orientation of such building is not in harmony with the surroundings, as may be decided by the Art Commission;
 - C. if the use to which the site is proposed to be put does not conform to the use earmarked in the Development Plan;
 - D. if the building is to be constructed over or under a municipal drain, sewerage line, electrical line, water main, any other government or public land, or public utility services;
 - E. all Structural Plans are required to be prepared taking this into account the seismic effect of the particular seismic zone under which Brahmapur falls;
 - F. the area is located in no development zone of CRZ;
 - G. if all structure plans are not prepared taking into account the structural safety from seismic zone point of view.

Distance from Electric lines.

- 26.** (1) As provided in clause-6.4 of NBC-2005 no verandah, balcony or the like shall be allowed to be erected or re-erected or any additions or alterations made to a building within the distances quoted below in accordance with the current Indian Electricity Rules, as amended from time to time between the building and any overhead electric supply line;

TABLE-2

MINIMUM DISTANCE FROM THE ELECTRIC LINE

	Vertical distance in meters	Horizontal distance in meters
Low and medium voltage lines and service lines.	2.5	1.2
High voltage lines up to and including 11,000 Volt.	3.7	1.2
High voltage lines above 11,000 volt and up to and including 33,000 Volt.	3.7	2.0
Extra high voltage line beyond 33,000 Volt.	3.7	2.0
	(Plus 0.3 meters for every additional 33,000 volts or part thereof)	(Plus 0.3 meters for every additional 33,000 volts or part thereof)

- Plantation. **27.** In every building area up to 500 Sqm 5% and above 500 Sqm 10% of the land shall be covered by plantation, but in case of multi-storied buildings/ Group Housing/Apartment building/Industrial/Assembly/Educational/ Institutional buildings, at least 20% of the land shall be covered with plantation.
- Means of access. **28.** (1) Every building/plot shall abut on a public/ private means of access like streets/roads of duly formed of width as specified in clause 4, Part-3 of NBC-2005.
- (2) In no case, development of plots shall be permitted unless it is accessible by a public/private street of width not less than 6 meters.
- (3) In case of institutional, administrative, assembly, industrial and other non residential and non-commercial activities, the minimum road width shall be 12 meter.
- (4) In case of a private road, which gives access to one or more buildings, the owner of the said private road shall develop the road and storm water drain as required by the Local Authority, and transfer the same by way of gift to the Local Authority or handed over to the Registered Residents' Welfare Association for maintenance .
- (5) In the existing built-up area in the case of plots facing street/means of access less than 6.0 mtrs. in width, the building line shall be maintained at a distance of 3.0 mtrs. in addition to the front set back from the central line of the street/means of access to facilitate formation of a new street/ means of access of 6.0 mtrs. width up to a length of 120 metrs. after which it should be connected to a wider road.
- Minimum size of plot. **29.** The minimum size of plots for different categories of building are given below :—

TABLE-3**CATEGORYWISE SIZE OF PLOTS**

Category	Minimum road width (m)	Minimum size of plot in Sq. m.
Kalyan Mandaps	12	1000
Cinéma, game centers, Multiplex, convention centers.	18	2000
Social clubs and amenities	12	1000
Multi storey car parking	12	1000
Office buildings	12	300
Primary/Upper Primary school	12	2000
High School, Residential school	12	6000
+2 College/Junior college	12	4000
Degree College	12	6000
Technical educational institution	12	10000
Petrol pumps/Filling stations	12	500
Restaurant	12	500
LPG storages	12	500

Places of congregation	12	500
Public libraries	12	300
Conference hall	12	1000
Community hall	12	500
Nursing homes/polyclinics	12	300
Hotel	12	2000
R & D Lab	12	1500

NOTE—In appropriate cases, the Authority may revise the minimum size of plot and the road width on the recommendations of the Development Plan & Building Permission (DP &BP) Committee.

Minimum set backs & Height for non-high rise buildings.

30. (1) The minimum set backs, height of buildings and coverage permissible in a given size/plot for residential/commercial building shall be as follows:—

TABLE-4

PLOT SIZEWISE PERMISSIBLE SET BCKS AND HEIGHT OF BUILDINGS

Plot size (in Sq.Mts)	Maximum height of building permissible (in Mts.)	Minimum front set back (in Mts) As per the abutting road width					Minimum set backs on other sides (in Mts)	
		Less than 9 Mts.	9 Mts. and below 12 Mts.	12 Mts. and less than 18 Mts.	18 Mts. and less than 30 Mts.	Above 30 Mts.	Rear side	Other side
Less than 100	7	1.0	1.0	2.0	2.0	3.0	-	-
100 & up to 200	10	1.0	1.0	2.0	2.0	3.0	1.0	-
Above 200 & up to 300	10	1.5	1.5	2.5	2.5	3.5	1.0	1.0
Above 300 & up to 400	12	1.5	1.5	2.5	2.5	3.5	1.5	1.5
Above 400 & up to 500	12	1.5	2.0	2.5	3.0	3.5	1.5	1.5
Above 500 & up to 750	Less than 15	1.5	2.0	3.0	3.0	4.0	2.0	2.0
Above 750	Less than 15	1.5	2.0	3.0	4.0	4.0	3.0	2.5

- (2) Where the plot width is 7.0 meters or less permission may be granted on one side set back but side set back may not be insisted for a plot width up to 5.0 mtrs. However no permission shall be granted if the plot width is less than 3.0 mts.
- (3) No stilt or cellar shall be permitted on road of less than 9.00 mts.
- (4) Double cellar/stilt is allowed in case the plot area is more than 1000 sqm. with 12m approach road.
- (5) Guard room/ATM counter up to 10 sqm. may be allowed in the plot where the front set back is at least 9.00 mts.
- (6) Where a plot abut a road less than 6.0 mtrs. the maximum coverage shall be restricted to 50% with FAR-1.0 and where road width is less than 3.0 mtrs. no permission shall be granted.
- (7) In case of group housing, the minimum distance between two buildings will not be less than 1/3rd of the height of the taller building. However the minimum width of the internal road will be 6 m.

(8) The set backs/open spaces for other occupancies shall be as below:

- A. Institutional (Educational) buildings—In case of nursery schools, the open spaces around the building shall not be less than 3 meters and for all other educational buildings the open spaces around the building shall not be less than 6 meters.
- B. Institutional buildings—the open spaces around the building shall not be less than 3 meters for plots up to 1000 square meters and 6 meters for plots with are more than 1000 square meters of size.
- C. Assembly buildings the open space in front shall be not less than 12 m. and the other open spaces around the building shall not be less than 6 m.
- D. Commercial & Storage buildings—In case of plots with more than 500 sq.mtr. area, the open spaces around the building shall not be less than 4.5m.
- E. Industrial buildings—the open spaces around the building shall not be less than 4.5 m for heights up to 15 meter, with an increase of 0.25 meter for every increase of 1 meter or fraction thereof in height.
- F. Hazardous occupancies—the open spaces around the building shall not be less than 6 m.
- G. IT,ITES and other Corporate Buildings—In case of plots up to 750 sqm. the minimum set backs around the building shall not be less than 3 mtr. In case of plots above 750 sq. mtr the minimum set backs around the building shall not be less than 4.5 mtr.

Minimum set backs for high rise buildings.

31. For high-rise/multi-storied buildings, the open spaces around the building shall be as given in the Table below:

TABLE-5

PROVISION OF EXTERIOR OPEN SPACES AROUND THE BUILDING

Sl. No.	Height of the Building (in metres)	Exterior open spaces to be left out on all sides in m. (front rear and sides in each plot)
1	15 and above up to 18	6
2	More than 18 up to 21	7
3	More than 21 up to 24	8
4	More than 24 up to 27	9
5	More than 27 up to 30	10
6	More than 30 up to 35	11
7	More than 35 up to 40	12
8	More than 40 up to 45	13
9	More than 45 up to 55	14
10	More than 55	16

NOTE—(i) On sides where no habitable rooms face, a minimum space of 9.0 m. shall be left for heights above 27.0 m.

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

Floor Area
Ratio.

32. (1) The Floor Area Ratio (F.A.R) for residential, commercial, corporate IT/ITES buildings shall be decided on the basis of the road width on which the plot/site abuts.

TABLE-6
FAR AS PER ROAD WIDTH

Road width (in metres)	FAR for Commercial/ Residential building	FAR for IT/ITES/ Corporate buildings
Below 6	1.00	–
6 or more & less than 9	1.50	–
9 or more & less than 12	1.75	–
12 or more & less than 15	2.00	2.00
15 or more & less than 18	2.25	2.25
18 or more & less than 30	2.50	2.50
30 & above	2.75	2.75

- (2) "In case of group housing, the maximum permissible FAR shall be 2.75 and maximum permissible ground coverage shall be 40%. However, additional FAR equal to the FAR consumed for construction of EWS/LIG units shall be allowed, subject to the ceiling of 25% of the permissible FAR. The FAR shall be calculated on the total plot area".
- (3) In case of Institutional and Assembly building the maximum permissible FAR shall be 1.50 for plots up to 1000 sq. m. and 1.75 for plots above 1000 sq. m.
- (4) In case of transport related activities such as; railway yards, railway station, bus stands, bus shelters, transport depot, air port, special ware housing, cargo terminals etc. the maximum permissible FAR shall be 1.00.
- (5) In case of Industrial building the maximum FAR shall be 1.00.
- (6) In case a part of the plot is acquired / donated for public purpose like road, drain, etc., the Authority may allow additional FAR up to 0.25 in the form of TDR (Transferable Development Right) as per the modality approved by the Authority.
- (7) The Authority may allow premium FAR up to 0.25 on IT/ITES buildings on payment of fees to be decided by the Authority from time to time, on roads of width 30 mt. and above. The Authority may refund the fee proportionate to 0.10 premium FAR in case of platinum/ gold certified green buildings.
- (8) The benefit of unutilized FAR in respect of Apartment Buildings/ Group Housing shall be made available to the society and not to the Builder/ Developer.
- (9) Exclusive multistorey parking blocks can be provided within the required setback area without reducing the driveway for the fire tender to the extent of minimum 6 meters. This will not be included in the calculation of coverage and FAR.

(10) FAR shall not include

- A. Basements or cellars and space under a building constructed on stilts and used as a parking space, and air conditioning plant room used as accessory to the principal use;
- B. Electric cabin or substation, watchman booth of maximum size of 3 Sqm. with minimum width or diameter of 1.732 m., pump house, garbage shaft, space required for location of fire hydrants, electric fittings and water tank, society room of maximum 12 Sqm.
- C. Projections and accessories buildings as specifically exempted from the open space/setback requirement.
- D. Staircase room and lift rooms above the topmost storey, architectural features, and chimneys and elevated tanks of dimensions as permissible under the NBC; the area of the lift shaft shall be taken only on one floor.

Height of a building.

- 33.** (1) The height of the building in Special Areas are to be governed as Notified by the Authority from time to time.
- A. If a building abuts on two or more streets of different widths, the building shall be deemed to face upon the street that has the greater width and the height of the building shall be regulated by the width of the street.
- (2) Notwithstanding anything contained in sub-regulation (1) the height restrictions with respect to approach Funnels and Transitional area of Airport as detailed in Table -7 & 8 shall be adhered to.

TABLE-7

HEIGHT RESTRICTION WITH RESPECT TO APPROACH FUNNELS

Distance from nearest runway end (in metres)	Maximum Permissible height above the elevation of the nearest runway end (in metres)
Up to 360	0
361 to 510	6
511 to 660	9
661 to 810	12
811 to 960	15
961 to 1110	18
1111 to 1260	21
1261 to 1410	24
1411 to 1560	27
More than 1560	30

TABLE-8**HEIGHT RESTRICTION WITH RESPECT TO TRANSITIONAL AREA**

Distance of the Inner Boundary of the Transitional Area (Outer Boundary of the Air Port) [Metres]	Maximum Permissible height above the elevation of the air port reference point [metres]
Up to 21	0
22 to 42	3
43 to 63	6
64 to 84	9
85 to 105	12
106 to 126	15
127 to 147	18
148 to 168	21
169 to 189	24
190 to 210	27
More than 210 M.	30

(3) Notwithstanding anything contained in the Tables under sub-Regulation (1), no Radio Aerial, T.V. Antenna, Cell phone tower or such similar type of installations exceeding 52 metres in height shall be erected without prior permission of the concerned Civil Aviation Authority.

(4) No building structure or installation exceeding the height indicated in the said Tables shall be permitted unless the applicant produces a 'No-Objection Certificate' from the Airport Authority.

Off Street
Parking
Space.

34. (1) In all buildings including Apartment buildings/ Group Housing, Hotels, Restaurants and Lodges, business buildings, commercial buildings, Institutional buildings like hospitals, Educational buildings like schools and colleges, multi-storied buildings/complexes etc. and all other non-residential activities provision shall be made for parking spaces as per the following requirements.

TABLE-9**OFF STREET PARKING SPACE FOR DIFFERENT CATEGORY OF OCCUPANCIES**

Sl. No.	Category of Building/Activity	Parking area to be provided as percentage of total built up area
1	2	3
1	Shopping malls, Shopping malls with Multiplexes/ Cineplexes, Cinema Halls, Retail shopping centres, IT/ITES complexes & hotels.	40

1	2	3
2	Restaurants, lodges, other commercial buildings, assembly buildings, office complexes.	30
3	Residential apartment buildings, Group Housing, Clinics, Nursing Homes, Hospitals, Institutional and Industrial buildings.	25

N.B.— Basement (s)/Stilts used exclusively for parking and permissible services shall not be counted towards FAR shall be inserted.

- (2) The parking spaces may be provided in.
 - A. Basement or cellar
 - B. on stilt floor
 - C. open parking area
 - D. exclusive multi level car parking or
 - E. a combination of any or all of the above
 - F. Roof top parking in case of commercial/IT/ITES and Corporate Building.

“N.B.— For parking purposes, single basement shall be allowed in case of plot size of 500 square meter or more, and multiple basements shall be allowed in case of plot size of 1000 square meter or more. The roof top parking with car lift shall be allowed only in case of plinth area/roof area of 2000 square meter or more. For other than parking purposes, single basement may be allowed in plot size of less than 500 square meters also subject to a maximum of 50% of the covered area”.

- (3) Off-street parking spaces shall be provided with adequate vehicular access to a street and the area of drives, aisles and such other provisions required for adequate maneuvering of vehicles and shall be in addition to the parking space not less than 20% stipulated in these Regulations.
- (4) If the total off-street parking space required under these Regulations is provided by a group of property owners at a place for their mutual benefit, such parking spaces may be constructed as meeting the off-street parking requirement, however, subject to the approval of the Authority.
- (5) Garage with locking facilities shall be included in the calculation of floor space for determining the requirement of parking space, unless this is provided in the basement of a building or under a building constructed on stilts with no external walls.
- (6) The parking spaces to be provided shall be in addition to the open spaces (setback) required around a building under these Regulations. However, one row of car parking may be provided in the front open space and one row of scooter or motor cycle parking may be provided in any one of the side open space without reducing the clear vehicular access way to less than 6.0 metres.
- (7) Stilt floor/Cellar parking floor shall be used only for parking and not for any habitation purpose. Misuse of the area specified for parking of vehicles for any other use shall be summarily removed/demolished by the Authority.

- (8) For parking spaces in basements and upper storeys of parking floors, at least two ramps of minimum 3.6 m width or one ramp of minimum 5.4 m width and adequate slope shall be provided. Such ramps may be permitted in the side and rear setbacks after leaving sufficient space for movement of fire-fighting vehicles. Access to these may also be accomplished through provisions of mechanical lifts.
- (9) Up to 10% of cellar may be utilized for utilities and non-habitation purpose like A/C plant room, Generator room, Electrical installations, laundry, etc.
- (10) At least 20% of the parking in group housing, apartment buildings shall be earmarked for visitors. The Visitors parking facility shall be open to all visitors.
- (11) Every building except a residential building having less than four dwelling units will have parking space earmarked for ambulance, fire tender and physically challenged persons.
- (12) In respect of Apartment Complexes/Building/Block, in sites up to 750 sq m the parking requirement shall be deemed to be met if the entire stilt floor is left for parking. AWC/Toilet facility shall be provided for watch and ward in the stilt floor.
- (13) Apart from use of Basement for Services/Parking/ Storage, it may be used for other activities like library, Study Room, Games Room and Laundry only in case of Residential and Institutional Buildings.

Interior open space.

- 35.** (1) At least one side of all the rooms intended for human habitation, if such room does not abut on the front or the rear or the side setbacks, shall abut on an interior open space whose minimum dimension shall be 3 metres X 3 metres in cases of buildings up to a height of 12 metres. In cases where the height of the building is more than 12 metres, the width of the interior open space shall be increased at the rate of one metre for every additional 3 (three) metres height. This provision shall be applicable to all categories of buildings, namely, residential, group housing, apartment commercial, public, and semi-public and Industrial.
- (2) For ventilating the spaces for water closets and bathrooms ventilation shafts shall be provided with size as provided under clause-8.2.5, part-3 of NBC, 2005.

Height exemption of a building.

- 36.** The following appurtenant structures shall not be included in the height of the building.
 - A. Roof tanks and their supports (with support height not exceeding 1 m.)
 - B. Ventilating, air conditioning, lift rooms and similar service equipments
 - C. Stair cover not exceeding 2.5 m. in height and
 - D. Chimneys, parapet walls and architectural features not exceeding 1.2 m. in height.
 - E. Barsati over residential building not exceeding 2.5m,

Exemption in Open space.

- 37.** (1) Every open space provided either in the interior or exterior in respect of any building shall be kept free from any erection thereon and shall be open to the sky and no cornice, roof, or weather shade of more than 0.75 m. in width shall overhang or project over such open space.

- (2) A portico of up to 2.5 m. width and 4.6 m. length with a minimum height of 2.1 m. from the plinth level may be permitted within the side setback. A garage is permissible at the rear end of side open space provided no openings are located on the side and rear boundary. Access to the top of the portico/garage should not affect the privacy of the neighboring plot.
- (3) The portico provided as above should not rest on the boundary wall and should be open to provide through excess to the rear. In case the Portico is not a cantilevered one and supported by pillars the area shall be included in the coverage.

Basement/
Cellar.

- 38.**
- (1) Basement shall not be permitted in low lying area and areas without adequate drainage facilities to ensure drainage from the basement.
 - (2) Construction of a basement may be allowed by the Authority in accordance with the provisions contained in the development plan applicable to the concerned area.
 - (3) The basement shall only be put to the following uses:—
 - A. Storage of household or other non-combustible materials;
 - B. Strong room, bank cellars etc;
 - C. Installation of air-conditioning equipments and other machines used for service and utilities of building;
 - D. Parking places.
 - (4) "However basements/cellars may be permitted to be constructed leaving the prescribed set back/open space applicable to the building. Further, in case of apartment/group housing/ commercial/ corporate & IT/ ITES buildings, the basements may be allowed to be constructed under the entire plot area leaving 3 meter space from the boundary of the premises subject to the following";
 - (i) "In all such cases the owners have to indemnify the Authority against any damage caused by her/him/them to the adjacent property in the format given in Form-XI".
 - (ii) "The portion of the basement projecting out of the building line shall flush with the ground".
 - (5) The basement shall fulfill the following requirements :—
 - A. Every basement shall be in every part atleast 2.5 m. in height from the floor to the soffit of the roof slab or ceiling;
 - B. Adequate ventilation shall be provided for the basement. The standard of ventilation shall be the same as required by the particular occupancy according to regulations. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans (one exhaust fan for 50 Sq.m. of basement area), air conditioning system etc;
 - C. The minimum height of the ceiling of top basement shall be 1.00 m. and the maximum, 1.5 m. above the average surrounding ground level;
 - D. Adequate arrangement shall be made to that surface drainage does not enter the basement;

- E. The walls and floors of the basement shall be water-tight and be so designed that the effect of the surrounding soil and moisture, if any are taken in to account in design and adequate damp proofing treatment is given; and
- F. The access to the basement shall be separate from the main and alternative staircase providing access and exit from higher floors. Where the staircase is continuous in the case of buildings served by more than one staircase, the same shall be of enclosed type serving as a fire separation from the basement floor and higher floor. Open ramps shall be permitted if they are constructed within the building line subject to provision of (4) above.
- G. The ramp providing access to basement to be used for parking shall have a gradient not steeper than 1:10 and this shall not disturb the minimum setback area of the building.

- Provision of List. **39.** (1) Lift shall be provided for all buildings of 15 mtr. Height and above.
- (2) Lift shall be provided at the rate of one lift for twenty dwelling units, or part thereof for residential buildings and at the rate of one lift per one thousand Sq.m. or part thereof of built-up area for non-residential buildings. The tenement and built-up area on ground floor and two upper floors shall be excluded in computing the above requirement.
- (3) Notwithstanding anything contained in these Regulations in case of building with 21 m. or more in height, at least two lifts shall be provided.

- Mezzanine. **40.** Mezzanine floor may be permitted above any floor in all types of buildings up to an extent of one-third of the actual covered area of that floor. All Mezzanine floors shall be counted towards FAR calculation, except the mezzanine floor over the ground floor.

- Heritage Zone. **41.** In areas identified by the Authority from time to time which include Heritage Zones, all multi-storied buildings are prohibited and maximum building height is limited to 10.0 metres with a maximum Floor Area Ratio of 1:50.

- Barrier free access for the physically challenged person. **42.** Barrier free environment is one, which enables people with disabilities to move about safely and freely and to use all facilities within the built environment. The goal of barrier free design is to provide an environment that supports the independent functioning of individuals so that they can get into and participate in all activities without assistance.

The main purpose is to integrate disabled and elderly persons fully into the society. In view of the above, the Government of India has enacted the Disabilities Act, 1955. Section 44, 45 and 46 of the said Act stipulates that the appropriate Governments, local authorities to ensure provisions of barrier free facilities in all new Government buildings and public utilities roads and transport. Also, in 1996 Government of India enacted another persons with Disabilities (Equal Opportunity, Protection of Rights and Full Participation) Act for the Barrier Free Environment for differently abled persons.

(1) Site development:

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

(2) Access Path/ Walk Way:

Access path from plot entry and surface parking to building entrance shall be minimum of 1800 mm. wide having even surface without any steps. Slope, if any, shall not have gradient greater than 5%. Selection of floor materials shall be made suitably to attract or to guide visually impaired persons (Limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons hereinafter referred to as "guiding floor material"). Finishes shall have non slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

(3) Parking:

For parking of vehicles of handicapped people the following provisions shall be made:—

- A. Surface parking for two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30 meter from building entrance.
- B. The width of parking bay shall be minimum 3.6 meter.
- C. The information stating that the space is reserved for handicapped persons shall be conspicuously displayed.
- D. Guiding floor materials shall be provided or a device which guides visually impaired persons with audible signals or other devices which serves the same purpose shall be provided.

(4) Building requirements:

The specified facilities for the buildings for handicapped persons shall be as follows:—

- Approach at plinth level
 - Corridor connecting the entrance/exit
 - Stairways
 - Lift
 - Toilet
 - Drinking water
- A. **Approach at plinth level:** Every building must have at least one entrance accessible to the handicapped and shall be indicated by proper signage. This entrance shall be approached through a ramp together with stepped entry.
 - B. **Ramp Approach:** Ramp shall be finished with non slip material. Minimum width of ramp shall be 1800 mm. with maximum gradient 1:12, length of ramp shall not exceed 9 meter having 800 mm high hand rail on both sides extending 300mm beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50mm.
 - C. **Stepped Approach:** For stepped approach width of tread shall not be less than 300 mm. and maximum riser shall be 150 mm. Provision of 800 mm. high hand rail on both sides of the stepped approach similar to the ramp approach shall be made.

D. Exit/Entrance Door:

Minimum clear opening of the entrance door shall be 900mm and it shall not be provided with a step that obstructs the passage of a wheel chair user. Threshold shall not be raised more than 12 mm.

E. Entrance Landing:

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

F. Corridor connecting the entrance/exit for the handicapped:

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

- (i) Guiding floor materials, shall be provided or devices that emit sound to guide visually impaired persons.
- (ii) The minimum width shall be 1250 mm.
- (iii) In case there is a difference of level, slope ways shall be provided with a slope of 1:12
- (iv) Hand rails shall be provided for ramps/slope ways at a height of 800 mm.

(5) Stairways:

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

- A. The minimum width shall be 1350 mm.
- B. Height of the riser shall not be more than 150 mm. and width of the tread 300 mm. The steps shall not have abrupt (square) nosing.
- C. Maximum number of risers on a flight shall be limited to 12.
- D. Hand rails shall be provided on both sides and shall extend 30mm on the top and bottom of each flight of steps.

(6) Lifts:

Wherever lift is required as per bye-laws, provision of at least one lift shall be made for the wheel chair user with the following cage dimensions of lift recommended for passenger lift of 13 persons capacity by Bureau of Indian Standards.

Clear internal depth	:	1100 mm.
Clear internal width	:	2000 mm.
Entrance door width	:	900 mm.

- A. A handrail not less than 600 mm. long at 1000 mm. above floor level shall be fixed adjacent to the control panel.
- B. The lift lobby shall be of an inside measurement of 1800 mm. x 1800 mm. or more.
- C. The time of an automatically closing door shall be minimum 5 seconds and the closing speed should not exceed 0.25 meter/sec.
- D. The interior of the cage shall be provided with a device that audibly indicates the floor the cage has reached and indicates that the door of the cage for entrance/exit is either open or closed.
- E. The control panel shall have marking in Braille to help visually impaired.

(7) Toilets:

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

- A. The minimum size shall be 1500 x 1750 mm.
- B. Minimum clear opening of the door shall be 900mm and the door shall swing out.
- C. Suitable arrangement of vertical/horizontal handrails with 50 mm. clearance from wall shall be made in the toilet.
- D. The Water Closet seat shall be 50mm from the floor.

(8) Drinking Water:

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

(9) Designing for Children:

In a building meant for the predominant use of the children, it is necessary to suitably alter the height of the handrail and other fittings and fixtures.

Rainwater
harvesting
system.

- 43.** Provision of rain water harvesting is mandatory for all plots, which are more than 300 Sqm. in area. The dimension of recharging pits/trenches should be at least 6 cubic meters for every 100 Sqm. of roof area. Percolation Pits shall be filled with small pebbles or brick jelly or river sand and covered with perforated concrete slabs. Apart from this, the following requirements are optional and may be provided depending on site conditions.

A. Terrace Water Collection: The terrace shall be connected to a sump or the well through a filtering tank by PVC pipe. A valve system shall be incorporated to enable the first part of the rainwater collected to be discharged out or to the soil if it is dirty. A filtering tank measuring 0.36 Sq. m. can be constructed near the sump. The tank can be divided by a perforated slab and one part should be filled by small pebbles and other by brick jelly. The bottom portion of the tank should have a slope to avoid stagnation of water.

B. Open Ground: Where there is open ground, a portion of topsoil should be removed and replaced with river sand to allow slow percolation of rain water. Any other method proved to be effective in conservation and harvesting of rainwater may be adopted in each and every construction taken up.

Signs and outdoor display structures.

- 44.** (1) Signs and outdoor display structures shall be governed by the relevant provisions of the Odisha Municipal Corporation Act/ Odisha Municipal Act.
- (2) Within the Brahmapur Development Plan area where no specific guideline for the above structures is framed, the Authority shall prescribe the guidelines with approval of Government.

Reference to the standards.

- 45.** The standards relating to water and sanitation requirements for various occupancies and uses, fire protection and fire safety requirements and guidelines for installation of solar water heating system shall be referred to as given at Annexure-IV.

PART-V
SPECIAL REGULATIONS

- Apartment. **46.** (1) Apartment building shall be permitted only on plots of size of more than 500 Sqm. but less than 4000 Sqm.
- (2) In apartment building, the owner / developer shall provide floor space for house owner's society Office / assembly at the rate of 1 Sqm. per/flat provided that the minimum area shall not be less than 12 Sqm.
- (3) One staircase for every 6 dwelling units or fraction there of in a floor shall be provided. However minimum towel distance 22.5 m.
- (4) The minimum width of approach road to the plot shall be 7.5 meters for non high-rise and 12 meters for high-rise Apartment buildings.
- (5) For apartment buildings, at least 10% of the covered area (considered for computation of FAR) will be earmarked for construction of housing units for EWS/LIG category. The cost and method of allotment of such houses will be decided by the Authority:
- Provided that the developer has the option of developing the EWS/LIG units at the same site or within a distance of five (05) kilometers from the main project:
- Provided further that the Developer may be given the option of depositing an amount, as decided by the Authority from time to time, to a fund named as "Shelter Fund" to be maintained by the Berhampur Development Authority in lieu of constructing the EWS/LIG houses. The proceeds of this fund will be utilized by the Authority for construction of EWS/LIG houses and slum rehabilitation and development:
- Provided that additional FAR equal to the FAR consumed for construction of EWS/LIG units shall be allowed, subject to the ceiling of 25% of the permissible FAR".
- Group Housing. **47.** (1) The minimum size of site for group housing shall be 4000 Sqm.
- (2) In addition to other requirements the group housing schemes shall be accompanied by
- A. A services and Utilities plan as per standards for water supply system, drainage and storm water disposal system, sewerage system, rain water harvesting structures, and for other utilities.
- B. A landscape plan including rainwater harvesting/water recycling details.
- C. Parking & internal circulation plan along with Common pool parking area plan, if any. The above shall be drawn on suitable scale with relevant details.
- (3) The minimum abutting road width shall be 9 m. for non high-rise and 12 m. for high-rise building and should be black topped/cement concrete road with drains.
- (4) Common amenities and facilities like shopping centre, community hall or centre/club etc. are required to be provided up to 5% of the area and shall be planned and developed in cases where the units are above 50 in number and not be part of the residential blocks.

- (5) A black topped unhindered public access road of at least 7.5 meter width shall have to be developed on any one side of the periphery as per suitability and feasibility for the convenience of accessibility of other sites and lands located in the interior.
- (6) In case of blocks up to 12 m. heights, access through pathways of 6 m. widths would be allowed. All internal roads and pathways shall be developed as per standards.
- (7) Minimum of 10% of site area shall be earmarked for organized open space and be utilized as greenery, tot lot or soft landscaping, etc. and shall be provided over and above the mandatory open spaces. This space may be in one or more pockets.
- (8) At least 15% of housing units developed will be earmarked for EWS / LIG category.
- (9) For Group Housing Projects, at least 10% of the covered area (considered for computation of FAR) will be earmarked for construction of housing units for EWS/LIG category. The cost and method of allotment of such houses will be decided by the Authority:

Provided that the developer has the option of developing the EWS/LIG units at the same site or within a distance of five (05) kilometers from the main project:

Provided that for Group Housing Projects taken over an area, to be decided by the Authority, the Developer may be given the option of contributing an amount, as decided by the Authority, to a fund named as "Shelter Fund" to be maintained by the BDA in lieu of constructing the EWS/LIG houses. The proceeds of this fund will be utilized by the Authority for construction of EWS/LIG houses and slum rehabilitation and development.

However, additional FAR equal to the FAR consumed for construction of EWS/LIG units shall be allowed, subject to the ceiling of 25% of the permissible FAR".

- Out House.
- 48.** An out house with zero level rear and one side set back may be permitted on a plot having an area not less than 200 Sqm., provided that:
 - (1) the coverage of the out house shall not exceed 30 Sqm. and the height shall not exceed 3 m.;
 - (2) the coverage of the out house and that of the main building together shall not exceed the permissible coverage for the concerned plot;
 - (3) the out house shall not cover more than one third of the width and more than one fourth of depth of the plot and shall not abut any public road;
 - (4) a minimum 1.5 m. strip of land shall be kept open to the sky between the main building and the out house;
 - (5) no opening either in the form of windows or doors or ventilators shall be provided to the adjoining properties;
 - (6) out houses with sloping roof would only be permitted.
- Requirement of Basti Area.
- 49.** In a Basti area, no permission is required for construction/reconstruction/addition alteration of building over a plot having less than 300 Sqm. up to 10 meter height.

Semi-detached
and row
housing.

- 50.** (1) Owners of adjacent similar dimension plot abutting a road may be permitted to construct row or semi-detached buildings.
- (2) The orientation of the row or semi-detached building shall preferably be such that the prevailing south-west summer breeze can be availed by each dwelling unit.
- (3) For semi-detached buildings over two adjacent plots, the setbacks, the height and the FAR shall be regulated by treating both the plots as one.
- (4) In case of row housing, the length of a row shall not exceed 30 m. along the road on which such houses abut. In case, the dwelling units in a row are scattered the maximum length of the road shall be 100 m..
- (5) For row houses the ground coverage shall not be allowed to exceed 60% and the FAR more than 1.50.
- (6) The minimum size of the plot on which a unit of a row housing may be allowed shall be 30 Sqm.
- (7) Two Adjacent owners may apply for semi detached building leaving one side set back to the extent of combined width of both set-back. In case of any deviation during construction, it shall be treated fully as deviation beyond permissible limit.

Shop-cum-
residence.

- 51.** Where plots are allotted in a row for shop-cum-residential purpose the Authority may allow construction of shop-cum-residential building without any side set backs up to a depth of 10 meters from the front exterior wall. Provided that no part of the building up to said depth is used for residential purpose on the ground floor. No building exceeding 11 meters in height shall be allowed to be constructed as a shop-cum-residential plot, unless so permitted under the Zonal Development Plan, provided that the shop-cum-residence shall have 2/3rd of the total floor area used for shops. The FAR and other parameters shall conform to that specified for commercial buildings.

Cinema,
Multiplex and
Theatre building.

- 52.** (1) The relevant provisions of the Odisha Cinemas (Regulations) Rules, 1954 shall apply for planning, designing and construction of Cinema and Theatre buildings.
- (2) No permission for construction of a building to be used as a cinema hall, theatre or auditoria for cultural show shall be granted unless the construction of such buildings conforms to the provisions of the Odisha Cinema (Regulations Act, 1954 and the Odisha Cinematograph Rules, 1939 or any other law in force in the State.
- (3) No permission to construct a cinema hall on a site shall be given unless such site has been approved by the Authority for construction of a cinema hall thereon.
- (4) Excepting provision for restaurant and incidental facilities no other use shall be permitted in a cinema building.
- (5) All cinema, theatre or auditoria buildings shall conform to IS; 4898-1968 and acoustics design of such buildings shall adhere to the requirements of IS; 2526-1963.
- (6) Exits and fire safety requirements shall be in accordance with Part IV (Fire and life safety) of National Building Code of India, 2005.

Liquefied
Petroleum gas
Cylinder
Godown.

- 53.** (1) This shall not be allowed in Residential, Institutional and open space use zone.
- (2) Vacant space shall be maintained at all times, with the following distances for storage shed used for the storage of liquefied petroleum gas cylinders between any building, public space, public road or any adjoining property which may be built upon and the said storage shed.

TABLE-10

MINIMUM DISTANCES REQUIRED FOR STORAGE SHED OF LIQUEFIED PETROLIUM GAS CYLINDERS

Quantity of Compressed Gas in Cylinders (Kg.)	Minimum Clear Distance to be kept (metres.)
0-100	1
101 –1000	3
1001- 4000	5
4001-8000	7
8001-12000	9
12001-30,000	12
Over 30,000	15

- (3) Notwithstanding anything contained in the conditions specified above, cylinders containing liquefied petroleum gas exceeding 100 Kilograms but not exceeding 300 Kilograms may be kept in a storage shed forming part of, or attached to building, if it is separated there from by a substantial partition and the only means of access to it is from outside. Such a storage shed shall not be situated under any staircase or near other entrances to or exits from the rest of the building or other buildings. A shed used for storage of liquefied petroleum gas cylinders shall be surrounded by a suitable fence to prevent unauthorised persons from having access to the shed.

Petrol Pump.

- 54.** (1) Minimum distance from the road intersections shall be:
- For minor roads having less than 30 m. width - 50 m.
 - For major roads having width 30 m. or more - 100 m.
- (2) The minimum distance of the property line of petrol pump from the centre line of the road should not be less than 15 meters on roads having less than 30 m width. In case of roads having 30 m or more width, the width of the road should be protected.
- (3) Plot size:
- Only for filling stations - 30 m. X 17 m.
 - Filling-*cum*-service station - 36 m. X 30 m.
 - Frontage of the plot should not be less than 30 m.
- (4) New petrol pump shall not be located on roads having less than 18 m. width.

(5) (A) Other controls

- i. Ground coverage - 20%
- ii. FAR - 0.20
- iii. Max. height - 7 m.
- iv. Canopy equivalent to permissible ground coverage within set back line.
- iv. Front set back - minimum 6 m.

(B) Other regulations

- i. NOC from Explosives/Fire Department
- ii. License from the District Magistrate
- iii. Ground coverage will exclude canopy area

(C) Compressed Natural Gas (CNG) mother station

- i. Plot size (Max) - 36 m. X 30 m.
- ii. Maximum ground coverage - 20%
- iii. Maximum height - 7 m. (single storey)
- iv. Building component - control room/office/
dispensary, store, pantry
and W.C.

Farm House.

55. For construction of Farm House Building in Agricultural & Forest Use Zone.

- (1) Minimum size of plot-Minimum size of a plot for farm house shall not be less than 0.5 hectares.
- (2) Maximum coverage and FAR

TABLE-11

MAXIMUM COVERAGE AND FAR

a	Maximum permissible ground coverage for all types of activity.	15 percent
b	Maximum permissible FAR	0.40
c	Residential accommodation of watch and ward/maintenance staff.	100 Sqm.
d	Maximum height	10 m.
e	Setbacks	Front/side abutting road 15.0 m. and all other sides 9.0 m.

(3) Other Provisions:

Minimum 50 percent of the total area of the farm house shall be under plantation/cultivation. At least 100 trees per hectare shall to be planted out of which at least 50 percent shall be evergreen trees.

(4) Water supply, Sewerage and drainage:

- A. In case of a plot for a farmhouse having dwelling units the owner thereof shall be responsible to make lawful arrangements for potable water.

- B. The owner shall be responsible to provide drains in the farm house to be used for rain water and in case of dairy farm open or closed sanitary drains to clean sheds, as may be required by the Authority.
- C. The owner shall be responsible to provide septic tank with necessary disposal trenches for disposal of human and animal waste in the farm house within his own premises.
- D. Electrification—The owner of a farm house shall obtain electric connection directly from the appropriate authority authorized for distribution on such terms and conditions at his own cost as decided by the appropriate Authority from time to time.

PART-VI
INTEGRATED TOWNSHIP

- Large Projects. **56.** (1) Integrated Townships with minimum 10 Ha of land having access from Minimum 18 m. R/W road shall be allowed. The road shall have adequate provision for cycle track, footpath, covered drain, plantation, street light and under ground utilities.
- (2) The integrated Township shall be permitted in Residential /Public & Semi Public use zone.
- (3) Permissible land use within the township (%).
- | | |
|-------------------------------|----------|
| A. Residential | - 45-50 |
| B. Industrial (Non Polluting) | - 8-10 |
| C. Commercial | - 2-3 |
| D. "Public & Semi Public" | - 6-8 |
| E. Recreational | - 12- 14 |
- (4) Other regulations for approval of Integrated Township
- A. At least 10% of the total area shall be reserved for parks and open space. It shall be developed and maintained by the developer.
 - B. At least 5% of the site area shall be reserved for public and semi-public use and shall be handed over to the Authority free of cost and the same shall be allotted by the Authority for development either to the developer or others on lease basis.
 - C. The FAR shall be calculated on the total area.
 - D. Road shown in Comprehensive Development Plan shall be incorporated within the plan and shall be handed over to the Local Authority free of cost after development.
 - E. The maximum permissible FAR and maximum permissible ground coverage shall be 2.75 and 40% respectively.
 - F. At least 10% of the covered area (considered for calculation of FAR) will be earmarked for housing for the EWS/LIG category. The cost and method of allotment of such houses will be decided by the Authority.

However, additional FAR equal to the FAR consumed for construction of EWS/LIG units shall be allowed, subject to the ceiling of 25% of the permissible FAR".
 - G. At least one of the major interconnecting roads shall be 18 mtr R/W and shall be open ended.

PART-VII**MULTI-STOREYED BUILDINGS : ADDITIONAL REQUIREMENTS**

Restriction on construction of multi-storied building.

- 57.** (1) Construction of multi-storied building shall not be permitted in areas identified by the Authority from time to time which include Heritage Zones.
- (2) The Authority may restrict construction of multistoried buildings in any other area on the basis of objective assessment of the available infrastructure and planning needs after obtaining due approval of the Government.
- (3) Before commencement of these Regulations, where permission has been granted conditionally, such cases shall be dealt with under these Regulations as far as possible, without any major change, or without removal of construction. However, where violation of Heritage Zone conditions has occurred, this relaxation shall not apply.
- (4) No multi-storied building shall be allowed to be constructed:
- A. with approach road less than 12 m. width;
 - B. on plot the size less than 2000 sq. m.

Stages of permission.

- 58.** Permission for construction of multi-storied building shall be accorded along with direction to the building/developer to develop the onsite and offsite infrastructure like connectivity of sewerage, drainage, water supply, road etc. to the main network as per the specification of the concerned public authorities.
- The builder/developer shall produce no objection certificate from the above authorities regarding successful completion of all infrastructures while applying for occupancy certificate, based on which Berhampur Development Authority shall consider issue of Occupancy Certificate.

NOTE—The plantation shall not obstruct free movement of fire tenders around the building.

Commencement of work.

- 59.** (1) Every applicant or builder or owner shall submit a notice regarding his intention to commence the foundation work of the proposed multi-storied building to the Authority through authorized technical persons. The said notice shall be accompanied by the approved plan and should be in Form-V.
- (2) Soon after the receipt of the notice referred to in sub- clause (1) above, the Authority shall send a team of officers to the proposed building site and the layout for foundation of the proposed multi-storied building shall be made in presence of those officers. The team shall also submit a report to the Authority to the effect that the layout has been made as per the approved plan.
- (3) During or soon after the construction of the foundation work of the multi-storied building, the Vice-chairman / Planning Member of the Authority shall inspect the construction to ensure that the setbacks, coverage, basement if any, and foundation standards are according to the approved plan.
- (4) The applicant/builder shall submit periodic progress report after casting of each floor slab in Form-VIII.

- Liability of defective construction.
- 60.** (1) For defective constructions, the Authority shall sue the owners, builders, architects, and the engineers for both civil and criminal liabilities, besides taking action under these Regulations.
- (2) Without prejudice to the provisions of the Act, the actions to be taken by the Authority shall include stop construction notices, cancellation of permission, and removal of unauthorized constructions. Such actions shall be notified.
- Maintenance.
- 61.** (1) The main entrance to the premises shall not be less than 5 (five) meters in width in order to allow easy access to fire engine. The gate shall fold back against the compound wall of the premises, thus leaving the exterior access way, within the plot, free for the movement of fire service vehicles. If archway is provided over the main entrances, the height of the archway shall not be less than 5 (five) meters.
- (2) For multi-storied group housing scheme on one plot, the access way within the premises shall not be less than 7.5 (seven and half) meters in width and between individual building blocks, there shall be an open un-built space of 6 (six) meters.
- (3) The space set apart for providing access within the premises shall, in no case, be included in the calculation of requirements pertaining to parking spaces and other amenities required to be provided for the building.
- (4) Every access way shall be properly drained and lit to the satisfaction of the Authority. Manhole covers or any other fittings laid within the right of way of the access way shall be flushed with the finished surface level of it so as not to obstruct safe movement of men and vehicles.
- (5) Reconstruction or addition or alteration to any multi-storied building shall not be taken in a manner which shall reduce the width of the access way to a level below the minimum prescribed limit under these Regulations.
- Exits.
- 62.** (1) Every multi-storeyed building meant for human occupation or assembly shall be provided with exit sufficient to permit safe escape of the occupants in case of fire or other emergencies.
- (2) An exit may be a door-way, corridor, passage way to an internal or external staircase or to a verandah or roof or terrace having access to a street.
- (3) Exits shall be so arranged as to provide continuous means of access to the exterior of a building or exterior open space leading to a street without passing through any occupied unit.
- (4) Exits shall be so located that the travel distance on the floor shall not exceed twenty meters in case of residential, educational, institutional and hazardous occupancies and thirty metres in the case of assembly, business, mercantile, industrial and storage occupancies. Wherever more than one exit is required for a floor of a building, exits shall be placed at a reasonable distance from each other as possible. All the exits shall be accessible from the entire floor area at all floor levels.
- (5) There shall be at least two exits serving every floor and at least one of them shall lead to a staircase.

- (6) The width of every exit shall not be less than one metre and shall be provided as per the following table.

TABLE-12**NUMBER OF OCCUPANTS AS PER TYPE OF OCCUPANCY**

Sl. No.	Type of occupancy	Number of occupants per unit exit	
		Stair Case	Terrace
(1)	(2)	(3)	(4)
1	Residential	25	75
2	Mixed and other uses	50	75

Explanation:

- A. Lifts and escalators shall not be considered as an exit.
- B. Travel distance' means the distance from any point in the floor area to any exit measured along the path or egress except that when the floor areas are sub-divided into rooms, used singly or of rooms and served by suite corridors and passage, the travel distance may be measured from the corridor entrance of such rooms or suites to the nearest staircase or verandah having access to the street.

ICT landing points.

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

Penal Action against Builders Technical Personnel.

- 64.** (1) Notwithstanding anything contained in these regulations the Authority reserves the right to debar/ black list the builder/ technical person who has deviated from the professional conduct or has made any fraudulent statement or has misrepresented/suppressed any material facts in his application/ plan or is involved in construction of the building deviating from the approved plan/norms of these Regulations.
- (2) Before taking any action under clause (1) specified above the Authority shall issue a notice specifying the reasons thereof asking for a show-cause within 15 days as to why such builder/technical person shall not be debarred/black listed. After receipt of the show cause, if any, the same shall be placed before the Authority for a decision on debarring/black listing the technical person/builder. The decision of the Authority in this regard shall be published.
- (3) An appeal against an order under sub-clause (2) above shall lie under section 103 of the Act.

Occupancy of the building.

- 65.** In addition to the general provisions contained in regulation-16 and partial modification thereof the following provisions shall be followed in case of multi-storied buildings, apartments and group housing schemes;
- (1) No person shall occupy or allow any other person to occupy any part of the multi-storied building for any purpose until such building or any part of it, as the case may be, is granted occupancy certificate by the Authority.

- (2) On receipt of completion certificate in Form-VI (Part-I & Part-II) the Planning Member with the approval of Vice-Chairman shall issue a provisional occupancy certificate in Form-X to enable the builder/land owner to obtain service connections.

The authorities entrusted with the job of providing services like electricity, water supply and sewerage shall not provide such services without provisional occupancy certificate by the Authority. However, temporary service connection may be provided for construction purpose.

- (3) The builder shall cause to register an Association of apartment owners as required under the Orissa Apartment Ownership Act, 1982, before occupancy certificate for 50% or more of the floor area is given.
- (4) The Builder shall submit a copy of the agreement it has entered into with the apartment owners' society. This agreement shall contain the terms of maintenance of public utilities.
- (5) On satisfactory compliance of above & provision of the services the final occupancy certificate shall be issued by the Planning Member with approval of the Vice-Chairman.

Completion of construction.

- 66.** Every applicant/ owner shall submit a notice in Form-VI (Part-I and Part-II) regarding completion of the construction of multi-storied building, to the Authority through the registered Architect/Structural Engineer, who has supervised the construction. The said notice shall be accompanied with the following documents:

- A. Three copies of plan of the completed building.
- B. A fee of Rs. 5,000.00.
- C. Record of Rights relating to ownership.
- D. Evidence that all public utility services, and in particular, sewerage, drainage, water supply, and electricity have been linked to the main public utility system.
- E. No Objection Certificate from Fire Prevention Officer

Issue of Occupancy Certificate.

- 67.** (1) The Authority on receipt of the notice of completion, along with all the required documents, shall take a decision to either issue or refuse occupancy certificate in Form-X within thirty days from the date of receipt of such notice. This fact shall be published in the public notice.
- (2) If the occupancy certificate is not issued by the Authority within sixty days from the receipt of notice, the owner shall draw the attention of the Vice-Chairman of the Authority in this regard in the Form-XIII. If within the further period of two month the authority does not communicate its decision either granting or refusing occupancy certificate, such issue of occupancy certificate shall be deemed to have been granted to the owner on the date following the date of expiry of said two months.
- (3) Where occupancy certificate is refused by the Authority, reasons thereof shall be communicated to the applicant and the same shall be published. An appeal against such a decision will lie under section 18 or 103 of the Act. The Appellate Authority shall be competent to seek the views of, and implead as parties, authorities in charge of public utility services, as provided under the Act, under the Orissa Apartment Ownership Act, 1982, and apartment owners. Where non-provision of public utilities is likely to affect other residents, such residents can also be impleaded as parties.

Structural Safety
Design and
other services
requirements.

- 68. (1) Structural Design :** The structural design of foundation, masonry, timber, plain concrete, reinforced concrete, pre-stressed concrete and structural steel shall be carried out in accordance with Part-VI structural design, section-1 loads, section-2 foundation, section-3 wood, section-4 masonry, section-5 concrete and section-6 steel of National Building Code of India taking into consideration all relevant Indian Standards prescribed by Bureau of Indian Standards including the Indian Standard given in IS-Code 1893-1984, 13920-1993, 4326-1993, 13828-1993, 13827-1993 and 13935-1993 for structural safety.
- (2) Quality of Materials and Workmanship :** All material and workmanship shall be of good quality conforming generally to accepted standards of Public Works Department and Indian standard specification and codes as included in Part-V Building Materials and Part-VII Construction practices and safety of National Building Code of India.
- (3) Alternative Materials, Methods of Design and Construction and Tests :** The provision of the Bye-Laws are not intended to prevent the use of any material or method of design or construction not specifically prescribed by the bye-law provided any such alternative has been approved. The building materials approved by B.I.S. or any statutory body will form part of the approved building material and technology as part of the Bye-Laws.
- (4) Building Services :**
- A.** The Planning design and installation of electrical installations, air conditioning installation of lifts and escalators can be carried out in accordance with Part-VIII Building Services, section-2 electrical installation, section-3 air conditioning and heating, section-5 installation of lifts and escalators of National Building Code of India, 2005.
 - B.** The number and type of lifts to be provided in different buildings shall be as given in NBC 2005.
 - C.** The requirements of electric sub-station and the provision of electric sub-station shall also require approval from Electricity Board concerned.
- (5) Plumbing Services :**
- A.** The planning, design, construction and installation of water supply, drainage and sanitation and gas supply system shall be in accordance with Part-IX, Plumbing Services, section-1 water supply; section-2 drainage and sanitation and section-3 gas supply of National Building Code of India 2005.
 - B.** Requirement of water supply for various occupancies in buildings shall be as per the N.B.C-2005.
 - C.** Requirement of sanitary fittings and installations for different occupancies in buildings shall be as per the N.B.C.-2005.

PART-VIII**DEVELOPMENT AND SUBDIVISION OF LAND REGULATIONS**

- Application.
- 69.** (1) Applications for subdivision of land for utilizing selling, leasing out or otherwise disposing it off as referred to in Clause(a) of sub-section(1) of Section 16 shall be made to the Authority in Form-1.
- (2) The applications for subdivision shall be accompanied by—
- (i) a copy of the title deed of the land in question;
 - (ii) an affidavit with regard to legal ownership and possession of land and such other particulars as the Authority may require;
 - (iii) an authenticated copy of the certificate with regard to the payment of development charges, if any, under, Chapter-IX of the Act, provided that submission of such certificate shall not be necessary if the provisions of Chapter-IX of the said Act has not been brought into force in the area in which the concerned land is located;
 - (iv) an authenticated copy of the receipt towards payment of the specified fee to the Authority as prescribed under Rule-18;
 - (v) a No Objection Certificate from the lesser in case the land is not lease-hold unless the lease deed permits undertaking subdivision as applied for;
 - (vi) a site plan traced out of revenue village settlement map in operation indicating therein in red colours the lands to which the application relates and surrounding plots;
 - (vii) an index plan of the site showing adjoining areas within a radius of 150 m. round from the proposed site marking clearly therein the boundaries of the proposed layout in red colours, existing road, structures, burial ground and high tension or low tension power line passing through the site of the layout plan and the level of the site;
 - (viii) a detailed plan to a scale not less than 1:100 showing the proposed layout (subdivision) indicating size of plot width of the proposed road, open space and amenities provided;
 - (ix) land use analysis indicating the survey plot number, the bye-plot number, the detailed dimensions of all the plots, the area of each plot and the use to which they are proposed to be put;
 - (x) in case of land originally belonging to any religious endowments, a No Objection Certificate from the Endowment Commissioner or Wakf Board, as the case may be.
- (3) Where permission for subdivision of land is granted, such permission shall be communicated to the applicant in Form II within 60 days from the receipt of the application.
- (4) Where permission for subdivision of land is refused such refusal shall be communicated to the applicant in Form IX.

Use in relation to development plan.

- 70.** (1) Subdivision of land shall normally be permitted for the purpose for which the concerned land is earmarked in the development plan. Such subdivision may be for residential, commercial, industrial, institutional or combination of one or more of this purpose or such other purpose as may be considered conforming to the provisions in the development plan:

Provided that in every subdivision plan spaces for roads, community facilities and public utilities as specified in this part or such other facilities as the Authority may determine shall be incorporated.

- (2) After a subdivision plan has been approved the Authority shall not permit construction of a building on any of the plot under Section 16 unless the owners have laid down and made street or streets and provided amenities as approved or transferred the land covered by roads, open spaces or other public purposes to the concerned local body.
- (3) Subdivision of land for residential purpose in green-belt use zone shall not be permitted unless such subdivision in the opinion of the Authority forms a part of the normal expansion of existing human habitation.
- (4) The subdivision shall conform to the proposals of the CDP 2030.

Size of the plot and road width.

- 71.** (1) No subdivided plot will be less than 50 Sqm. However the Authority reserves the right to relax in special cases such as EWS housing. The size of the plot shall be according to the relevant subdivision of plot size in the zones.

TABLE-13

MINIMUM ROAD WIDTHS FOR RESIDENTIAL SUBDIVISION

Sl. No.	Length of road in (m)	Min. width of road
(1)	(2)	(3)
1	Up to 250	9.0
2	Above 250 up to 500	12.0
3	Above 500 to 1000	15.0

- For EWS housing scheme, the minimum road width may be relaxed.
- (2) Without any exception every area to be subdivided and developed for residential purpose (i.e., residential layout) shall compulsorily have at least one arterial road of width not less than 12.0 m. (40 ft.) and it shall be so aligned as to connect the existing nearby widest road in a linear, curvi - linear or perpendicular manner (in the order of feasibility) without any kinks or sharp turns in its course and be left open ended so as to facilitate further extension and connection to the roads in other layout.

Area for development.

- 72.** Apart from the provision for amenities, open spaces, the area for residential development shall be up to maximum of 60% of the total land area.

(I)

TABLE-14
MINIMUM APPROACH ROAD WIDTH

Sl. No.	Area for Development in Ha.	Road width in Mtr.
(1)	(2)	(3)
1	Up to 1.0	9
2	1.0 – 4.0	12
3	4.0 – 10.0	18
4	Above 10.0	30

(II) (For EWS/LIG housing scheme, the minimum road width may be relaxed by the Authority).

(III) The minimum width of roads within the area of subdivision layout shall be as per following table.

(IV) At least 10% of the gross land will be earmarked for EWS/LIG category. The cost and method of allotment of such plots will be decided by the Authority :

Provided that the developer has the option of developing the EWS/LIG plots at the same site or within a distance of five (05) kilometers from the main project.

Provided further that in case of projects taken over an area as decided by the Authority, the Developer may be given the option of contributing an amount to be decided by the Authority from time to time, to a fund named as “Shelter Fund” to be maintained by the BDA in lieu of providing the EWS/LIG plots. The proceeds of this fund will be utilized by the Authority for construction of EWS/LIG houses and slum rehabilitation and development.

Parks and open spaces.

- 73.** Parks and open spaces shall not be less than 7.5% the total land area. This shall be relinquished to the Authority and if required, the Authority may handover area over for maintenance to the Residents’ Welfare Association or Owner or Developer. If the site is not utilized which it is leased out within a prescribed period, it will be resumed back to the Authority.

Civic amenities.

- 74.** Civic amenities space shall not be less than 5% of the total area. The site shall be relinquished to Authority and leased to the Residents’ Welfare Association or the Developer on payment of necessary nominal fees as prescribed by the Authority from time to time. If the site is not utilized for which it is leased out within a prescribed period, it will be resumed back to the Authority.

Stage of approval.

- 75.** (1) If the subdivision plan (layout) is in conformity to the Act, Rules, development plan, zoning regulation and these regulations, the Town and Regional Planning Members or such other officer after site inspection and verification and with the approval of the Vice-Chairman, intimate the owner/applicant in Form-XII (Part-I) (Without putting seal and signature on the body of the plans) that the grid pattern of the layout is satisfactory and direct him to construct roads, drains, culverts and provide public amenities as per the specifications prescribed and gift free of cost the

lands covered by the roads to the concerned urban local body and the lands covered by the open space earmarked for public amenities and educational purpose to the Authority:

Provided that where no such local body exists or where it refuse to accept the gift of lands covered by roads, the owner shall gift free of cost such lands covered by roads to the Authority.

NOTE—The above intimation does not in any way authorize sale, purchase, disposal or acquisition, etc., of any of the layout plots or any part of the layout and any such transaction shall be treated as illegal.

- (2) After receipt of compliance from the owner to the directions issued the Town and Regional Planning Member or such other officer shall inspect the site again to ascertain the quality, nature, type and extent of the work done in respect of construction of roads, drains, culverts, etc., and furnish a detail certificate. If any deficiencies are noticed, the owner shall be directed to rectify the same within a period of one month and furnish compliance after which the site shall be inspected once again.
- (3) After receipt of the original registered gift deeds along with attested copies of all interim documents in respect of the lands covered by the roads and open spaces earmarked for public amenities and educational purposes, the Town and Regional Planning Member or such other officer shall scrutinize the same whether they are in order and whether they have been gifted by the actual owner, etc., and if any defects are found, the owner shall be directed to rectify the defects within a period of one month and submit the rectified/corrected registered gift deeds and thereafter physical possession of the lands be taken over.
- (4) After receipt of the original registered gift deeds in respect of lands covered by roads and open spaces, the Town and Regional Planning Member or such other officer shall take physical possession of lands after proper measurement and get their details entered in the property/land register and authenticate entries and immediately file and application to the concerned Tahasildar for mutating the said lands in favour of the Authority.
- (5) After submission of the original registered gift deeds along with attested copies of interim documents by the owner and after the work completed by him have been found to be as per the specifications, permission specifying the building line along with such conditions shall be accorded by the Town and Regional Planning Member or such other officer with the approval of Vice-Chairman and every such permission shall be in Form XII (PART-II). The subdivision plans approved shall bear the approval seal of the Authority with reference number, date, period of validity and shall also bear the signature with date of the Town and Regional Planning Member or such other officer.
- (6) If no compliance has been received form the owner or if the quality, nature, extent and type of the work undertaken by him is found to be defective even after directing him to rectify the defects, permission shall be refused in Form IX clearly specifying the reasons therefor.
- (7) Every approval letter and approved plans shall either be handed over to the applicant in person or to his duly authorized agent or be sent under certificate of posting at the address furnished by the applicant.

- Exemptions.
- 76.** (1) In case of developable area for residential development is less than 60% by providing for Master Plan roads or any other road or due to statutory reasons prescribed by the Authority in a layout, the applicant may be exempted from complying with civic amenities reservation.
- (2) For layout over 10.0 hec. commercial land uses such as business offices, shopping complexes and retail up to 2-3% may be permitted, subject to provision of separate access.

PART- IX

REQUIREMENTS FOR DEVELOPMENT ACTIVITIES WITHIN COASTAL REGULATION ZONE

- Requirement for CRZ.
- 77.** (1) The provisions of notification of Ministry of Environment & Forest, Government of India dated 19-2-1991 and its amendments and replacement from time to time under section 3(1) and section 3 (2) (v) of the Environment (Protection) Act, 1986 & Rule 5 (3)(d) of the Environment (Protection) Rules, 1986 declaring coastal stretches as Coastal Regulation Zone (CRZ) and regulating activities in Coastal Regulation Zone shall apply to all developments while regulating development in this zone, which is annexed to these regulation at Annexure-VI.

PART-X
COMPOUNDING

Restriction on
compounding.

- 78.** (1) Any deviation pertaining to unauthorized development shall not be compounded—
- A. Where construction has been undertaken on Government land or land belonging to local body or land not owned by the person undertaking such development;
 - B. Where FAR or height has been exceeded or front setback has been reduced from the prescribed norms under these regulations;
 - C. Where development has been undertaken unauthorizedly within the prohibited limits of any ancient or archaeological monuments;
 - D. Where such developments interfere with the natural drainage of the locality;
 - E. Where development has been undertaken unauthorizedly over the area earmarked/approved for parking; and
 - F. Where road or drain whether public or private, whether constructed or natural, has been encroached.
- (2) Subject to the provisions contained in sub-Regulation (1), the Authority shall have the power to determine further such circumstances under which compounding may be prohibited.
- (3) The Authority may, either before or after the institution of the proceedings under the provisions of the Act compound any offence—
- A. Where development has been undertaken without permission but within the framework of use restrictions and the provisions of these Regulations applicable to the concerned plot;
 - B. The Authority may however compound deviations up to 20% (twenty per cent) beyond the permissible norms of these Regulations in respect of front, rear and side setbacks only. The maximum deviation allowed in FAR will be ten per cent on the permissible FAR, provided the total FAR does not exceed 3.00 excluding the additional FAR allowed for construction of EWS/LIG units;
 - C. Change of use in computable use zone may be considered for compounding @ double the amount of Table-16;
 - D. The offence can only be compounded subject to provision of parking as per the requirement for various uses.

Compounding rate. **79.** Compounding rates for various categories shall be as follows:

TABLE-15
CATEGORIESWISE COMPOUNDING RATES

Situations	Compounding fee per Sq. mtr. (in Rs.) of deviation		
	Residential	State Government/ Central Government/ Government Undertaking	Other class of building
Land : Unauthorized subdivision and purchase of lands without approval of B.D.A.	250	25	500
Purchase and development of lands in violation of approved layout plans, i.e., purchase of adjoining plots, etc. (part plot penalty).	50	5	100
Where development has been undertaken without permission, but within the framework of use restrictions and the provisions of the Regulations applicable to concerned plot.	100	10	200
Where development has been undertaken in deviation to the approved plan, but within the framework of use, restrictions and the provisions of norms and stipulations of these regulations.	50	5	100
Constructions up to 10% beyond the permissible norms of these Regulations with respect to front, side and rear setback and/or the deviation in FAR is within five per cent.	1,000	100	2,000
Construction beyond 10% & up to 20% beyond the permissible norms of these Regulations with respect to front, side and rear setback and/or the deviation in FAR is within 10% provided it does not exceed 3.00 excluding the additional FAR for EWS/LIG units.	2,000	200	5,000

- Power of the Government to exempt.
- 80.** (1) Notwithstanding contained in this Regulation, the Government may however relax any of the provisions of these regulation with an objective to deal with the constructions undertaken prior to enforcement of these Regulation and not in conformity with the provisions of these regulations.
- (2) For the purpose of making any such relaxation under Clause-1 above the Government may formulate a scheme specifying a maximum time period and publish the same in the Gazette.
- Compounding amount.
- 81.** (1) The compounding amount shall be such as may be decided by the Authority with approval of the Government from time to time.
- (2) At least 50% of the compounding amount shall be utilized for slum rehabilitation and development of public utility services and protection of heritage sites and structures.
- Change of land use.
- 82.** Fee for change of land use allowed as per Section-14 or 18 of the Act for permission to take up any development by modifying the provisions of the development plan shall be realized from the applicant at the following rates before granting such permission—
- (i) Subdivision of land for residential purpose ₹ Rs. 5.00 (Rupees five) only per square meter of the total layout area;
- (ii) Land for industrial or commercial purpose ₹ Rs.10.00 (Rupees ten) only per square meter of layout area.
- Temporary retention.
- 83.** The Authority may allow retention for a maximum period of three years of any unauthorized temporary structure for temporary period on deposit of retention fee. The type of structure to be retained, the period of retention and the fees to be deposited shall be decided by the Authority from time to time.

PART-XI**SAVINGS/REPEALS AND INTERPRETATION**

- Repeal and Savings. **84.** (1) The Brahmapur Development Authority (Planning and Building Standards) Regulations, 1998 are hereby repealed.
- (2) Notwithstanding such repeal, anything done or any action taken under the regulations so repealed shall be deemed to have been done or taken under these regulations.
- Interim Development Plans. **85.** (1) The Authority may prepare Interim Development Plans (IDP) for newly included development areas including stitiban/rayoti land within a reasonable time frame so that development may not be held up in the name of pendency of Interim Development Plan. Where such IDP has not been prepared, the general provisions of this Regulation shall apply without any zonal restrictions.
- (2) The Authority shall ensure that resources for land acquisition and cost of land are mobilized or are likely to be mobilized within the time frame projected for implementation of such Interim Development Plans.
- Applicability of National Building Code. **86.** Where no express provision has been made in respect of any matter connected with planning and building standards by the Act, the Rules, the Development Plan, the Town Planning Schemes, or these Regulations or by any resolution of the Authority, the provisions of the National Building Code of India, 2005 shall *mutatis mutandis* be applicable.
- Schedules and annexures. **87.** (1) As regards qualification, experience and competence of technical personnel and builders the references of which are given in Annexure-I may be followed.
- (2) The extract of ODA Act, 1982, ODA Rules, 1983 and relevant provisions of National Building Code which are provided in Annexure-II & IV may be referred to.
- (3) The application for permission under sub-section (1) of Section 16, order granting permission under sub-section (3) of Section 16, drawing attention of the Vice-Chairman under sub-section (7) of Section 16, maintenance of registers under sub-section (4) of Section 12 and 16 of the Act, notice for commencement of work, completion certificate, certificate for execution of work, certificate for structural stability, periodical progress report of the Act, occupancy certificate indemnity bond for basement, intimation regarding approval of residential building plan are provided in Form I to XII of these regulations.
- Decision of the Government to be final. **88.** In case of any dispute in interpretation of these regulations, the decision of the State Government shall be final.
- Relaxation by the Government. **89.** The Authority may recommend to the Government for relaxation/modification of any of the clauses of these Regulations in the general interest of the public pertaining to projects/schemes developed by the Government agencies and the decision of the Government in this regard shall be final.

PART-XII**REGULATIONS FOR INDUSTRY AND SEZs**

The average number of workers employed in the medium industrial units were 50 whereas the average number of workers employed in the light/service and household industrial units were 5.

The past practice of locating industrial areas and industrial units in the periphery of the town based on prevailing wind direction alone has had its limitations and attendant problems. Issues pertaining to both discharge of liquid and solid waste were seldom addressed which has given rise to environmental and other concerns. Air and noise pollution, provisions for ancillary facilities in terms of transport and infrastructure, etc., also need to be comprehensively addressed. Overall negative impact, existence and growth of industrial units in non-conforming and residential areas and permissibility of household industries is yet another issue. With this in view the following broad parameters are proposed in terms of Regulations for Industry and SEZs:—

1. Promote Hi-tech and 'Value Addition Units' which are not labour intensive;
2. Encourage Modernization and upgradation of existing industrial units;
3. Prescribe environmental norms for existing non-conforming industrial units especially of the household type;
4. Promote incentives and disincentives for relocating such units;
5. Address permissibility aspects subject to adherence to environmental, fire safety and other norms.

90. Classification

All industries may be classified under prohibited and allowed categories subject to permissibility in various land use Zones. In addition, standards prescribed by the Odisha Pollution Control Board, conditions regarding maximum number of workers and sanctioned power load are required to be met. Industries listed under the prohibited category shall not be allowed to be set up in the urbanisable limits delineated in the CDP for Brahmapur 2031 and existing industrial units of the prohibited category are required to be relocated within a period of 3 years of the Notification of the CDP for Brahmapur 2031.

91. Permissibility of Industrial Units in different Use Zones and Use Premises

For classification purposes, the limits of various parameters shall be fixed according to the nature of industry and location. The limiting parameters for industrial units shall be as follows :—

Table-16

Limiting Parameters for Industrial Units in different use zones and use premises

Sl. No.	Use Zone/Use Premises	Groups Permitted (Refer Annexure)	Conditions	
			Max. no. of workers	Max. power load (kw.)
1.	Residential			
	Residential	A	5	6
	Urban Villages	A+A1	10	6
2.	Commercial			
	Lower order commercial centres up to neighborhood level.	A+A1+B	5	10
	Community Centre/District Centre.		10	12
	City Centre/Specialized Markets.		20	12
3.	Industry			
	Plotted Development	All industries except those prohibited and of non-polluting and non-hazardous nature.	As per requirement.	As per requirement.
	Flatted Factories	All industries except those prohibited and of non-polluting and non-hazardous nature excluding industries producing noise/effluent/vibration/odour.	25	As per requirement.

NOTE—1. Maximum number of workers shall be regulated by notification issued by the Department of the Industries of the State Government.

2. The power requirement for operating pollution control machinery and non-manufacturing use shall be over and above the permissible load.

92. Household/Service Industry

1. Household industry with maximum 5 workers and 6 kw power load may be allowed to continue in residential areas and such new industrial units of this type shall be permitted in residential areas subject to the conditions that no polluting industrial unit shall be permitted.
2. All industrial units shall be permitted only after provisional registration with the Department of Industries of the State Government.

3. Household Industry Units shall be allowed on any floor. Further additions/alterations in the list of household industries shall be made by the Authority with the approval of the Department of Industries of State Government.
4. No inflammable or hazardous material shall be permitted to be stored.
5. Separate industrial electrical connection and Municipal licence shall be required for setting up household industry.

Areas prohibiting the location of industries in select locations as specified/delineated in the CDP for Brahmapur, 2031 shall be adhered to. Guidelines for redevelopment scheme for existing industrial areas shall be finalized and notified by the Brahmapur Development Authority in due course as part of the Comprehensive Development Plan to Brahmapur, 2031.

93. New Industrial Areas

Development of new industrial areas within the proposed urbanisable limits of the CDP of the Brahmapur, 2031, shall cater to the purpose of relocating existing industries and development of limited type of new industries for the following purposes :—

1. Relocation of permissible units from non-conforming areas which are not eligible for regularization.
2. Green field sites for hi-tech, value addition industries comprising of the following types:—
 - Computer hardware/Soft ware and catering to integrating interface with telecom facilities
 - Packaging
 - Industries catering to ICT and related services
 - Electronic Goods
 - Service and repair of electronic gadgets
 - Desk Top Publishing
 - TV and Video Programme Production
 - Textile designing
 - Bio tech/ Nano tech
 - Telecom and related services
 - Gems and Jewelry

94. Guidelines for Industry Use Zone

Subdivision of the industry Use Zone into use premises and subsequent approval of layout plans for industrial estates shall be governed by :—

1. New Industrial areas to be developed shall be both flatted and plotted type.
2. The provision of land required for various facilities shall be as follows :

Sl. No.	Use	Percentage
1.	Industrial Plots (Net area)	60
2.	Recreational	12
3.	Commercial	3
4.	Facilities	8
5.	Circulation	17

95. Development Control Norms

Table-17
Industry Plots

Plot Size (Sq. Mts.)	Maximum Ground Coverage (%)	Maximum Height (Mts.)	Setbacks (in Mts.)			
			Front	Rear	Side 1	Side 2
100-250	60	10	3.5	1.5	1.0	-
251-500	50	12	4.5	3.0	2.5	-
501-750	40	15	6.0	3.0	3.0	3.0
751-1500	40	15	9.0	4.5	4.5	4.5
1501-2500	40	18	12.0	6.0	6.0	6.0
2501-5000	40	18	12.0	9.0	9.0	9.0
5001-10000	35	21	15.0	9.0	9.0	9.0
10001-25000	35	21	20.0	9.0	9.0	9.0
25001 and above	35	21	25.0	9.0	9.0	9.0

Table-18

Floor Area Ratio (FAR) as per road width

Road Width	FAR for Industrial Buildings
Above 12 m. and up to 15 m.	1.00
Above 15 m. and up to 18 m.	1.25
Above 18 m. and up to 30 m.	1.25
Above 30 m.	1.50

Table-19

The Industrial Estates will have approach road as per the following :—

Categories	Area	Minimum width of access road
A	Up to 10 hectares (Ha.)	24 mts.
B	Above 10 Ha. and upto 50 Ha.	30 mts.
C	Above 50 Ha. and upto 100 Ha.	40 mts.
D	Above 100 Ha.	60 mts.

Table-20
Flatted Factories

Plot Size (Sq. Mts.)	Maximum Ground Coverage (%)	Maximum Height (Mts.)	Setbacks (in Mts.)			
			Front	Rear	Side 1	Side 2
1000-5000	40	15	9.0	4.5	4.5	4.5
5001 and above	40	18	12.0	6.0	6.0	6.0

Table-21
Floor Area Ratio (FAR) for Flatted/Factories as per road width

Road Width	FAR for Industrial Buildings
Above 12 M. and upto 15 M.	1.00
Above 15 M. and upto 18 M.	1.00
Above 18 M. and upto 30 M.	1.25
Above 30 M.	1.25

Table-22
SEZs

Plotwise permissible FAR, setbacks and height of buildings

Plot Size	Coverage (%)	FAR	Height (M)	Road Width (M)	Setbacks (in M.)		
					Front	Rear	Side
<1.0 Ha.	45	1.80	14	24	9	7.5	7.5
1—2.5	40	1.60	16	30	12	9	9
2.6—5	35	1.40	18	40	15	12	12
5—10	33.33	1.33	18	45	24	15	15
>10 Ha.	30	1.20	24	60	30	24	24

- All new Industrial Estates shall have approach road from a road which has minimum r/w of 30 M.
- Plots measuring 100 Sq. M. and less shall be located on roads with minimum r/w of 9 M.
- Water bodies are required to be included in the landscape plan.
- Provision of rain water harvesting measures as integral part of the landscape plan shall be incorporated.
- Parking areas and loading/unloading areas shall have minimum 50 per cent semi-permeable surface.
- Grease taps shall be provided near automobile washing areas
- Major infrastructure like CNG, LPG, Oil, Optical fiber, electricity shall be made available through underground conduits.

- Optimal utilization of industrial areas shall be made by way of developing flatted factories.
- All industrial areas and units shall have efficient provisions for segregation of solid waste before disposal. No untreated effluent shall be discharged in water bodies/open areas.
- Provision of CETPs, Solid waste segregation/treatment plans shall be made for a cluster of industrial units.
- Proper methods for managing disasters/emergency situation shall be put in place.
- Industries may be grouped on the basis of common requirements of effluent treatment etc.
- Selection of Plant material shall be made keeping in view local climatic conditions.

CLASSIFICATION OF INDUSTRIES**GROUP-A****HOUSEHOLD INDUSTRIES**

1. Agarbatti and similar products
2. Aluminum hanger (excluding wire drawing and anodizing)
3. Ayurvedic/Homoeopathic/Unani medicines
4. Assembly and repair of electronic goods.
5. Assembly and repair of sewing machine
6. Assembly of hand tools.
7. Assembly of Badminton shuttlecocks
8. Assembly and repair of electrical gadgets, cooler/heater, etc.
9. Assembly and repair of typewriter (excluding Font Casting)
10. Assembly of Bakelite Switches
11. Assembly and repair of measuring instruments (excluding handling of Mercury and hazardous materials)
12. Atta Chakkies
13. Batik works
14. Block making and photo enlarging
15. Biscuit, pappey, cakes and cookies making
16. Button making, fixing of button and hooks
17. Bookbinding
18. Brushes and brooms (by hand)
19. Calico and Textile products
20. Cane and bamboo products
21. Cassettes recording
22. Clay and modeling with/without Plaster of Paris
23. Coir and jute products
24. Cardboard boxes
25. Candles
26. Copper and brass art wares
27. Cordage, rope and twine making
28. Carpentry
29. Contact Lens
30. Canvas bags and hold-alls making
31. Candies, sweets, rasmalai etc. (when not canned)
32. Cotton/silk printing (by hand)
33. Computer repairing and cyber information centre
34. Computer Software
35. Dari and carpet weaving
36. Detergent (without bhatti)
37. Data process

38. Dairy products e.g. Cream, ghee, paneer etc.
39. Dry Cleaning (excluding big workshops)
40. Desk Top Publishing
41. Embroidery
42. Enameling Vitreous (without use of coal)
43. Framing of pictures and mirrors
44. Fountain pens, ball pens and felt pens
45. Gold and Silver thread, kalabattu
46. Hosiery products (without dyeing and bleaching)
47. Hats, caps, turbans including embroideries
48. Information Technology enabled services
49. Ink making for fountain pens
50. Interlocking and buttoning
51. Jewellery items
52. Khadi and handloom
53. Khus tatties
54. Knitting works
55. Lace products
56. Leather footwear
57. Leather belts and assembly of buckles (by hand)
58. Leather and rexine made ups
59. Milk Cream Separation
60. Manufacture of jute products
61. Manufacture of Bindi
62. Name plate making
63. Production of following items :—
 - (i) Blanco cakes
 - (ii) Brushes
 - (iii) Kulfi and confectionery
 - (iv) Crayons
 - (v) Jam, jellies and fruit preserves
 - (vi) Musical instruments (including repairs)
 - (vii) Lace work and like
 - (viii) Ornamental leather goods like purses, handbags
 - (ix) Small electronic components
64. Paper stationery items and book binding
65. Pith hat, garlands of flowers and pitch
66. P.V.C. products (maximum one moulding machine)
67. Paper machine
68. Perfumery and cosmetics
69. Photo setting
70. Photostat and cyclostyling
71. Photocopying of drawings including enlargement of drawings.

72. Packaging of Shampoos
73. Packaging of Hair Oil
74. Preparation of Vadi, Papad etc.
75. Processing of condiments, spices, groundnuts and dal etc.
76. Pan masala
77. Production of Sweets and Namkeens (less than one ton/day)
78. Paper Mache
79. Paper cup, plates, files cover and letter pads (without printing)
80. Photography (developing and printing)
81. Repair of watches and clocks
82. Rakhee making
83. Repair of domestic electrical appliances
84. Readymade garments (without washing)
85. Repair of bicycles
86. Repair and assembly of computer hardware
87. Repair of bags, brief cases, suitcases, except use of leather and PVC material.
88. Repairing of water meters, stabilizer, UPS etc.
89. Rubber Stamps
90. Stone engraving
91. Sports goods/Sports nets
92. Surgical bandage rolling and cutting
93. Stove pipe, safety pins and aluminum buttons (by hand press)
94. Silver foil making
95. Saree fall making
96. Shoe laces
97. Stamp pads
98. Screen Printing
99. Tailoring
100. Thread balls and cotton fillings
101. Toys and dolls
102. Ties
103. Tomato Ketchup
104. Umbrella assembly
105. Utensil washing powder (only mixing and packaging)
106. Velvet embroidered shoes/shawls
107. Vermicelli and macaroni
108. Wood carving and decorative wood wares
109. Wool balling and lachee making
110. Wooden/Cardboard jewellery boxes (subject to no objection certificate from the department).
111. Wool knitting (with machine)
112. Zari Zardozi.

GROUP A-I**HOUSEHOLD INDUSTRIES PERMISSIBLE IN VILLAGES (ABADI)**

1. Black smithy
2. Cane and bamboo products
3. Clay and modeling with/without Plaster of Paris
4. Dari/Carpet/Sari weaving (except dying and bleaching)
5. Ice cream and water-cooling by refrigeration (without cold storage)
6. Stone engraving
7. Village pottery Industry (without bhatti)
8. Village oil ghani
9. Wood carving and decorative wood wares

None of the industries mentioned in Group A and A-1 shall carry out the following processes :—

- (i) Anodizing
- (ii) Bleaching
- (iii) Burning of coal
- (iv) Canning facility
- (v) Dyeing
- (vi) Electroplating
- (vii) Moulding works
- (viii) Use of CFC gases
- (ix) Varnishing
- (x) Washing

- NOTES—(i) Storing of chemicals listed under schedule I and/ or II of the Manufacture, Storage and import of Hazardous Chemical Rules, 1989 and Public Liability Insurance Act, 1990 shall be prohibited
- (ii) No effluent/emissions shall be allowed to be generated by the units and these shall adhere to the noise standards as stipulated by Ministry of Environment and Forests, Government of India.

ANNEXURE B

GROUP-B**INDUSTRIES PERMISSIBLE IN COMMERCIAL CENTRES**

1. Air-Conditioner parts
2. Aluminum doors/windows/fittings/furniture
3. Assembly and repair of Cycles
4. Auto parts
5. Belt and Buckles
6. Bulbs (battery)
7. Cloth Dyeing
8. Cotton ginning
9. Cycle Chain/Locks
10. Diamond Cutting and Polishing work

11. Electric fittings (switch, plug pin etc.)
12. Elastic products
13. Engineering works
14. Foundry (small job works as per prescribed limits of Industries Department/DPCC)
15. Icecream and water cooling by Refrigeration (without cold storage)
16. Ice boxes and cooler bodies
17. Iron grills and door making
18. Jute products
19. Key rings
20. Knife making
21. Marble stone items
22. Metal lathe cutting
23. Motor winding works
24. Printing press.
25. Screws and nails
26. Scissors making
27. Spectacles and optical frames
28. Steel furniture/Almirah
29. Steel lockers
30. Steel springs
31. Surgical instruments and equipments
32. Table lamps and shades
33. Tin box making
34. Transformer covers
35. TV, Radio, Cassette recorders etc.
36. TV/Radio/Transistor cabinets
37. Typewriter parts manufacturing and assembly
38. Water meter repairing
39. Water tanks
40. Welding works
41. Wire knitting
42. Wooden furniture works
43. Information Technology enabled services

ANNEXURE C

PROHIBITED/NEGATIVE LIST OF INDUSTRIES

Industries manufacturing the following shall be prohibited within National Capital Territory of Delhi :-

1. Arc/induction furnace
2. Acids
3. Alkalis
4. Animal & fish oils

5. Aldehydes
6. Acid slurry
7. Acetylides, phridines, iodoform, chloroform, E-nepthol, etc.
8. Ammonium sulphoajanide, arsenic and its compounds, barium carbonate, barium cyanide, barium ethyle sulphate, barium acetate cinnabar, copper sulphoicyanide, ferrocyanide, hydro cyanide, hydro cyanic acid, potassium biocalate, potassium cyanide, prussiate of potash, phynigallc acid, silver cyanide.
9. Aircraft building
10. Abattoirs, animal blood processing (except existing and relocation)
11. Bitumen blowing (hot)
12. Brick kiln (using fresh earth as raw material, coal as fuel).
13. B—nepthol
14. Bakelite powder (starting from formaldehyde)
15. Barely malt and extract
16. Bone-grist, bone-meal, salting of bones, storages of bones in open, bone drying
17. Bone charcoal manufacturing
18. Blast furnaces—coal fired
19. Bicycles (integrated plant)
20. Brewery and potable spirits
21. Chlorinated paraffin wax purification
22. Carbon black
23. Cement industry
24. Calcium carbide, phosphorous, aluminum dust paste and power,copper, zink etc. (electro thermal industries).
25. Cranes, hoists and lifts (excluding assembly)
26. General industrial machinery (such as hydraulic equipments, drilling equipments, boilers, etc.).
27. DOP (Dioctyl Phthalate), DBP & Plasticizer
28. Dry cell battery
29. Dye & dye intermediates
30. Distillation of wood, chemical seasoning of wood (excluding natural seasoning)
31. Explosives, i.e., Fireworks, Gunpowder, Guncotton etc.
32. Earth moving machinery/equipment (manufacturing of assembly)
33. Electric wires and cables (more than 100 workers, 2000 Sq. m. plot)
34. Fatty acids
35. Fungicides & pesticides
36. Flexographic ink
37. Fuel oils, illuminating oils and other oils such as stcheti oil, shoal oil, lubricants
38. Foundaries (except Pit Furnace)
39. Gas compressors
40. Graphite production
41. Glass furnace (more than 1 ton/day capacity)
42. Gases-carbon-disulphide, ultramarine blue, chlorine, hydrogen, sulphur dioxide, acetylene, etc. (other than LPG/CNG/Oxygen/Medical gases).

43. Glandular/glandes extraction
44. Glue and gelatin from bones and flesh
45. Hot mix plant (except those approved by DPCC/CPCB)
46. Hazardous waste processing viz. hospital/medical/industrial waste
47. Polyurethane foam
48. Industrial gelatin, nitro glycerine and fulminate
49. Iron/steel metal forging (using pneumatic hammer)
50. Industrial gelatin, nitro glycerin and fulminate
51. Industrial trucks, trailers etc.
52. Linear alkyl benzene
53. Lead manufacturing including secondary lead industry (recovery of lead from waste scrap).
54. Lime kiln
55. Leather tanning and dyeing (raw hides/skins to semi finish)
56. Locomotives and wagons
57. Methanol
58. Methylated spirit
59. Mechanical stone crushers & washing of coarse sand
60. Manufacturing of pulp & paper
61. Melamine resin
62. Mineral salts (which involve use of acids: CuSO_4 , FeSO_4 , alum, etc.)
63. Manufacturing of diesel engines, generators except assembly
64. Motorcycles, scooters cars, tempos, trucks etc.
65. News print manufacturing, pulping, fresh paper making
66. Nitrogenous and phosphatic fertilizers, except mixing of fertilizers for compounding (large scale).
67. Organic solvent, chlorinated minerals, methanol, aldehydes, methylated spirits
68. Petroleum coke processing, not as fuel
69. Potteries/refractories (using coal or furnace oil)
70. Polyethylene polymers including reins
71. Paint industry (nitro Cellulose & Alkyd resin based)
72. Plasticisers manufacturing
73. Pyridines
74. Phenol formaldehyde resin and powder
75. Porcelain product potteries (using coal of production capacity more than 2 tonne per day).
76. Rubber solution and thinner (using naphtha and rubber scrap)
77. Roasting of Ore Sulphide Oxides of mixtures
78. Rayon fiber manufacturing
79. Refractories
80. Reclamation of rubber
81. Production of tyres and tubes (devulcanisation)
82. Saccharine

83. Secondary Zine industry
84. Synthetic rubber
85. Smelting
86. Sewing machines (integrated units) except assembly
87. Sluice gates and gears
88. Stainless steel pickling
89. Steam engines
90. Steel pipes and tubes (continuous welded/seamless)
91. Sugar, khandsari
92. Sodium silicate industry (more than 1 tonne/day)
93. Stone quarrying
94. Textile (more than 100 workers in all shifts, 1 acre of land, 100 LKD of water)
95. Thorium, radium and similar isotopes and recovery of rare earth
96. Turbines
97. Urea & phenyl formaldehyde resin
98. Vegetable oil hydrogenated
99. Waste (crude/burnt) oil processing (refinery)

NOTES—(i) A public utility service involving any of the activities referred to above shall be permitted subject to environmental laws.

Further additions/alterations to the list of Prohibited Industries could be made if considered appropriate and in public interest by the Central Government to do.

QUALIFICATION, EXPERIENCE & COMPETENCE OF TECHNICAL PERSONNEL AND BUILDER

1. ARCHITECT

(A) Qualification & Experience

The minimum qualification for an Architect shall be Degree in Architecture/equivalent, registration with the Council of Architecture and not be in arrears of subscription.

(B) Competence

The Architect shall be competent to carry out the work related to the building permit as given below and shall be entitled to submit:

- (i) All plans and information connected with the building permit except engineering services of multistoried/special buildings given in 12.2.5.1 of NBC, 2005.
- (ii) Certificate of supervision and completion of all buildings pertaining to architectural aspects.
- (iii) Preparation of sub-division/layout plans and related information connected with development permit of area up to 2 hectare.
- (iv) Certificate of supervision for development of land of area up to 2 hectare.

(C) Duties & Responsibilities

- (i) She/He shall be responsible for making adequate arrangements to ensure not only that the work is executed as per the approved plans but also in conformity with the stipulations of the National Building Code, 2005 and the BIS standards for safe and sound construction non-hazardous, functioning of the services incorporated in the building and for making adequate provisions for services and equipment for protection from the fire hazards as per the stipulations of the National Building Code, 2005 in the buildings and shall obtain N.O.C. from the Chief Fire Officer or concerned Authority/ before applying for occupation certificate.
- (ii) He/She shall, on behalf of the owner, apply for the progress certificates, completion certificates and the occupancy certificates and obtain the same as required under the regulations.

2. ENGINEER

(A) Qualification and Experience

The minimum qualification for an Engineer shall be Degree in Civil Engineering/equivalent, registration with the Institution of Engineers, India and not be in arrears of subscription.

(B) Competence

The Licensed Engineers shall be competent to carry out the work related to the building permit as given below and shall be entitled to submit:

- (i) All plans and information connected with building permit
- (ii) Structural details and calculations of buildings on plot up to 500 square meters and up to five storeys excluding basement/stilt or below 15 meter in height.
- (iii) Certificate of supervision and completion for all buildings
- (iv) Preparation of all service plans and related information
- (v) Issuing certificate of supervision for development of land for all area

(C) Duties & Responsibilities

- (i) She/He shall be responsible for making adequate per the approved plans but also is confirmation with the stipulations of the National Building Code, 2005 and the BIS standards for safe and sound construction non-hazardous, functioning of the services incorporated in the building and for making adequate provisions for services and equipment for protection from the fire hazards as per the stipulations of the National Building Code of India in the buildings and shall obtain N.O.C. from the Chief Fire Officer or concerned Authority/ before applying for occupation certificate.
- (ii) She or He shall, on behalf of the owner, apply for the progress certificates, completion certificates and the occupancy certificates and obtain the same as required under the regulations.

(D) Registration

- (i) The registration fees, if any shall be payable as prescribed by the Authority from time to time.
- (ii) If he/she is found negligent in his/her duties and responsibilities. The Authority may blacklist an Engineer in case of serious defaults or repeated defaults and shall inform the Institution of Engineers, India to take suitable action against such person. The registration shall be liable to be revoked temporarily or permanently by the Authority in such cases of negligence and default.

3. STRUCTURAL ENGINEER**(A) Qualification & Experience**

The minimum qualifications for a structural engineer shall be degree in Civil Engineering/ equivalent, registration with the Institution of Engineers, India and not be in arrears of subscription with minimum 2 years experience in structural engineering practice.

NOTE—The 2 years experience shall be relaxed to one year in the case of Post Graduate degree in Structural Engineering/ higher qualification.

(B) Competence

The licensed structural Engineers shall be competent to submit the structural details and calculations for all buildings and undertake supervision.

In case of buildings having special structural features, as decided by the Authority, which are within the horizontal areas and vertical limits specified in Chapter A-2.1.1(b), A-2.2.1(b) and A-2.4.1(a) of NBC, 2005 they shall be designed only by structural engineers.

(C) Duties and Responsibilities

- (i) To prepare a report of the structural design
- (ii) To prepare detailed structural design and to prescribe the method and technique of its execution strictly on the basis of the National Building Code or relevant BIS specifications.
- (iii) To prepare detailed structural drawings and specifications for execution indicating thereon, design live loads, safe soil bearing capacity, specifications of material, assumptions made in design, special precautions to be taken by contractor to suit the design assumptions etc. whatever applicable.
- (iv) To supply copies of structural drawings to the site supervisor
- (v) To inspect the works at all important stages and certify that the work being executed is up to the satisfaction of the Architect.

- (vi) To certify the structural safety and overall structural soundness of the building to the Architect.
- (vii) To advise the Owner/Architect/Engineer for arranging for tests and their reports for soil, building material etc. for his evaluation and design consideration.
- (viii) To prepare the revised calculations & drawings in case of any revision with reference to the earlier submission of drawing and design in a particular case.
- (ix) To submit the certificate of structural safety and over all structural soundness of building to Authority.
- (x) In case of multistoried buildings and buildings of a special nature as identified by the Authority from time to time, the Structural Calculations/ Drawings shall be got vetted by Indian Institute of Technology/National Institute of Technology / Reputed Government Engineering College.

(D) Registration

- (i) The registration fees, if any shall be payable as prescribed by the Authority from time to time.
- (ii) If he/she is found negligent in his/her duties and responsibilities. The Authority may blacklist a Structural Engineer in case of serious defaults or repeated defaults and shall inform the Institution of Engineers, India to take suitable action against such person. The registration shall be liable to be revoked temporarily or permanently by the Authority in such cases of negligence and default.

4.TOWN PLANNER

(A) Qualification & Experience

The minimum qualification for a town planner shall be recognized Post Graduate Degree/ Diploma in Town Planning/Undergraduate Degree in Town Planning and registered membership of ITPI and not be in arrears of subscription.

(B) Competence

The licensed town planner shall be entitled to submit:

- (i) All plans and related information connected with development of land of all areas including integrated township.
- (ii) Certificate of supervision for development of land of all areas.

(C) Duties and Responsibilities

He/She shall be responsible for making adequate arrangements to ensure not only that the work is executed as per the approved plans but also is conformity with the stipulations of the National Building Code, 2005 and the BIS standards for safe and sound construction non-hazardous, functioning of the services incorporated in the building and for making adequate provisions for services and equipment for protection from the fire hazards as per the stipulations of the National Building Code of India, 2005.

(D) Registration

- (i) The registration fee, if any shall be payable as prescribed by the Authority from time to time.
- (ii) The Authority may blacklist a Town Planner in case of serious defaults or repeated defaults and shall inform the Institute of Town Planners, India. The registration shall be liable to be revoked temporarily or permanently by the Authority in such case of negligence or default.

5. SUPERVISOR

(A) Qualification and Experience

The minimum qualifications for a supervisor shall be recognized Diploma in Civil Engineering or Architectural Assistantship, plus 5 years experience in building design, construction and supervision.

(B) Competence

The licensed supervisor shall be entitled to submit:

- (i) All plans and related information connected with building permit for residential buildings on plot up to 100 Sq. m. and up to two storeys.
- (ii) Certificate of supervision for buildings as per (i).

(C) Duties and Responsibilities

- (i) To adhere strictly to the architectural and structural drawings/ specifications and written instructions of the structural Engineer and Architect/ Engineer.
- (ii) To follow the provisions of NBC, 2005 or BIS specifications as regards materials, components, quality control and the process of construction.
- (iii) To bring to the notice of the structural Engineer and Architect/Engineer/any situation or circumstances which in his opinion are liable to endanger the safety of structure.
- (iv) To deposit with the Authority one set of working drawings of the works executed along with the progress certificates before proceeding to the next stage of the work.
- (v) He shall be in charge of site and responsible for supervision of the work
- (vi) He shall ensure that all the works under his charge are carried out in conformity with the approved drawings and as per the details and specifications supplied by the Architect/ Engineer.
- (vii) He shall take adequate measures to ensure that no damage is caused to the work under construction and the adjoining properties.
- (viii) He shall also ensure that no undue inconvenience is caused in the course of his work in the people in neighbourhood.

(D) Registration

- (i) The registration fees, if any shall be payable as prescribed by the Authority from time to time.
- (ii) If he/she is found negligent in his/her duties and responsibilities. The Authority may blacklist supervisor in case of serious defaults or repeated defaults. The registration shall be liable to be revoked temporarily or permanently by the Authority in such cases of negligence and default

6. GROUP AGENCY

When any Group or Agency comprising of qualified Architect/Engineer/Town Planner is practicing, then the qualifications and experience, competence, duties and responsibilities and registration will be the combination of individual qualification and experience, competence, duties & responsibilities and registration as provided in Schedule 1 to 5.

7. BUILDER

(A) Qualification and experience

- (a) The person/ firm engaged in construction activities/ building activities in an urban area having proven merit and experience may be considered for registration as a builder. He/She should have at least five years experience in the line.
- (b) A person or group of persons having a qualification of Civil Engineering, Architecture and Town Planning may be registered as builder.
- (c) The Authority may classify the builders into three classes namely, Class-A, Class-B and Class-C considering their experience, expertise and annual turnover.

(B) Duties and Responsibilities of Builders

- (1) He/She shall appoint a qualified Architect/Engineer/Town Planner to prepare plans, designs, drawings and specifications for execution of the works in accordance with the requirements of these regulations.
- (2) He shall not cause or allow any deviations from the approved drawings in the course of the execution of the project and shall bear responsibility for any irregularity committed in the use and function of the building or its parts for which the approval has been obtained.
- (3) He shall not commence the use of building or shall not give the possession to occupy the building to any one before obtaining the occupancy certificate from the Authority.
- (4) He shall provide adequate safety measures for structural stability and protection against fire hazards likely from installation of services like electrical installation, plumbing, drainage, sanitation, water supply, etc., wherever required under the regulations.
- (5) He shall explain the construction/design and its intended use as per approved plan, to the prospective purchaser of the premises under construction.

(C) REGISTRATION

- (i) The builders shall have to be registered with the Authority on payment of such fees as decided by the Authority from time to time.
- (ii) The Authority may debar or black list the builder as referred to in the Regulations.

EXTRACT FROM ODA ACT. 1982**Definitions:**

- (i) "Agriculture" includes horticulture, poultry farming, the raising of crops, fruits, vegetables, flowers, grass or trees of any kind breeding of live-stock including cattle, horses, donkeys, mules, pigs, breeding of fish and keeping of bees and the use of land or grazing cattle or for any other purpose which is ancillary to the farming of land or for any other agricultural purpose, but does not include the use of land as a garden which is an appendage to a building and the expression "agriculture" shall be construed accordingly;
- (ii) "Amenity" includes roads, water and electric supply, open spaces, parks, recreational grounds, cultural centres, natural features, playground, street lighting, drainage, sewerage, city beautification and such other utilities, services and conveniences as the State Government may determine to be an amenity, from time to time, for the purpose of this Act;
- (iii) "Area of bad lay-out or obsolete development" means an area consisting of land which is badly laid out or of obsolete development not conforming to the planning or the building regulations framed under this Act together with land contiguous or adjacent thereto and defined as such in the development plan;
- (iv) "Authority" means a Development Authority constituted under sub-section (3) of Section 3 for a development area under this Act;
- (v) "Building" includes any structure or erection or part of a structure or erection which is intended to be used for residential, commercial, industrial, or other purposes, whether in actual use or not;
- (vi) "Building Operations" includes re-building operations, structural alterations of or additions to buildings and other operations normally undertaken in connection with the construction of buildings;
- (vii) "Chairman" means the Chairman of the Authority;
- (viii) "Commerce" means the carrying on of any trade, business or profession, sale or exchange of goods of any type whatsoever and includes the running of a business with a view to making profit, hospitals, nursing homes, infirmaries or educational institutions and also includes the running of sarais, hotels, restaurants and of boarding houses not attached to any educational institution and the word "commerce" shall be construed accordingly;
- (ix) "Commercial use" includes the use of any land or building or any part thereof for purpose of commerce or for storage of goods, or as an office, whether attached to any industry or otherwise;
- (x) "Development" with its grammatical variations means the carrying out or building, engineering, mining or other operations in, on, over or under land or the making of any material change, in any building or land or in the use of any building or land and includes re-developments and re-constructions and lay-out and sub-division of any land and "to develop" shall be construed accordingly;
- (xi) "Development Area" means the area or group of areas declared as development area under sub-section(1) of Section 3;
- (xii) "Director" means the person appointed as Director of Town Planning, Odisha under sub-section (1) of Section 3 of Odisha Town Planning and Improvement Trust Act, Odisha Act 10 of 1957;

- (xiii) "Engineering Operation" includes the formation or laying out of a street or means of access to a road or the laying out of means of water-supply, drainage, electricity, gas or of other public utility service;
- (xiv) "Existing Land-use" means the predominant purpose for which any land or building was being used on a specified date;
- (xv) "Final Plot" means a plot reconstituted from an original plot and allotted in a town planning scheme as a final plot;
- (xvi) "Highway" has the same meaning as in Section 4 of the National Highways Act, 1956 (Act 48 of 1956);
- (xvii) "Industry" includes the carrying on of any manufacturing process as defined in the Factories Act, 1948 (Act 63 of 1948) and the word "industrial" shall be construed accordingly;
- (xviii) "Industrial Use" means the use of any land or building or part thereof for purpose of industry;
- (xix) "Land" includes benefit to arise out of land and things attached to the earth or permanently fastened to anything attached to the earth;
- (xx) "Local Newspaper" means any newspaper printed and published within the State of Odisha;
- (xxi) "Means of access" includes any means of passage whether private or public for vehicles or for pedestrians and includes any street;
- (xxii) "National Highway" means any highway declared to be a national highway under Section 2 of the National Highways Act, 1956 (Act 48 of 1956);
- (xxiii) "Notification" means a notification published in the Gazettee;
- (xxiv) "Occupier" includes-
 - (a) a tenant,
 - (b) an owner in occupation of, or otherwise using his land,
 - (c) a rent-free tenant of any land,
 - (d) a licensee in occupation of any land, and
 - (e) any person who is liable to the owner for consideration including damages for the use and occupation of the land;
- (xxv) "Operational Construction" means any construction whether temporary or permanent, which is necessary for the operation, maintenance development or execution of any of the following services namely;
 - (a) railways,
 - (b) national highways,
 - (c) national waterways,
 - (d) airways and aerodromes,
 - (e) posts and telegraphs, telephones, broadcasting and other like forms of communications,
 - (f) regional grid for electricity,

- (g) any other service which the State Government may, if it is of opinion that the operation, maintenance, development or execution of such service is essential to the life of the community, by notification declare to be a service for the purpose of this clause;

Explanation—For the removal of doubts, it is hereby declared that the construction of :—

- (i) new residential buildings (other than gate, lodges, quarters, for limited essential operational staff and the like), roads and drains in railway colonies, hotels, clubs, institutes and schools, in the case of railways, and
 - (ii) a new building, new structure or new installation, or any extension thereof, in the case of any other service, shall not be deemed to be operational construction within the meaning of this clause;
- (xxvi) "Owner" includes a mortgagee in possession, a person who for the time being, is receiving or is entitled to receive or has received, the rent or premium or any other consideration for any land whether on his own account or on account of, or on behalf of or for the benefit of any other person or who would so receive the rent or premium or any other consideration or be entitled to receive the rent or premium or any other consideration if the land were let out to a tenant and includes the Head of a Government Department, General Manager of a Railway, the Secretary or other Principal Officer of a vocal authority, statutory authority or company in respect of properties under their respective controls;
- (xxvii) "Private Street" means any street, road, square, court, alley, passage or riding path, which is not a public street but does not include a pathway made by the owner or premises on his own land to secure access to or for the convenient use of such premises;
- (xxviii) "Public Building" means any building to which the public or any class or section of the public are granted access or any building, which is open to the public or any class or section of the public and includes any building
- (a) Used as a—
 - (i) school or college or a University or other educational institutions;
 - (ii) hostel,
 - (iii) library,
 - (vi) hospital, nursing home, dispensary, clinic, maternity centre or any other like institution,
 - (v) club,
 - (vi) lodging house,
 - (vii) court,
 - (viii) coffee house, boarding house, hotel or eating house,
 - (b) Ordinarily used by the –
 - (i) Central or any State Government or any local authority or anybody, corporate, owned or controlled by the Central or any State Government; or
 - (ii) Public or any class or section of the public for religious worship or for religious congregation;

- (xxix) "Public Open Space" means any land, whether enclosed or not, belonging to the Central or any State Government or any local authority or anybody corporate owned or controlled by the Central or any State Government on which there is no building or of which not more than one twentieth part is covered with buildings and the whole or remainder of which is used for purpose of recreation or as open space;
- (xxx) "Public Place" means any place or building which is open to the use and enjoyment of public whether it is actually used or enjoyed by the public or not, and whether the entry is regulated by any entry fee or not;
- (xxxii) "Public Street" means any street, road, square, court, alley, passage or riding path over which the public have a right to way, whether a thoroughfare or not, and includes :—
 - (a) the roadway over any public bridge or causeway,
 - (b) the footway attached to any such street, public bridge or causeway, and
 - (c) the drains attached to any such street , public bridge or causeway and the land, whether covered or not by any pavement, verandah or other structure, which lies on either side of the roadway up to the boundaries of the adjacent property whether that property is private property or property belonging to the Central or any State Government;
- (xxxiii) "Railway" means a railway defined in the Indian Railway Act, 1890 (Act 9 of 1890);
- (xxxiiii) "Reconstituted Plot" means a plot which is in any way altered by the making of a town planning scheme;

Explanation—*For the purposes of this clause "altered" includes the alteration of ownership of plot.*

- (xxxv) "Regulation" means a regulation made under Section 124 and includes zoning and other regulations made as a part of a development plan;
- (xxxvi) "Residence" includes the use for human habitation of any land or building or part thereof including gardens, grounds, garage, stables and out-houses, if any, appurtenant to such building and "residential" shall be construed accordingly;
- (xxxvii) "Rule" means a rule made under this Act by the State Government;
- (xxxviii) "Slum Area" means any predominantly residential area, where the dwellings which, by reasons of dilapidation, overcrowding, faulty arrangements or design, lack of ventilation, light or sanitary facilities or any combination of these factors, are detrimental to safety and health of the inhabitants or others and which is defined by development plan as a slum area;
- (xxxix) "To correct" in relation to any building includes—
 - (a) any material alteration or enlargement of any building,
 - (b) the conversion by structural alteration of place for human habitation of any building not originally constructed for human habitation,
 - (c) the conversion into more than one place for human habitation of a building originally constructed as one such place,
 - (d) the conversion of two or more places of human habitation into a greater number of such places,
 - (e) such alterations of a building as affects an alteration of its drainage or sanitary arrangement or materially affects its security,
 - (f) the addition or any rooms, buildings, houses or other structures to any building, and
 - (g) the construction in a wall adjoining any street or land not belonging to the owner of the wall, or a door opening on to such street or land;

- (xxxix) "Tribunal" means the Tribunal constituted under Section 87;
- (xl) "Unauthorized Occupation" in relation to any premises means the occupation by any person of the premises belonging to the Authority , without any authority, for such occupation and includes the continuance of this occupation by any person of the premises after the Authority (whether by way of grant or any other mode of transfer under which he was allowed to occupy the premises) has expired or has been determined for any reasons whatsoever;
- (xli) "Urban Local Body" means a Municipal Council or a Notified Area Council constituted under the Odisha Municipal Act, 1950 (Odisha Act, 23 of 1950);
- (xlii) "Valuation Officer" means the Valuation Officer appointed under Section 33 of this Act;
- (xlii) "Zone" means any one of the divisions into which a development area may be divided for the purpose of development under this Act;
- (xliv) Words and expressions used in this Act but not defined shall have the same meaning as assigned to them in the Odisha Municipal Act,1950 (Odisha Act, 23 of 1950) as amended from time to time.

ANNEXURE-III

EXTRACT FROM ODA RULES 1983

(1) Definitions :

- (i) "Act" means the Odisha Development Authorities Act, 1982,
- (ii) "Architect Member" means Urban Designer or Architect-member appointed under clause (f) of sub-section (5) of Section 3;
- (iii) "Board" means the Board of Enquiry appointed under Rule 13;
- (iv) "Engineer Member" means the Engineer Member appointed under clause (C) of sub-section (5) of Section 3;
- (v) "Finance Member" means the Finance and Accounts member appointed under clause (d) of sub-section (5) of Section 3;
- (vi) "Form" means a Form appended to these rules;
- (vii) "Gazette" means the Official Gazette of the State of Odisha;
- (viii) "Member" means a member of the Authority;
- (ix) "Planning Member" means the Town and Regional Planning Member appointed under clause (e) of sub-section (5) of Section 3;
- (x) "Registered Contractor" means a contractor registered under Rule 67;
- (xi) "Section" means a section of the Act;
- (2) Words and expressions used, but not defined in these rules shall have the same meaning as respectively assigned to them in the Act.

EXTRACT FROM NATIONAL BUILDING CODE OF INDIA, 2005

1. Definitions

Accessory use—Any use of the premises subordinate to the principal use and customarily incidental to the principal use

Alteration—A change from one type of occupancy to another, or a structural change, such as an addition to the area or height, or the removal of part of a building, or any change to the structure, such as the construction of cutting into or removal of any wall, partition, column, beam, joist, floor or other support, or a change to or closing of any required means of ingress or egress or a change to the fixtures or equipment.

Approved—Approved by the Authority having jurisdiction

Building Height of—The vertical distance measured, in the case of flat roofs from the average level of the ground around and contiguous to the building or as decided by the Authority to the terrace of last livable floor of the building adjacent to the external walls; and in the case of pitched roofs, 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 midpoint between the eaves level and the ridge. Architectural features serving no other function except that of decoration shall be excluded for the purpose of measuring heights.

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

Conversion—The change of occupancy or premises to any occupancy or use requiring additional occupancy permit.

Drain—A conduit or channel for the carriage or storm water, sewage, waste water or other water-borne wastes in a building drainage system.

Drainage—The removal of any liquid by a system constructed for the purpose.

Occupancy or use group—The principal occupancy for which a building or a part of a building is used or intended to be used; for the purpose of classification of a building according to occupancy, an occupancy shall be deemed to include the subsidiary occupancies which are contingent upon it.

Occupier—Occupier includes any person for the time being, paying or liable to pay rent or any portion of rent of the building in respect of which it is used, or compensation or premium on account of the occupation of such building and also a rent free tenant, but does not include a lodger, and the words 'occupy' and 'occupation' do not refer to the lodger. An owner living in or otherwise using his own building shall be deemed to be the occupier thereof.

Operational construction/Installation—A construction/ installation put up by Government Departments for operational purposes

Owner—Person or body having a legal interest in land and/or building thereon. This includes free holders, leaseholders or those holding a sub-lease which both bestows a legal right to occupation and gives rise to liabilities in respect of safety or building condition.

In case of lease or sub-lease holders, as far as ownership with respect to the structure is concerned, the structure of a flat or structure on a plot belongs to the allottee/ lessee till the allotment/ lease subsists.

Permit—A permission or authorization in writing by the Authority to carry out work regulated by the code.

Registered Architect, Engineer, Structural Engineer, Supervisor, Town Planner, Landscape Architect, Urban Designer—qualified architect, engineer, structural engineer, supervisor, town planner, landscape architect or urban designer who has been registered by the Authority or by the body governing such profession and constituted under a statute, as may be applicable. The registration requirements of these professionals shall be as given in Annexure–A.

Notes—

1. Unless specified otherwise, the word 'engineer' shall mean 'civil engineer' or 'Architectural Engineer'.
 2. The work 'licensing/licensed etc., if used by the Authority in the above context shall be deemed to mean 'registration/registered'/empanelment etc.
- 2.15 Road- See 2.25
- 2.16 Road line- See 2.27
- 2.17 Room Height—The vertical distance measured from the finished floor surface to the finished ceiling surface. Where a finished ceiling is not provided, the underside of the joists or beams or tie beams shall determine the upper point of measurement for determining the head room.
- 2.18 Sanctioned plan—The set of plans and specifications submitted in connection with a building or development and duly approved and sanctioned by the Authority.
- 2.19 Service road—A road/lane provided at the rear or side of a plot for service purposes.
- 2.20 Set-back line—A line usually parallel to the plot boundaries and laid down in each case by the Authority, beyond which nothing can be constructed towards the site boundaries.
- 2.21 Site (plot)—A parcel (piece) of land enclosed by definite boundaries
- 2.22 Street level or Grade—The officially established elevation or grade of the centre line of the street upon which a plot fronts and if there is no officially established grade, the existing grade of the street at its mid-point.
- 2.23 Street line—The line defining the side limits of a street
- 2.24 Unsafe-Building—Buildings which are structurally and constructionally unsafe or insanitary or not provided with adequate means of egress or which constitute a fire hazard or are otherwise dangerous to human life or which in relation to existing use constitute a hazard to safety or health or public welfare, by reason of inadequate maintenance, dilapidation or abandonment.

2. Regulations for Ventilation shaft

For ventilating the spaces for water closets and bath rooms if not opening on to front, side, rear and interior open spaces, these shall open on the ventilation shaft, the size of which shall not be less than the values given below;

Height of buildings in Meter	Size of ventilation shaft in Square Meter	Minimum dimension of one side of the shaft in Meter
Upto 10	1.2	0.9
Upto 12	2.8	1.2
Upto 18	4.0	1.5
Upto 24	5.4	1.8
Upto 30	8.0	2.4
Above 30	9.0	3.0

3. Regulations for Life Safety

Every building shall be so constructed, equipped, maintained and operated as to avoid undue danger to the life and safety of the occupants from fire, smoke, fumes or panic during the time period necessary for escape.

For general exit requirements, occupant load ,capacities of exits ,arrangements of exits, number of exits, doorways, corridors and passage ways, internal stair case, external stair case, horizontal exits, fire towers, ramps, fire lifts, emergency and escape lighting, illumination of means of exit and fire detection and warning, the relevant provisions in Clause 4, Part-4 or NBC, 2005 shall be referred.

4. Requirements of parts of Building

Every parts of the building and other building related activities shall be planned and designed in accordance with the Clause 12, Part-3 of NBC, 2005.

5. Fire Safety Requirements

Building shall be so planned, designed and constructed so as to ensure fire safety and this shall be done in accordance with the Part-4, Fire and Life Safety of the National Building Code of India, 2005.

6. Structural Design

The structural design of any item of masonry, timber, plain and reinforced concrete and steel in a building shall be carried out in accordance with Part-6, Structural Design of NBC.

7. Quality of Material and Workmanship

All materials and workmanship shall be of good quality conforming generally to accepted standards of Public Works Department of Orissa, BIS Specifications and codes as included in Part-5 Building materials and Part-7 Constructional Practices and Safety of National Building Code of India, 2005.

8. Building Services

The Planning design and installation of electrical installations, air-conditioning and heating work, installation of lifts and escalators in a building shall be carried out in accordance with Part-8 (Building Services) of National Building Code of India, 2005.

9. Water supply requirements

The requirements of water supply in a building shall be accordance with the provision of National Building Code, 2005 as amended from time to time.

10. Structural Safety for Natural Hazard Protection

For building more than three storeys (including ground floor) or more than 12.0 meter height and important facilities like water works, overhead tank, telephone exchange, bridges and culverts, electric substation, transmission towers, the requirements specified in the BIS Code and Guidelines and other documents shall be observed for structural safety and natural hazards protection of buildings.

11. Civic Amenities

In group housing, residential lay-outs and Integrated Townships, the civic amenities shall be provided as specified in Clause 5.5., Part-3 of National Building Code of India, 2005.

STANDARDS FOR WATER, SANITARY AND FIRE SAFETY REQUIREMENTS

TABLE-1

I. PER CAPITA WATER REQUIREMENT FOR VARIOUS OCCUPANCIES/USES

Sl. No.	Type of Occupancy	Consumption per Capita per day (in lt.)
1	Residential	
	(a) In living units	135
	(b) Hotels with lodging accommodation (per bed)	180
2	Educational	
	(a) Day schools	45
	(b) Boarding Schools	135
3	Institutional (Medical Hospitals)	
	(a) No. of beds not exceeding 100	340
	(b) No. of beds exceeding 100	450
	(c) Medical quarters and hostels	135
4	Assembly-Cinema theatres, auditoria, etc. (per seat accommodation).	15
5	Government or semi public business	45
6	Mercantile (Commercial)	
	(a) Restaurants (per seat)	70
	(b) Other business building	45
7	Industrial	
	(a) Factories where bath-rooms are to be provided	45
	(b) Factories where bath-rooms are not to be provided	30
8	Storage (including Warehouses)	30
9	Hazardous	30
10	Intermediate Rail Stations (excluding mail and express stops).	45 (25)*
11	Junction Station	70 (45)*
12	Terminal Stations	45
13	International and Domestic Airports	70

* The values in parenthesis are for such stations, where bathing facilities are not provided.

NOTE—The number of persons for Sl. No. 10 to 13 shall be determined by the average number of passenger handled by the station daily with due consideration given to the use the facilities.

TABLE-2
FLUSHING STORAGE CAPACITIES

Sl. No.	Classification of Building	Storage Capacity
1.	For tenements having common conveniences.	900 lt. net per w.c. seat.
2.	For residential premises other than tenements having common conveniences.	270 lt. net for one w.c. seat each and 180 lt. for each additional seat.
3.	For factories and workshops	900 lt. per w.c. seat and 180 lt. per urinal.
4.	For cinemas, public assembly hall, etc.	900 lt. per w.c. seat and 350 lt. per urinal.

TABLE-3
DOMESTIC STORAGE CAPACITIES

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

NOTE— 1. If the premises are situated at a place higher than the road level in front of the premises, storage at ground level shall be provided on the same lines as on other floors.

2. The above storage may be permitted to be installed provided that the total domestic storage calculated on the above basis is not less than the storage calculated on the number of down take fittings according to scale given below:

<i>Down take taps</i>	<i>70 lt. each</i>
<i>Showers</i>	<i>135 lt. each</i>
<i>Bathtubs</i>	<i>200 lt. each</i>

SANITATION REQUIREMENTS FOR VARIOUS OCCUPANCIES**TABLE-4****SHOPS AND COMMERCIAL OFFICES**

Sl. No.	Sanitary Unit/Fittings	For Personnel
1.	Water closet	One for every 25 persons or part thereof exceeding 15 (including employees and customers). For female personnel 1 for every 15 persons or part thereof exceeding 10.
2.	Drinking Water Fountain	One for every 100 person with a minimum of one on each floor.
3.	Wash Basin	One for every 25 persons or part thereof.
4.	Urinals	Same as Sl. No. 3 of Table 27.
5.	Cleaners' Sink	One per floor minimum, preferably in or adjacent to sanitary rooms.

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

TABLE-5**SANITARY REQUIREMENTS FOR HOTELS**

Sl. No.	Sanitary Unit	For Residential staff	For non residential Staff	
			For male	For female
1.	Water Closet (W.C.)	One per 8 Persons omitting occupants of the attached water closet minimum of 2 if both sexes are lodged	1 for 1-15 persons 2 for 16-35 persons 3 for 36-65 persons 4 for 66-100 persons	1 for 1-12 persons 2 for 13-25 persons 3 for 26-40 persons 4 for 41-57 persons 5 for 58-77 persons 6 for 78-100 persons
2.	Ablution Taps	One in each W.C	One in each W.C	One in each W.C.
3.	Urinals	Nil	Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 40-70 persons 4 for 71-100 persons	Nil
4.	Wash Basins	One per 10 persons omitting each basin installed in the room/suite	1 for 15 persons 2 for 16-35 persons 3 for 36-65 persons 4 for 66-100 persons	1 for 1-12 2 for 13-25 3 for 26-40 4 for 41-57 5 for 58-77 6 for 78-100
5.	Baths	One per 10 persons omitting occupants of room with bath in suite	Nil	Nil
6.	Slop Sinks	One per 30 Bed rooms (one per floor minimum)	Nil	Nil
7.	Kitchen Sink	One in each Kitchen	One in each Kitchen	One in each Kitchen

TABLE-6
FOR PUBLIC REST ROOMS

Sl. No.	Sanitary Unit	For Male	For Female
1.	Water Closet	One per 100 persons up to 400 persons; for over 400 add at the rate of one per 250 persons or part thereof.	Two for 10 persons up to 200 persons; over 200 add at the rate of one per 100 persons or part thereof.
2.	Ablution Taps	One in each W.C.	One in each W.C.
3.	Urinals	One for 50 persons or part thereof.	Nil, up to 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons
4.	Wash Basins	One per W.C. and urinal provided	One per W.C.
5.	Baths	—	—
6.	Slop Sinks	—	—
7.	Kitchen Sink	One in each Kitchen	One in each Kitchen

NOTE—(i) It may be assumed that the two-thirds of the number are males and one-third females.

(ii) One water tap with drainage arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closet and urinals.

TABLE-7
SANITATION REQUIREMENTS FOR EDUCATIONAL OCCUPANCY

Sl. No.	Sanitary Unit	Boarding Institution		Other Educational Institution	
		For Boys	For Girls	For Boys	For Girls
1.	Water Closet (W.C.)	One for every 8 pupils or part thereof	One for every 6 pupils or part thereof	One for 40 pupils or part thereof	One for every 25 pupils or part thereof
2.	Ablution Taps	One in each W.C.	One in each W.C.	One in each W.C.	One in each W.C.
3.	Urinals	One per every 25 pupils or part thereof	..	One per every 20 pupils or part thereof	..
4.	Wash Basins	One for every 8 pupils or part thereof	One for every 6 pupils or part thereof	One for 40 pupils or part thereof	One for every 40 pupils or part thereof
5.	Baths	One for every 8 pupils or part thereof	One for every 6 pupils or part thereof	One for 40 pupils or part thereof	One for every 25 pupils or part thereof
6.	Drinking Water Fountains	One for every 50 pupils or part thereof	One for every 50 pupils or part thereof	One for every 50 pupils or part thereof	One for every 50 pupils or part thereof
7.	Cleaners Sink	One per Floor minimum	One per Floor minimum	One per Floor minimum	One per Floor minimum

TABLE-8**SANITATION REQUIREMENTS FOR NURSERY SCHOOLS**

Sl. No.	Sanitary Unit	Requirement
1.	Water Closet thereof	One for every 15 pupils or part
2.	Ablution Taps	One in each W.C.
3.	Urinals	—
4.	Wash Basins thereof	One for every 15 pupils or part
5.	Baths	One bath sink per 40 pupils
6.	Drinking Water Fountains thereof	One for every 50 pupils or part
7.	Cleaners Sink	—

NOTE—1. One water tap with draining arrangements shall be provided for every 50 persons or part thereof, in the vicinity of water closets and urinal.

2. For teaching staff, the schedule of sanitary units to be provided shall be the same as in case of office buildings (Table 27).

TABLE-9**SANITATION REQUIREMENTS FOR INSTITUTIONAL (MEDICAL) OCCUPANCY-HOSPITAL**

Sl. No.	Sanitary Unit	Hospitals With indoor Patient Ward	Hospitals With outdoor Patient Wards	
		For Males & Females	For Males	For Females
1.	Water Closet (W.C.)	One for every 6 beds or part thereof.	One for every 100 persons or part thereof.	Two for every 100 persons part thereof.
2.	Ablution taps	One in each W.C.	One in each W.C.	One in each W.C.
3.	Wash Basins	Two upto 30 bed; add one for every additional 30 beds; or part thereof.	One for every 100 persons or part thereof.	One for every 100 persons or part thereof.
4.	Baths with Shower	One bath with shower for every 8 beds or part thereof.	—	—
5.	Bed pan washing sink	One for each ward	—	—
6.	Cleaner's Sinks	One for each ward	One per floor minimum.	One per floor minimum.
7.	Kitchen sinks & dish Washers (where Kitchen is provided).	One for each ward	—	—
8.	Urinals	—	One for every 50 persons or part thereof.	—

TABLE-10**SANITATION REQUIREMENTS FOR ADMINISTRATIVE BUILDINGS**

Sl. No.	Sanitary Unit	For Males	For Females
1.	Water Closet (W.C.)	One for every 25 persons or part thereof.	One for every 15 persons or part thereof.
2.	Ablution Taps	One in each W.C.	One in each W.C.
3.	Wash Basins	One for every 25 persons or part thereof.	One for every 25 persons or part thereof.
4.	Baths with Shower	One on each floor	One on each floor
5.	Bed pan washing sink	—	—
6.	Cleaner's Sink	One per floor minimum	One per floor minimum
7.	Kitchen sinks & dish Washers (where Kitchen is provided).	One for each floor	One for each floor
8.	Urinals	Nil upto 6 persons 1 for 7–20 persons 2 for 21–45 persons 3 for 46–70 persons 4 for 71–100 persons From 101 to 200 persons add at the rate of 3%; for over 200 persons add at the rate of 2.5%.	—

TABLE-11**SANITATION REQUIREMENTS FOR INSTITUTIONAL (MEDICAL) OCCUPANCY
(STAFF QUARTERS AND HOSTELS)**

Sl. No.	Sanitary Unit	Doctor's Dormitories		Nurses Hostel
		For Male Staff	For Female staff	
1.	Water Closet	One for 4 persons.	One for 4 persons.	One for 4 persons or part thereof.
2.	Ablution Taps	One in each W.C.	One in each W.C.	One in each W.C.
3.	Wash Basins	One for every 8 persons or part thereof.	One for every 8 persons or part thereof.	One for every 8 persons or part thereof.
4.	Bath (with shower)	One for every 4 persons or part thereof.	One for every 4 persons or part thereof.	One for every 4 persons or part thereof.
5.	Cleaner's Sink	One per floor minimum.	One per floor minimum.	One per floor minimum.

TABLE-12

**SANITATION REQUIREMENTS FOR GOVERNMENT AND PUBLIC BUSINESS
OCCUPANCY AND OFFICES**

Sl. No.	Sanitary Unit	For Male Personnel	For Female Personnel
1.	Water Closet (W.C.)	One for 25 persons or part thereof.	One for 15 persons or part thereof.
2.	Ablution taps	One in each W.C.	One in each W.C.
3.	Urinals	—	—
4.	Wash Basins	One for every 25 persons or part thereof.	One for 15 persons or part thereof.
5.	Drinking water fountains	One for every 100 persons with a minimum of one on each floor.	—
6.	Baths	Preferably one on each floor.	Preferably one on each floor.
7.	Cleaner's Sinks	One per floor minimum; preferably in or adjacent to sanitary rooms.	—

NOTE—One water tap with drainage arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closet and urinals.

TABLE-13

SANITATION REQUIREMENTS FOR RESIDENCES

Sl. No.	Sanitary Unit	Dwelling with individual conveniences	Dwelling without individual conveniences
1.	Bath Room	One provided with water tap.	One for every two tenement
2.	Water Closet (W.C.).	One	One for every two tenement
3.	Sink (or Nahani) in the Floor.	One	—
4.	Water Tap	One	One with drainage arrangement in each tenement. One in common bath rooms and common water closet.

NOTE—Where only one water closet is provided in a dwelling, the bath and water closet shall be separately accommodated.

TABLE-14

**SANITATION REQUIREMENTS FOR ASSEMBLY OCCUPANCY BUILDINGS
(CINEMA, THEATERS, AUDITORIA. ETC.)**

Sl. No.	Sanitary Unit	For Public		For Staff	
		Male	Female	Male	Female
1	Water Closet	One for 100 persons upto 400 persons. For over 400 persons add at the rate of 1 per 250 persons or part thereof.	Two per 100 persons upto 200 persons. For over 200 persons add at the rate of 1 per 100 persons or part thereof.	One for 15 persons Two for 16–35 persons.	One for 1–12 persons. Two for 13–25 persons.
2	Ablution Taps	One in each W.C.	One in each W.C.	One in each W.C.	One in each W.C.
3	Urinals	One for 50 persons or part thereof.	—	Nil upto 6 persons. One for 7–20 persons. Two for 21–45 persons.	—
4	Wash Basins	One for every 200 persons or part thereof.	One for every 200 persons or part thereof.	One for 1–15 persons. Two for 16–35 persons.	One for 1–12 persons. Two for 13–25 persons.
5	Drinking Water Fountain	One per 100 persons or part thereof			

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

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

TABLE-15

**SANITATION REQUIREMENTS FOR ASSEMBLY OCCUPANCY BUILDINGS
(ART, GALLERIES, LIBRARIES AND MUSEUMS)**

Sl. No.	Sanitary Unit	For Public		For Staff	
		Male	Female	Male	Female
1	Water Closet (W.C.)	One for 200 persons upto 400 persons. For over 200 persons, add at the rate of 1 per 250 persons or part thereof.	One per 100 persons upto 200 persons. For over 200 persons, add at the rate of 1 per 150 persons or part thereof.	One for 1–15 persons. Two for 16–35 persons.	One for 1–12 persons. Two for 13–25 persons.
2	Ablution Taps	One in each W.C.	One in each W.C.	One in each W.C.	One in each W.C.
3	Urinals	One for 50 persons or part thereof.	—	Nil upto 6 persons. One for 7–20 persons. Two for 21–45 persons.	—
4	Wash Basins	One for every 200 persons or part thereof. For over 400 persons, add at the rate of 1 per 250 persons or part thereof.	One for every 200 persons or part thereof. For over 200 persons, add at the rate of 1 per 150 persons or part thereof.	One for 1–15 persons. Two for 16–35 persons.	One for 1–12 persons. Two for 13–25 persons.
5	Cleaner's Sink	One per floor, minimum			
6	Drinking Water Fountain	One per 100 persons or part thereof			

NOTE—It may be assumed that two thirds of the number are males and one third females.

TABLE-16**SANITATION REQUIREMENTS FOR RESTAURANT**

Sl. No.	Sanitary Unit	For Public		For Staff	
		Male	Female	Male	Femal
1.	Water Closet (W.C.)	One per 50 seats upto 200 seats. For over 200 seats, add at the rate of 1 per 100 seats or part thereof.	One per 50 seats upto 200 seats. For over 200 seats, add at the rate of 1per 100 seats or part thereof.	1 for 15 persons. 2 for 16–35 persons. 3 for 36–65 persons. 4 for 66–100 persons.	1 per 1–12 persons. 2 for 13–25 persons. 3 for 26–40 persons. 4 for 41–57 persons. 5 for 58–77 persons. 6 for 78–100 persons.
2.	Ablution Taps	One in each W.C.	One in each W.C.	One in each W.C.	One in each W.C.
3.	Urinals	One for 50 persons or part thereof.	—	Nil upto 6 persons. 1 for 7–20 persons. 2 for 21–45 persons. 3 for 46–70 persons. 4 for 71–100 persons.	—
4.	Wash Basins	One for every water closet			
5.	Kitchen Sinks & Dish Washer.	One per each Kitchen			
6.	Service Sink.	One in the restaurant			

Note—(i) It may be assumed that two-thirds of the numbers are males and one-third females.

(ii) One water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinal.

TABLE-17
SANITATION REQUIREMENTS FOR FACTORIES

Sl. No.	Sanitary Unit	For Male Personnel	For female Personnel
1.	Water Closet	1 for 15 persons 2 for 16–35 persons 3 for 36–65 persons 4 for 66–100 persons. For 101 to 200 persons add at rate of 3%. From over 200 persons, add at the rate of 2.5%.	1 for 1–12 persons 1 for 13–25 persons 2 for 26–40 persons 3 for 41–57 persons 4 for 58–77 persons 5 for 78–100 persons For 101 to 200 persons add at the rate of 5%. From over 200 persons add at the rate of 4%.
2.	Ablution Taps	One in each W.C	One in each W.C.
3.	Urinals	Nil upto 6 persons 1 for 7–20 persons 2 for 21–45 persons 3 for 46–70 persons 4 for 71–100 persons From 101 to 200 persons add at the rate of 3%; for over 200 persons add at the rate of 2.5%.	—
4.	Washing Taps with draining arrangement.	One for every 25 persons or part thereof	
5.	Drinking Water Fountains.	One for every 100 persons with a minimum of one on each floor	
6.	Baths Preferably Showers.	As required for particular trade or occupation	

NOTE—(i) For many trades of a dirty or dangerous character, more extensive provisions are required.

(ii) One water tap with draining arrangement shall be provided for every 50 persons or part thereof in the vicinity of water closet and urinal.

(iii) Crèches where provided shall be fitted with water closets (One for 10 persons or part thereof), wash basins (1 for 15 persons or part thereof) and drinking water tap with drinking arrangement for every 50 persons or part thereof.

TABLE-18**SANITARY REQUIREMENTS FOR LARGE STATIONS AND AIRPORTS**

Sl. No.	Place	W.C. for Males	W.C. for Females	Urinals for Males only
1.	Junction Stations, Intermediate Stations and Substations.	3 for first 1000 persons and 1 for subsequent 1000 persons or part thereof.	4 for first 100 persons and 1 for every additional 1000 persons or part thereof.	4 for every 1000 person and 1 for every additional 1000 persons or part thereof.
2.	Terminal Stations and Bus Terminals.	4 for first 1000 persons and 1 for every additional 1000 persons or part thereof.	5 for every 1000 persons and 1 for every additional 200 persons or part thereof.	6 for every 1000 persons and 1 for every additional 1000 persons or part thereof.
3.	Domestic Airports Minimum. For 200 persons For 400 persons For 600 persons For 800 persons For 1000 persons	2* 5 9 12 16 18	4* 8 15 20 26 29	2* 6 12 16 20 22
4.	Internal Airports For 200 persons For 600 persons For 1000 persons.	6 12 18	10 20 29	8 16 22

NOTE—1. Provision for wash basins, baths including shower stalls, shall be in accordance with part IX Section 2-Drainage and Sanitation of National Building Code of India.

* At least one Indian style water closet shall be provided in each toilet. Assume 2/3 males and 1/3 females in any area.

Notes for general guidance for water supply arrangements:

1. For new construction: Provision shall be made for under ground tank for the storage of water, having capacity at 200 litres. per person with adequate pumping arrangements to supply water to upper floors. Filtered water connection will be allowed only for use of drinking and bathing needs. For other purposes i.e. flushing and gardening etc., the individual shall be required to have own arrangements of tube well water within the premises. While according sanction to Layout Plan, the Authority shall make a special mention that provision for space shall be kept for the construction of underground reservoir of adequate capacity along with booster pumping station.
2. Arrangements as given in 1 above shall also be provided in Group Housing Schemes.
3. The plumbing arrangement in case of new constructions shall be made in a way that the potable water shall be used for drinking, cooking & bathing only and for rest of the uses, provision for ground water can be made with dual piping system.
4. Low capacity cistern should preferably be provided instead of normal 12.5 litres capacity.
5. Rain Water Harvesting: Water harvesting through storing of water runoff including rainwater in all new buildings on plots of 300 sq m. and above will be mandatory. The plans submitted to the Authority shall indicate the system of storm water drainage along with points of collection of rain water in surface reservoirs or in recharge wells.
6. All building having a minimum discharge of 10,000 litres and above per day shall incorporate waste water recycling system. The recycled water should be used for horticultural purposes.

3. Installation of Solar Assisted Water Heating System in Buildings :—

No new building in the following categories in which there is a system of installation for supplying hot water shall be built unless the system of the installation is also having an auxiliary solar assisted water heating system:-

- Hospitals and Nursing Home
- Hotels, Lodges, and Guest Houses, Group Housing with the plot area of 4000 sq m.
- Hostels of Schools, Colleges and Training Centres with more than 100 Students.
- Barracks of armed forces, paramilitary forces and police
- Individual residential buildings having more than 150 sq m. plinth area
- Functional Buildings of Railway Stations and Air Ports like waiting rooms, retiring rooms, rest rooms, inspection bungalows and catering units
- Community Centres, Banquet Halls, Barat Ghars, Kalayana Mandaps and buildings for similar use.

A. Definitions

(i)	“Solar Assisted Water Heating System	A device to heat water using solar energy as heat source.
(ii)	“Auxiliary back up”	Electricity operated or fuel fired boilers/systems to heat water coming out from solar water heating system to meet continuous requirement of hot water.
(iii)	“New Building”	Such buildings of above said categories for which construction plans have been submitted to the Authority for clearance.
(iv)	“Existing building”	Such buildings, which are licensed to perform their respective business.

B. Guidelines for Installation of Solar Water Heating System

- (i) **New Buildings:** Clearance of plan for the construction of new buildings of the aforesaid categories shall only be given if they have a provision in the building design itself for an insulated pipeline from the rooftop in the building to various distribution points where hot water is required. The building must have a provision for continuous water supply to the solar water heating system. The building should also have open space on the rooftop, which receives direct sun light. The load bearing capacity of the roof should at least be 50 kg. per sq m. All new buildings of above said categories must complete installation of solar water heating systems before obtaining necessary license to commence their business.
- (ii) **Existing Buildings:** Installation of Solar Assisted Water Heating Systems in the existing building shall be made mandatory at the time of change of use to above said category provided there is a system or installation for supplying hot water.
- (iii) **Capacity:** The capacity of solar water heating system to be installed on the building of different categories shall be decided in consultation with the local body. The recommended minimum capacity shall not be less than 25 lt. per day for each bathroom and kitchen subject to the condition that maximum of 50% of the total roof area is provided with the system.
- (iv) **Specifications:** Installation of Solar Assisted Water Heating Systems shall conform to BIS specification IS : 12933. The solar collectors used in the system shall have the BIS certification mark.
- (v) **Auxiliary System:** Wherever hot water requirement is continuous, auxiliary heating arrangement either with electric elements or oil of adequate capacity may be provided.

4. Fire Protection and Fire Safety Requirements

- (1) **Scope :** This part covers the requirements of the fire protection for the multi-storeyed buildings (high rise buildings) and the buildings, which are of 15 m. and above in height and low occupancies of categories such as Assembly, Institutional., Educational (more than two storeyed and built-up area exceeds 500 sq. m.), Business (where plot area exceeds 500 sq. m.), Mercantile (where aggregate covered area exceeds 750 sq. m.), Hotel, Hospital, Nursing Homes, Underground Complexes, Industrial Storage, Meeting/ Banquet Halls, Hazardous Occupancies.
- (2) **Procedure for Clearance from Fire Service**
 - A. The concerned Authority shall refer the building plans to the Chief Fire Officer for obtaining clearance in respect of building identified in clause 8.1 of these 73.1.
 - B. The Authority shall furnish three sets of complete building plans along with prescribed fee to the Chief Fire Officer, after ensuring that the proposals are in line with Master Plan/Zonal Plan of the area.
 - C. The plans shall be clearly marked and indicate the complete fire protection arrangements and the means of access/escape for the proposed building with suitable legend along with standard signs and symbols on the drawings. The same shall be duly signed/certified by a licensed Fire Consultant/Architect. The information regarding fire safety measures shall be furnished.
 - D. The Chief Fire Officer shall examine these plans to ensure that they are in accordance with the provisions of fire safety and means of escape as per these bye- laws and shall forward two sets of plans duly signed for implementation to the building sanctioning Authority.

- E. After completion of fire fighting installations as approved and duly tested and certified by the licensed Fire Consultant/Architect, the Owner/Builder of the building shall approach the Chief Fire Officer through the concerned Authority for obtaining clearance from fire safety and means of escape point of view. The concerned Authority shall ensure that clearance from Chief Fire Officer has been obtained for the building identified before granting the completion certificate.
- F. On receipt of the above request, the Chief Fire Officer shall issue the No Objection Certificate from fire safety and means of escape point of view after satisfying himself that the entire fire protection measures are implemented and functional as per approved plans.
- G. Any deficiencies observed during the course of inspection shall be communicated to the Authority for rectification and a copy of the same shall be forwarded to the concerned building owner/ builder.

(3) Renewal of Fire Clearance

On the basis of undertaking given by the Fire Consultant/Architect, the Chief Fire Officer shall renew the fire clearance in respect of the following buildings on annual basis:

- A. Public entertainment and assembly
- B. Hospitals
- C. Hotels
- D. Under ground shopping complex
- E. Such other occupancies as decided by the Authority.

(4) Fee

For augmentation of fire service facilities for effecting rescue/fire fighting operation in high rise building, fee payable to Chief Fire Officer by the applicant (s) along with sets of plans for obtaining the No Objection Certificate shall be as prescribed by the Puri Konark Development Authority.

(5) Fire Consultant

The Architect of the project will be responsible for making provisions for fire protection and fire fighting measure as provided and for that he may consult an expert in this field, as in case of other professionals for structural, sanitary and others.

(6) Terminology

All the technical terms shall have the meaning as defined in National Building Code of India, 2005, Part-IV, Fire Protection as amended from time to time but for the terms which are defined otherwise in these Regulations.

(7) General

The Chief Fire Officer may insist on suitable provisions in the building from fire safety and means of escape point of view depending on the occupancy, height or on account of new developments creating special fire hazard, in addition to the provision of these building Regulations and part IV (Fire Protection) of National Building Code of India, 2005.

(8) Means Of Access

The following provisions of means of access shall be applicable.

A. Provisions of Exterior Open Spaces around the Building

- (i) The set backs of the respective building shall be as per Master Plan, detailed Layout Plan, general Development Plan.
- (ii) For multi-Storeyed buildings identified the provision of exterior open spaces around the buildings shall be as given in Table.

TABLE-19**PROVISION OF EXTERIOR OPEN SPACES AROUND THE BUILDINGS**

Sl. No.	Height of the Building Upto (m.)	Exterior open spaces to be left out on all sides in m. (front rear and sides in each plot)
1	10	As per prescribed set backs
2	15	5
3	18	6
4	21	7
5	24	8
6	27	9
7	30	10
8	35	11
9	40	12
10	45	13
11	50	14
12	55 and above	16

NOTE— On sides where no habitable rooms face, a minimum space of 9.0 m. shall be left for heights above 27.0 m.

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

(9) Exit Requirement**A. Type of Exits:**

- (i) Exits shall be either horizontal or vertical type. An exit may be doorway, corridor and passage to an internal staircase or external staircase, ramp or a verandah and/or terraces that have access to the street or to roof of a building. An exit may also include horizontal exit leading to an adjoining building at the same level.
- (ii) Lifts escalators and revolving doors shall not be considered as exits.

B. Number of Size of Exits:

The requisite number and size of various exits shall be provided, based on the occupants in each room and floor based on the occupant load, capacity of exits, travel distance and height of buildings as per one above.

C. Arrangements of Exits:

- (i) Exits shall be so located so that the travel distance on the floor shall not exceed 22.50 m. for residential, educational, institutional and hazardous occupancies and 30.0 m. for assembly, business, mercantile, industrial and

storage occupancies. Whenever more than one exit is required for a floor of a building they shall be placed as remote from each other as possible. All the exits shall be accessible from the entire floor area at all floor levels.

- (ii) The travel distance to an exit from the remote point shall not exceed half the distance as stated above except in the case of institutional occupancy in which case it shall not exceed 6.0 m.

D. Capacity of Exit:

The capacity of exits (staircase, ramps and doorways) indicating the number of persons which could be safely evacuated through a unit exit width of 50 cm. shall be as given below.

TABLE-20
OCCUPANTS PER UNIT EXIT WIDTH

Sl. No.	Group of Occupancy	Number of Occupants		
		Stairways	Ramps	Doors
1	Residential	25	50	75
2	Educational	25	50	75
3	Institutional	25	50	75
4	Assembly	40	50	60
5	Business	50	60	75
6	Mercantile	50	60	75
7	Industrial	50	60	75
8	Storage	50	60	75
9	Hazardous	25	30	40

E. Staircase Requirements:

There shall be minimum of two staircases and one of them shall be enclosed stairway and the other shall be on the external walls of building and shall open directly to the exterior, interior open space or to any open place of safety. Single staircase may be accepted for educational, business or apartment buildings where floor area does not exceed 300 sq. m. and height of the building does not exceed 24 m. and other requirements of occupant load, travel distance and width of staircase shall meet the requirement. The single staircase in such case shall be on the outer wall of the building.

F. Minimum Width Provision for Stairways:

The following minimum width provisions shall be made for each stairway

- | | |
|--|---------|
| (i) Residential low rise building | 0.9 m. |
| (ii) Other residential building e.g. flats | 1.25 m. |
| (iii) hostels, group housing, guest houses, etc. | 1.25 m. |
| (iv) Assembly buildings like Auditorium, theatres and cinemas. | 2.0 m. |
| (v) All other buildings including hotels | 1.5 m. |
| (vi) Institutional building like hospitals | 2.0 m. |
| (vii) Educational building like School, Colleges. | 1.5 m. |

G. Minimum Width Provision for Passageway/Corridors:

The following minimum width provisions shall be made for each passageway/corridor.

(i) Residential buildings, dwelling unit type	1.0 m.
(ii) Residential buildings, e.g., hostels, etc.	1.25 m.
(iii) Assembly buildings like auditorium, theatres and cinemas.	2.0 m.
(iv) All other buildings including hotels	1.5 m.
(v) Hospital, Nursing Homes, etc.	2.4 m.

H. Doorways:

- (i) Every doorway shall open into an enclosed stairway, a horizontal exit, on a corridor or passageway providing continuous and protected means of egress.
- (ii) No exit doorways shall be less than 1 m. in width and 1.5 m. in case of hospital and ward block. Doorways shall not be less than 2.10 m. in height—
 - (i) Exit doorways shall open outwards, that is away from the room but shall not obstruct the travel along any exit. No door when opened shall reduce the required width of stairway or landing to less than 1 m. Overhead or sliding door shall not be installed.
 - (ii) 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. Level of landings shall be the same as that of the floor, which it serves.
 - (iii) Exit doorways shall be open able from the side, which they serve without the use of a key.
 - (iv) Revolving doors shall not be allowed.

I. Stairways:

- (i) Interior stairs shall be constructed of non-combustible material throughout.
- (ii) Interior stairs shall be constructed as a self-contained unit with at least one side adjacent to an external wall and shall be completely enclosed.
- (iii) A staircase shall not be arranged round a lift shaft for buildings 15.0 m. and above height. The staircase location shall be to the satisfaction of Chief Fire Officer.
- (iv) Hollow combustible construction shall not be permitted.
- (v) The minimum width of treads without nosing shall be 25 cm. for an internal staircase for residential high-rise buildings. In the case of other buildings, the minimum tread shall be 30 cm. The treads shall be constructed and maintained in a manner to prevent slipping. Winders shall be allowed in residential buildings provided they are not at the head of a downward flight.
- (vi) The maximum height of riser shall be 19 cm. in the case of residential high-rise buildings and 15 cm. in the case of other buildings. These shall be limited to 13 per flight.
- (vii) Handrails shall be provided with a minimum height of 1 m. from the center of the tread.

- (viii) The minimum headroom in a passage under the landing of a staircase and under the staircase shall be 2.10 m.
- (ix) For building more than 24 m. in height, access to main staircase shall be through a lobby created by double door of one hour fire rating. One of the doors will be fixed in the wall of the staircase and other after the lobby.
- (x) No living space, store or other fire risk shall open directly into the staircase or staircases.
- (xi) External exit door of staircase enclosure at ground level shall open directly to the open spaces or can be reached without passing through any door other than a door provided to form a draught lobby.
- (xii) The main staircase and fire escape staircase shall be continuous from ground floor to the terrace level.
- (xiii) No electrical shafts/AC ducts or gas pipe, etc., shall pass through the staircase. Lift shall not open in staircase landing.
- (xiv) No combustible material shall be used for decoration/wall paneling in the staircase.
- (xv) Beams/columns and other building features shall not reduce the headroom/width of the staircase.
- (xvi) The exit sign with arrow indicating the way to the escape route shall be provided at a suitable height from the floor level on the wall and shall be illuminated by electric light connected to corridor circuits. All exit way marking sign should be flush with the wall and so designed that no mechanical damage shall occur to them due to moving of furniture or other heavy equipments. Further all landings of floor shall have floor indicating boards indicating the number of floor.
- (xvii) The floor indication board shall be placed on the wall immediately facing the flight of stairs and nearest to the landing. It shall be of size not less than 0.2 m. x 0.5 m.
- (xviii) Individual floors shall be prominently indicated on the wall facing the staircase.
- (xix) In case of single staircase it shall terminate at the ground floor level and the access to the basement shall be by a separate staircase. However, the second staircase may lead to basement levels provided the same is separated at ground level either by ventilated lobby with discharge points at two different ends through enclosures.

J. Fire Escapes or External Stairs:

- (i) Fire escape shall not be taken into account while calculating the number of staircases for a building.
- (ii) All fire escapes shall be directly connected to the ground.
- (iii) Entrance to the fire escape shall be separate and remote from internal staircase.
- (iv) The route to fire escape shall be free of obstructions at all times except the doorway leading to the fire escape which shall have the required fire resistance.
- (v) Fire escape shall be constructed of non-combustible materials.
- (vi) Fire escape stairs shall have straight flight not less than 125 cm. wide with 25 cm. treads and risers not more than 19 cm.
- (vii) Handrails shall be at a height not less than 1 m.

- (viii) Fire escape staircase in the mercantile, business, assembly, hotel buildings above 24 m. height shall be a fire tower and in such a case width of the same shall not be less than the width of the main staircase. No combustible material shall be allowed in the fire tower.

K. Spiral Stairs :

- (i) The use of spiral staircase shall be limited to low occupant load and to a building height 9 m.
- (ii) A spiral stair shall not be less than 1.5 m. in diameter and shall be designed to give the adequate headroom.

L. Staircase Enclosures :

- (i) The external enclosing walls of the staircase shall be of the brick or the R.C.C. construction having fire resistance of not less than two hours. All enclosed staircases shall have access through self-closing door of one hour fire resistance. These shall be single swing doors opening in the direction of the escape. The door shall be fitted with the check action door closers.
- (ii) The staircase enclosures on the external wall of the building shall be ventilated to the atmosphere at each landing.
- (iii) Permanent vent at the top equal to the 5% of the cross sectional area of the enclosure and openable sashes at each floor level with area equal to 1 to 15% of the cross sectional area of the enclosure on external shall be provided. The roof of the shaft shall be at least 1 m. above the surrounding roof. There shall be no glazing or the glass bricks in any internal closing wall of staircase. If the staircase is in the core of the building and cannot be ventilated at each landing, a positive of 5 mm., w.g., by an electrically operated blower/blowers shall be maintained
- (iv) The mechanism for pressurizing the staircase shaft shall be so installed that the same shall operate automatically on fire alarm system/sprinkler system and be provided with manual operation facilities.

M. Ramps :

- (i) Ramps of slope of not more than 1 in 10 may be substituted for and shall comply with all the applicable requirements of all required stairways as to enclosure capacity and limiting dimensions. Larger slopes shall be provided for special uses but in no case greater than 1 in 8. For all slopes exceeding 1 in 10 and where the use is such as to involve danger of slipping, the ramp shall be surfaced with approved non-slipping material.
- (ii) The minimum width of the ramps in the Hospitals shall be 2.4 m. and in the basement using car parking shall be 6.0m.
- (iii) Handrails shall be provided on both sides of the ramp.
- (iv) Ramp shall lead directly to outside open space at ground level or courtyards of safe place.
- (v) For building above 24.0 m. in height, access to ramps from any floor of the building shall be through smoke fire check door.
- (vi) In case of nursing homes, hospitals, etc., area exceeding 300 sq. m. at each floor one of the exit facility shall be a ramp of not less than 2.4 m. in width.

(10) Provision of Lifts :

- A.** Provision of the lifts shall be made for all multi-storeyed building having a height of 15.0 m. and above.
- B.** All the floors shall be accessible 24 hrs. by the lift. The lift provided in the buildings shall not be considered as a means of escape in case of emergency.
- C.** Grounding switch at ground floor level to enable the fire service to ground the lift car in case of emergency shall also be provided.
- D.** The lift machine room shall be separate and no other machinery shall be installed in it.

(i) LIFT ENCLOSURE/LIFT

General requirements shall be as follows :—

- (a) Walls of lift enclosures shall have a fire rating of two hours. Lift shafts shall have a vent at the top of area not less than 0.2 sq. m.
- (b) Lift motor room shall be located preferably on top of the shaft and separated from the shaft by the floor of the room.
- (c) Landing door in lift enclosures shall have a fire resistance of not less than one hour.
- (d) The number of lifts in one lift bank shall not exceed four. A wall of two hours fire rating shall separate individual shafts in a bank.
- (e) Lift car door shall have a fire resistance rating of 1 hour.
- (f) For buildings 15.0 m. and above in height, collapsible gates shall not be permitted for lifts and solid doors with fire resistance of at least one hour shall be provided.
- (g) If the lift shaft and lobby is in the core of the building a positive pressure between 25 and 30 pa shall be maintained in the lobby and a possible pressure of 50 pa shall be maintained in the lift shaft. The mechanism for the pressurization shall act automatically with the fire alarm/sprinkler system and it shall be possible to operate this mechanically also.
- (h) Exit from the lift lobby, if located in the core of the building, shall be through a self-closing fire smoke check door of one hour fire resistance.
- (i) Lift shall not normally communicate with the basement. If however, lifts are in communication, the lift lobby of the basement shall be pressurized as in (g) with self closing door as in (h).
- (j) Grounding switch (es), at ground floor level shall be provided to enable the fire service to ground the lifts.
- (k) Telephone/talk back communication facilities may be provided in lift cars for communication system and lifts shall be connected to the fire control room of the building.
- (l) Suitable arrangements such as providing slope in the floor of the lift lobby shall be made to prevent water used during fire fighting, etc., at any landing from entering the lift shafts.

- (m) A sign shall be posted and maintained on every floor at or near the lift indicating that in case of fire, occupants shall use the stairs unless instructed otherwise. The sign shall also contain a plan for each floor showing the location of the stairways. Floor marking shall be done at each floor on the wall in front of the lift-landing door.
- (n) Alternate power-supply shall be provided in all the lifts.

(ii) FIRE LIFT

Following requirements shall apply for a fire lift in addition to above requirements :—

- (a) To enable fire service personnel to reach the upper floors with the minimum delay, one or more of the lifts shall be so designed so as to be available for the exclusive use of the fireman in an emergency and be directly accessible to every dwelling/lettable floor space on each floor.
- (b) The lift shall have a floor area of not less than 1.4 sq. mt. It shall have a loading capacity of not less than 545 kg. (8 persons lift) with automatic closing doors.
- (c) The electric supply shall be on a separate service from electric supply mains in a building and the cables run in a route safe from fire, i.e., within a lift shaft. Lights and fans in the elevator having wooden paneling or sheet steel construction shall be operated on 24-volt supply.
- (d) In case of failure of normal electric supply, it shall automatically switchover to the alternate supply. For apartment houses, this changeover of supply could be done through manually operated changeover switch. Alternatively, the lift should be so wired that in case of power failure, it comes down at the ground level and comes to stand still with door open.
- (e) The operation of a fire lift shall be by a single toggle of two-button switch situated in a glass-fronted box adjacent to the lift at the entrance level. When the switch is on landing, call points will become inoperative and the lift will be on car control only or on a priority control device. When the switch is off, the lift will return to normal working. This lift can be used by the occupants in normal times.
- (f) The words 'FIRE LIFT' shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.
- (g) The speed of the fire lift shall be such that it can reach to the top floor from ground level within one minute.

(11) Basement :

As provided in the Regulations—

A. Requirements :

- (i) The access to the basement shall be either from the main or alternate staircase providing access and exit from higher floors. Where the staircase is continuous the same shall be enclosed type serving as a fire separation from the basement floor and higher floors. Open ramps shall be permitted if they are constructed within the building line subject to the provision of the (iv).

- (ii) In case of basement for office, sufficient number of exit ways and access ways shall be provided with a travel distance not more than 15.0 m. The travel distance in case of dead-end shall be 7.5 m.
- (iii) The basement shall be partitioned and in no case compartment shall be more than 500 sq. m. and less than 50 sq. m. area except parking. Each compartment shall have ventilation standards as laid down in Bye-Laws separately and independently. The partition shall be made in consultation with Chief Fire Officer.
- (iv) The first basement (immediately below ground level) can be used for services/parking/other permissible services. Lower basement, if provided, shall exclusively be used for car parking only.
- (v) Each basement shall be separately ventilated. Vents with cross-sectional area (aggregate) not less than 2.5 per cent of the floor area spread evenly round the perimeter of the basement shall be provided in the form of grills or breakable starboard lights or pavement lights or by way of shafts. Alternatively a system of air inlets shall be provided at basement floor level and smoke outlets at basement ceiling level. Inlets and extracts may be terminated at ground level with starboard or pavement lights. Ducts to convey fresh air to the basement floor level are to be laid. Starboard and pavement lights should be in positions easily accessible to the firemen and clearly marked "SMOKE OUTLET" or "AIR INLET" with an indication of area served at or near the opening.
- (vi) The staircase of basement shall be of enclosed type having fire resistance of not less than two hours and shall be situated at the periphery of the basement to be entered at ground level only from the open air and in such positions that smoke from any fire in the basement shall not obstruct any exit serving the ground and upper stories of the building and shall communicate with basement through a lobby provided with fire resisting self-closing door of one hour rating. In case of basement being used as car parking only, the travel distance shall be 45 m.
- (vii) In multi-storeyed basements, intake duct may serve all basements levels, but each basement and basement compartment shall have separate smoke outlet duct or ducts. Mechanical extractors for smoke venting system from lower basement levels shall also be provided. The system shall be of such design as to operate on actuation of smoke, heat sensitive detectors/sprinklers, if installed, and shall have a considerably superior performance compared to the standard units. It shall also have an arrangement to start manually.
- (viii) Mechanical extractors shall have an internal locking arrangement so that extractors shall continue to operate and supply fans shall stop automatically with the actuation of fire detectors. Mechanical extractors shall be designed to permit 30 air changes per hour in case of fire or distress call. However, for normal operation, only 30 air changes or any other convenient factor can be maintained.
- (ix) Mechanical extractors shall have an alternate source of power-supply.

- (x) Ventilating ducts shall be integrated with the structure and made out of brick masonry or RCC as far as possible and when this duct crosses the transformer area of electrical switchboard, fire dampers shall be provided.
- (xi) Kitchens working on gas fuel shall not be permitted in basement/sub-basement.
- (xii) If cutouts are provided from basement to the upper floors or to the atmosphere, all side cutout openings in the basements shall be protected by sprinkler heads at closed spacing so as to form a water curtain in the event of a fire.
- (xiii) Dewatering pump shall be provided in all basements.

(12) Provision of Helipad :

All high-rise buildings 60 m. and above shall have provision for a Helipad on the terrace. The same shall be approved by the Authority.

(13) Service Ducts/Refuge Chute :

- A. Service duct shall be enclosed by walls and door, if any, of 2 hours fire rating. If ducts are larger than 10 sq. m. the floor should seal them, but suitable opening for the pipes to pass through shall be provided with the gaps sealed.
- B. A vent opening at the top of the service shaft shall be provided between one-fourth and one-half of the area of the shaft. Refuge chutes shall have an outlet at least of wall of non-combustible material with fire resistance of not less than two hours. They shall not be located within the staircase enclosure or service shafts or air-conditioning shafts. Inspection panel and door shall be tight fitting with 1 hour fire resistance; the chutes should be as far away as possible from exits.
- C. Refuge chutes shall not be provided in staircase walls and A/C shafts, etc.

(14) Electrical Services :

Electrical Services shall conform to the following :—

- A. The electric distribution cables/wiring shall be laid in a separate duct shall be sealed at every floor with non-combustible material having the same fire resistance as that of the duct. Low and medium voltage wiring running in shaft and in false ceiling shall run in separate conduits.
- B. Water mains, telephone wires, intercom lines, gas pipes or any other service lines shall not be laid in ducts for electric cables.
- C. Separate conduits for water pumps, lifts, staircases and corridor lighting and blowers for pressuring system shall be directly from the main switch panel and these circuits shall be laid in separate conduit pipes, so that fire in one circuit will not affect the others. Master switches controlling essential service circuits shall be clearly labeled.
- D. The inspection panel doors and any other opening in the shaft shall be provided with air tight fire doors having fire resistance of not less then 1 hour.
- E. Medium and low voltage wiring running in shafts and within false ceiling shall run in metal conduits. Any 240 voltage wiring for lighting or other services, above false ceiling should have 660V grade insulation. The false ceiling including all fixtures used for its suspension shall be of non-combustible material.

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

G. MCB and ELCB shall be provided for electrical circuit.

(15) Staircase And Corridor Lights :

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

- A. Staircase and corridor lighting shall also be connected to alternate source of power supply.
- B. Suitable arrangement shall be made by installing double throw switches to ensure that the lighting installed in the staircase and the corridor does not get connected to two sources of supply simultaneously. Double throw switch shall be installed in the service room for terminating the stand by supply.
- C. Emergency lights shall be provided in the staircase and corridor.

(16) A. Air-Conditioning :

- (i) Air-conditioning system should be installed and maintained so as to minimize the danger of spread of fire, smoke or fumes thereby from one floor of fire area to another or from outside into any occupied building or structure.
- (ii) Air-Conditioning systems circulating air to more than one floor area should be provided with dampers designed to close automatically in case of fire and thereby prevent spread of fire or smoke. Such a system should also be provided with automatic controls to stop fans in case of fire, unless arranged to remove smoke from a fire, in which case these should be designed to remain in operation.
- (iii) Air-conditioning system serving large places of assembly (over one thousand persons), large departmental stores or hostels with over 100 rooms in a single block should be provided with effective means for preventing circulation of smoke through the system in the case of fire in air filters or from other sources drawn into the system even though there is insufficient heat to actuate heat smoke sensitive devices controlling fans or dampers. Such means shall consist of approved effective smoke sensitive controls.

B. Air-Conditioning should conform to the following :—

- (i) Escape routes like staircase, common corridors, lift lobbies, etc., should not be used as return air passage.
- (ii) The ducting should be constructed of metal in accordance with BIS 655:1963
- (iii) Wherever the ducts pass through fire walls or floor, the opening around the ducts should be sealed with fire resisting material of same rating as of walls/ floors.

- (iv) Metallic ducts should be used even for the return air instead of space above the false ceiling.
- (v) The material used for insulating the duct system (inside or outside) should be of flame resistant (IS 4355:1977) and non-conductor of heat.
- (vi) Area more than 750 sq. m. on individual floor should be segregated by a firewall and automatic fire dampers for isolation should be provided.
- (vii) In case of more than one floor, arrangement by way of automatic fire dampers for isolating the ducting at every floor from the floor should be made. Where plenums used for return air passage, ceiling and its features and air filters of the air handling units, these should be flame resistant. Inspection panels should be provided in the main trenching. No combustible material should be fixed nearer than 15 cm. to any duct unless such ducting is properly enclosed and protected with flame resistant material.
- (viii) In case of buildings more than 24 m. in height, in non-ventilated lobbies, corridors, smoke extraction shaft should be provided.

C. Fire Dampers :

- (i) These shall be located in air ducts and return air ducts/passages at the following points :—
 - (a) At the fire separation wall;
 - (b) Where ducts/passages enter the central vertical shaft;
 - (c) Where the ducts pass through floors; and
 - (d) At the inlet of supply air duct and the return air duct of each compartment on every floor.
- (ii) The dampers shall operate automatically and shall simultaneously switch off the air-handling fans. Manual operation facilities shall also be provided.
- (iii) For blowers, where extraction system and dust accumulators are used, dampers shall be provided.
- (iv) Fire/smoke dampers (for smoke extraction shafts) for buildings more than 24 m. in height. For apartment houses in non-ventilated lobbies/corridor operated by detection system and manual control sprinkler system. For other buildings on operation of smoke/heat detection system and manual control/ sprinkler system.
- (v) Automatic fire dampers shall be so arranged so as to close by gravity in the direction of air movement and to remain tightly closed on operation of a fusible link.

(17) Boiler Room :

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

- A.** The boiler shall not be allowed in sub-basement, but may be allowed in the basement away from the escape routes.
- B.** The boilers shall be installed in a fire resisting room of 4 hours fire resistance rating and this room shall be situated on the periphery of the basement. Catch pits shall be provided at the low level.
- C.** Entry to this room shall be provided with a composite door of 2 hours fire resistance.
- D.** The boiler room shall be provided with fresh air inlets and smoke exhaust directly to the atmosphere.
- E.** The furnace oil tank for the boiler if located in the adjoining room shall be separated by fire resisting wall of 4 hours rating. The entrance to this room shall be provided with double composite doors. A curb of suitable height shall be provided at the entrance in order to prevent the flow of oil into boiler room in case of tank rupture.
- F.** Foam inlets shall be provided on the external walls of the building near the ground level to enable the fire services to use foam in case of fire.

(18) Alternate Source of Electric Supply :

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

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

(19) A. Safety Measures in Electric Sub-Station

- (i) Clear independent approach to the sub-station from outside the building shall be made available round the clock.
- (ii) The approaches/corridors to the sub-station area shall be kept clear for movement of men and material at all times.
- (iii) The sub-station space is required to be provided with proper internal lighting arrangements.
- (iv) In addition to natural ventilation proper ventilation to the sub-station area is to be provided by grill shutters and exhaust fans at suitable places so as to discharge all smoke from the sub-station without delay in case of fire so that sub-station operations can be carried out expeditiously.
- (v) Cable trenches of 0.6 m. X 0.6 m. dummy floor of 0.6 mt. depth shall be provided to facilitate laying of cable inside the building for connecting to the equipment.
- (vi) Steel shutters of 2.5 m. x 2.5 m. with suitable grills shall be provided for transformers and sub-station room.
- (vii) The floor of the sub-station should be capable of carrying 10 tons of transformer weight on wheels.

- (viii) Built up sub-station space is to be provided free of cost.
- (ix) Sub-station space should be clear from any water, sewer, air conditioning, and gas pipe or telephone services. No other service should pass through the sub-station space or the cable trenches.
- (x) Proper ramp with suitable slope may be provided for loading and unloading of the equipment and proper approach shall be provided.
- (xi) RCC pipes at suitable places as required shall be provided for the cable entries to the sub-station space and making suitable arrangement for non-ingress of water through these pipes.
- (xii) The sub-station space is to be provided in the approved/sanctioned covered area of the building.
- (xiii) Any other alteration/modification required while erection of the equipment will be made by the owner/builder at site as per requirement.
- (xiv) Adequate arrangement for fixing chain pulley block above the fixing be available for load of 15 tons.
- (xv) Provision shall be kept for the sumps so as to accommodate complete volume of transformer oil, which can spillover in the event of explosion of the transformer in the basement of the building. Sufficient arrangement should exist to avoid fire in the sub-station building from spread of the oil from the sumps.
- (xvi) Arrangement shall be made for the provision of fire retardent cables so as to avoid chances of spread of fire in the sub-station building.
- (xvii) Sufficient pumping arrangement should exist for pumping the water out in case of fire so as to ensure minimum loss to the switchgear and transformer.
- (xviii) No combustible material shall be stacked inside the sub-station premises or in the vicinity to avoid chances of fire.
- (xix) It should be made mandatory that the promoters of the multi-storeyed building should get substation premises inspected once a year to get their licence revalidated for the provision of electric supply from Electricity Board so that suitable action can be taken against the Owner/Builder in case of non-implementation.
- (xx) The sub-station must not be located below the 1st basement and above the ground floor.
- (xxi) The sub-station space should be totally segregated from the other areas of the basement by fire resisting wall. The ramp should have a slope of 1 : 10 with entry from ground level. The entire sub-station space including the entrance at ground floor be handed over to the licensee of electricity free of cost and rent.
- (xxii) The sub-station area shall have a clear height of 3.6 m. below beams. Further, the sub-station area will have level above the rest of basement level by 0.60 m.
- (xxiii) It is to be ensured that the sub-station area is free of seepage/leakage of water.
- (xxiv) The licensee of electricity will have the power to disconnect the supply of the building in case of violation of any of the above points.
- (xxv) Electric sub-station enclosure must be completely segregated with 4-hours fire rating wall from remaining part of basement.

- (xxvi) The sub-station should be located on periphery/sub-basement and (not above ground floor).
- (xxvii) Additional exit shall be provided if travel distance from farthest corner to ramp is more than 15 m.
- (xxviii) Perfect independent vent system @ 30 air changes per hour linked with detection as well as automatic high velocity water spray system shall be provided.
- (xxix) All the transformers shall be protected with high velocity water spray system / Nitrogen Injection System Carbon Dioxide total flooding system in case of oil filled transformer. In addition to this, manual control of auto high velocity spray system for individual transformers shall be located outside the building at ground floor.
- (xxx) Suitable arrangement for pump house, water storage tanks with main electrical pump and a diesel-operated pump shall be made, if no such arrangement is provided in the building. In case, the water pumping facilities are existing in the building for sprinkler system, the same should, however, be utilized for high velocity water spray system. Alternatively automatic CO2 total flooding system shall be provided with manual controls outside the electric sub-station.
- (xxxi) System shall have facility to give an audio alarm in the basement as well as at the control room.
- (xxxii) Fire control room shall be manned round the clock.
- (xxxiii) The electric sub-station shall have electric supply from alternate source for operation of vent system lighting arrangements.
- (xxxiv) Cable trenches shall be filled with sand
- (xxxv) Party walls shall be provided between two transformers as per the rules.
- (xxxvi) Electric control panels shall be segregated.
- (xxxvii) Exits from basement electric sub-station shall have self-closing fire smoke check doors of 2-hours fire rating near entry to ramp.
- (xxxviii) All openings to lower basement or to ground floor shall be sealed properly.
- (xxxix) Yearly inspection shall be carried out by electrical load sanctioning Authority.
 - (xl) Ramp to be designed in a manner that in case of fire no smoke should enter the main building.
 - (xli) Electric sub-station transformer shall have clearance on all sides as per BBL/ relevant electric rules.
 - (xlii) Other facility shall be as per Building Bye-Laws and relevant electric rules
 - (xlili) Rising electrical mains shall consist of metal bus bars suitably protected from safety point of view.
 - (xliv) Dry transformer shall be preferred.

(20) Fire Protection Requirements

Buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with Part-IV Fire and Life Safety of National Building Code of India, 2005 unless otherwise specified. In the case of identified buildings, the building schemes shall also be cleared by the Chief Fire Officer.

A. First Aid/Fixed Fire Fighting /Fire Detection Systems And Other Facilities

Provision of fire safety arrangement for different occupancy as indicated below shall be as per NBO code :

- (i) Access
- (ii) Wet Riser
- (iii) Down Comer
- (iv) Hose Reel
- (v) Automatic Sprinkler System
- (vi) Yard Hydrant
- (vii) U.G. Tank with Draw off Connection
- (viii) Terrace Tanks
- (ix) Fire Pump
- (x) Terrace Pump
- (xi) First Aid Fire Fighting Appliances
- (xii) Auto Detection System
- (xiii) Manual operated Electrical Fire Alarm System
- (xiv) P.A System with talk back facility
- (xv) Emergency Light
- (xvi) Auto D.G. Set
- (xvii) Illuminated Exit Sign
- (xviii) Means of Escape
- (xix) Compartmentation
- (xx) MCB /ELCB
- (xxi) Fire Man Switch in Lift
- (xxii) Hose Boxes with Delivery Hoses and Branch
- (xxiii) Pipes Refuge Area

NOTE :

1. Where more than one riser is required because of large floor area, the quantity of water and pump capacity recommended should be finalized in consultation with Chief Fire Officer.
2. The above quantities of water shall be exclusively for fire fighting and shall not be utilized for domestic or other use.
3. A facility to boost up water pressure in the riser directly from the mobile pump shall be provided in the wet riser, down comer system with suitable fire service inlets (collecting head) with 2 to 4 numbers of 63 mm inlets for 100-200 mm dia main, with check valve and a gate valve.
4. Internal diameter of rubber hose for reel shall be minimum 20 mm. A shut off branch with nozzle of 5 mm. size shall be provided.

5. Fire pumps shall have positive suctions. The pump house shall be adequately ventilated by using normal/mechanical means. A clear space of 1.0 m. shall be kept in between the pumps and enclosure for easy movement/maintenance. Proper testing facilities and control panel etc. shall be provided.
6. Unless otherwise specified in Regulations, the fire fighting equipments/installation shall conform to relevant BIS Specifications.
7. In case of mixed occupancy, the fire fighting arrangement shall be made as per the highest class of occupancy.
8. Requirement of water-based first aid fire extinguishers shall be reduced to half, if hose reel is provided in the Building.

(21) Static Water Storage Tank

- A. A satisfactory supply of water exclusively for the purpose of fire fighting shall always be available in the form of underground static storage tank with specified capacity with arrangements of replenishment by town's main or alternative source of supply @ 1000 liters per minute. The static storage water supply required for the above mentioned purpose should entirely be accessible to the fire tenders of the local fire service. Provision of suitable number of manholes shall be made available for inspection repairs and insertion of suction hose etc. The covering slab shall be able to withstand the vehicular load of 45 tonnes in case of high rise and 22 tonnes in case of low rise buildings. A draw off connection shall be provided. The slab need not strengthen if the static tank is not located in mandatory setback area.
- B. To prevent stagnation of water in the static water tank, the suction tank of the domestic water supply shall be fed only through an over flow arrangement to maintain the level therein at the minimum specified capacity.
- C. The static water storage tank shall be provided with a fire brigade collecting branching with 4 Nos. 63 mm. dia instantaneous male inlets arranged in a valve box with a suitable fixed pipe not less than 15 cm dia to discharge water into the tank. This arrangement is not required where down comer is provided.

(22) Automatic Sprinklers

Automatic sprinkler system shall be installed in the following buildings :—

- A. All buildings of 24 m. and above in height except group housing and 45 m. and above in case of apartment /group housing society building.
- B. Hotels below 15 m. in height and above 1000 sq m. built up area at each floor and or if basement is existing.
- C. All hotels, mercantile, and institutional buildings of 15 m. and above.
- D. Mercantile building having basement more than one floor but below 15 m. (floor area not exceeding 750 sq m.)
- E. Underground Shopping Complex.
- F. Underground car / scooter parking /enclosed car parking.
- G. Basement area 200 sq m. and above.
- H. Any special hazards where the Chief Fire Officer considers it necessary.
- I. For buildings up to 24 m. in height where automatic sprinkler system is not mandatory as per these Bye-Laws, if provided with sprinkler installation following relaxation may be considered.
 - (i) Automatic heat/smoke detection system and M.C.P. need not be insisted upon.
 - (ii) The number of Fire Extinguisher required shall be reduced by half.

(23) Fixed Carbon Di-Oxide / Foam / DCO Water Spray Extinguishing System

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

(24) Fire Alarm System

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

- A. All residential buildings like dwelling houses (including flats) boarding houses and hostels shall be equipped with manually operated electrical fire alarm system with one or more call boxes located at each floor. The location of the call boxes shall be decided after taking into consideration their floor area without having to travel more than 22.5 m.
- B. The call boxes shall be of the break glass type without any moving parts, where the call is transmitted automatically to the control room without any other action on the part of the person operating the call boxes.
- C. All call boxes shall be wired in a closed circuit to a control panel in a control room, located as per Bye-Laws so that the floor number from where the call box is actuated is clearly indicated on the control panel. The circuit shall also include one or more batteries with a capacity of 48 hours normal working at full load. The battery shall be arranged to be a continuously trickle charged from the electric mains.
- D. The call boxes shall be arranged to sound one or more sounders so as to ensure that all occupants of the floor shall be warned whenever any call box is actuated.
- E. The call boxes shall be so installed that they do not obstruct the exit ways and yet their location can easily be noticed from either direction. The base of the call box shall be at a height of 1.5 m. from the floor level.
- F. All buildings other than as indicated above shall, in addition to the manually operated electrical fire alarm system, be equipped with an automatic fire alarm system.
- G. Automatic detection system shall be installed in accordance with the relevant standard specifications. In buildings where automatic sprinkler system is provided, the automatic detection system may not be insisted upon unless decided otherwise by the Chief Fire Officer.

NOTE— Several type of fire detectors are available in the market but the application of each type is limited and has to be carefully considered in relation to the type of risk and the structural features of the building where they are to be installed.

(25) Control Room

There shall be a control room on the entrance floor of the building with communication system (suitable public address system) for all floors and facilities for receiving the message from different floors. Details of all floor plans along with the details of fire fighting equipment and installation shall be maintained in the Control Room. The Control Room shall also have facility to detect the fire on any floor through indicator boards connecting fire detection and alarm system on all floors. The staff in charge of the Control Room shall be responsible for the maintenance of the various services and fire fighting equipment and installation. The Control Room shall be manned round the clock by trained fire fighting staff.

(26) Fire Drills and Fire Orders

The guidelines for fire drill and evacuation etc. for high-rise building shall be as per Part-IV of National Building Code. All such building shall prepare the fire orders duly approved by the Chief Fire Officer.

- (27)** A qualified Fire Officer and trained staff shall be appointed for the following buildings :—
- A. All high-rise buildings above 30 m. in height where covered area of one floor exceeds 1000 sq m. except apartments/group housing.
 - B. All hotels, identified under classification three stars and above category by Tourism Department and all hotels above 15 m. in height with 150 bed capacity or more without star category.
 - C. All hospital building of 15 m. and above or having number of beds exceeding 100.
 - D. Underground shopping complex where covered area exceeds 1000 sq. m.
 - E. All high hazard industries.
 - F. Any other risk which Chief Fire Officer considers necessary.
- (28)** The lightening protection warning light (red) for high-rise buildings shall be provided in accordance with the relevant standard. The same shall be checked by electrical department.

(29) Material Used For Construction Of Building

- A. Combustible/flammable material shall not be used for partitioning, wall paneling, false ceiling etc. Any material giving out toxic gases/smoke, if involved in the fire shall not be used for partitioning of a floor or wall paneling or a false ceiling etc. The surface frames spread of the lining material shall conform to class-I of the standard specification. The framework of the entire false ceiling shall be provided with metallic sections and no wooden framework shall be allowed for paneling/false ceiling.
- B. Construction features/elements of structures shall conform to National Building Code, 2005 and BIS codes

(30) LPG

The use of LPG shall not be permitted in the high-rise building except residential/hotel/hostel/kitchen/pantry (if any) and shall be located at the periphery of the building on the ground level.

(31) House-Keeping

A high standard of house keeping shall be insisted upon by all concerned. There must be no laxity in this respect. It must be borne in mind that fire safety is dependent to a large extent upon good housekeeping.

A. Good House-Keeping includes the following:—

- (i) Maintaining the entire premises in neat and clean condition
- (ii) Ensuring that rubbish and combustible material are not thrown about or allowed to accumulate, even in small quantity, in any portion of the building. Particular attention must be paid to corners and places hidden from view.
- (iii) Providing metal receptacles/waste paper basket (of non-combustible material) at suitable locations for disposal of waste. Separate receptacles must be provided for disposal of cotton rags/waste, wherever it is generated, these must under no circumstances be left lying around in any portion of the building.
- (iv) Ensuring that receptacles for waste are emptied at regular intervals and the waste removed immediately for safe disposal outside the building.
- (v) Ensuring that all doors/fixtures are maintained in good repairs, particular attention must be paid to self-closing fire smoke check doors and automatic fire/doors/rolling shutters.
- (vi) Ensuring that self-closing fire/smoke check doors close properly and that the doors are not wedged open.
- (vii) Ensuring that the entire structure of the building is maintained in good repairs.

- (viii) Ensuring that all electrical and mechanical service equipments are maintained in good working condition at all times.
- (ix) Ensuring that Cars/Scooters etc. are parked systematically in neat rows. It is advisable to mark parking lines on the ground in the parking areas near the building and in the parking area on ground floor and in basement(s); as applicable, inside the building. A parking attendant must ensure that vehicles are parked in an orderly manner and that the vehicles do not encroach upon the open space surrounding the building.

B. Smoking Restrictions

- (i) Smoking shall be prohibited throughout the basement(s) and in all areas where there is a profusion of combustible materials. Easily readable "NO SMOKING" signs must be conspicuously posted at locations where they can catch the eye. Each sign must also include a pictograph. The sign may also be illuminated.
- (ii) In all places where smoking is permitted, ashtrays half filled with water, must be placed on each table/at each other suitable locations for safe disposal of spent smoking material. The design of the ashtrays must be such that they cannot easily topple over. If, for any reason, this is not practicable a minimum of one metal bucket or other non-combustible container half filled with water must be provided in each compartment for disposal of spent smoking materials.

C. Limiting the Occupant Load in Parking and Other Areas of Basement

Where parking facility is provided in the basement(s) no person other than the floor-parking attendant may be allowed to enter and remain in the parking areas except for parking and removal of Cars/Scooters. Regular offices must not be maintained in the storage /parking area in the basement(s). The stores/godowns must be opened for the limited purpose for keeping or removing stores.

No person other than those on duty may be permitted in the airconditioning plant room(s), HL/LT switch room, transformer compartment, control room pumphouse, generator room, stores and records etc.

(32) Fire Prevention

In addition to the measures recommended above, the following fire prevention measures must be implemented when the building is in occupation.

- (i) Storage of flammable substances, such as diesel oil, gasoline, motor oils, etc. must not be allowed anywhere within the building. The only exception to this rule may be:
 - (a) Storage of diesel oil in a properly installed tank in a fire-resisting compartment in the generator room;
 - (b) Diesel oil, gasoline, motor oil etc. filled in the vehicle tanks.
- (ii) Preparation of tea and warming of food must be prohibited throughout the building
- (iii) Where heaters are used during winters, the following precautions must be taken :
 - (a) All heaters, except convector heaters, must be fitted with guards.
 - (b) Heaters must not be placed in direct contact with or too close to any combustible material.
 - (c) Heaters must be kept away from curtains to ensure that the latter do not blow over the heater accidentally.
 - (d) Heaters must not be left unattended while they are switched on
 - (e) Defective heaters must be immediately removed from service until they have been repaired and tested for satisfactory performance.

- (f) Use of heaters must be prohibited in the entire basement, fire control room and in all weather maker rooms throughout the building. Also in all places where there is profusion of combustible flammable materials.
- (iv) Use of candles or other naked light flame must be forbidden throughout the building, except in the offices (for sealing letters only) and kitchen. When candles/spirit lamps are used for sealing letters/packages, extreme care must be take to ensure that paper does not come in direct contact with the naked flame and the candle/spirit lamp does not topple over accidentally while still lighted. All candles/spirit lamps kitchen fires must be extinguished when no longer required.
- (v) Fluorescent lights must not be directly above the open file racks in offices/record rooms. Where this is unavoidable, such lights must be switched on only for as long as they are needed.
- (vi) Filling up of old furniture and other combustible materials such as scrap paper, rags, etc. must not be permitted anywhere in the building. These must be promptly removed from the building.
- (vii) More than one portable electrical appliance must not be connected to any single electrical outlet.
- (viii) Used stencils, ink smeared combustible materials and empty ink tubes must not be allowed to accumulate in rooms/compartments where cyclostyling is done. These must be removed and disposed off regularly.
- (ix) All shutters/doors of main switch panels and compartments/shafts for electrical cables must be kept locked.
- (x) Aisles in record rooms and stores must have a clear uniform width of not less than 1.0 M. Racks must not be placed directly against the wall/partition.
- (xi) In record rooms, offices and stores, a clear space of not less than 30 Cm. must be maintained between the top-most stack of stores/records and the lighting fittings.
- (xii) A similar clearance, and at (xi) above must be maintained from fire detectors
- (xiii) Fire detectors must not be painted under any circumstances and must also be kept free from lime/distemper.
- (xiv) Records must not be piled/dumped on the floor
- (xv) Welding or use of blow torch shall not be permitted inside the building, except when it is done under strict supervision and in full conformity with the requirements laid down in IS: 3016-1966 code of practice for fire precautions in welding and cutting operation.
- (xvi) Printing ink/oil must not be allowed to remain on the floor, the floor must be maintained in a clean condition at all times.

(33) Occupancy Restrictions

- A. The premises leased to any party shall be used strictly for the purpose for which they are leased.
- B. No dangerous trade/practices (including experimenting with dangerous chemicals) shall be carried on in the leased premises.
- C. No dangerous goods shall be stored within the leased premises
- D. The common/public corridor shall be maintained free of obstructions, and the lessee shall not put up any fixtures that may obstruct the passage in the corridor and/or shall not keep any wares, furniture or other articles in the corridor.
- E. The penalty for contravention of the condition laid down below must be immediate termination of lease and removal of all offending materials.
- F. Regular inspection and checks must be carried out at frequent intervals to ensure compliance with conditions above.

[See Regulation- 77(l)]

MINISTRY OF ENVIRONMENT & FOREST

(Department of Environment, Forest & Wildlife)

NOTIFICATION UNDER SECTION 3(1) AND SECTION 3(2)(v) OF THE ENVIRONMENT (PROTECTION) ACT, 1886 DECLARING COASTAL STRETCHES AS COASTAL REGULATION ZONE (CRZ) AND REGULATING ACTIVITIES IN THE CRZ.

New Delhi, the 19th February, 1991

(as amended up to 22nd April 2003)

S.O.114(E).—Whereas a Notification under Section 3(1) and Section 3(2)(v) of the Environment (Protection) Act, 1986, inviting objections against the declaration of Coastal Stretches as Coastal Regulation Zone (CRZ) and imposing restrictions on industries, operations and processes in the CRZ was published vide Sl. No. 944(E) dated 15th December, 1990.

And whereas all objections received have been duly considered by the Central Government.

Now, therefore, in exercise of the powers conferred by Clause(d) of sub-rule (3) of Rule 5 of the Environment (Protection) Rules, 1986, and all other powers vesting in its behalf, the Central Government hereby declares the coastal stretches of seas, bays, estuaries, creeks, rivers and backwaters which are influenced by tidal action (in the landward side) up to 500 meters from the High Tide Line (HTL) and the land between the Low Tide Line (LTL) and the HTL as Coastal Regulation Zone; and imposes with effect from the date of this Notification, the following restrictions on the setting up and expansion of industries, operations or processes, etc. in the said Coastal Regulation Zone (CRZ).

- (i) For the purposes of this notification, the High Tide Line means the line on the land up to which the highest water line reached during the spring tide. The High Tide Line shall be demarcated uniformly in all parts of the country by the demarcating authority or authorities so authorized by the Central Government, in accordance with the general guidelines issued in this regard, 1.6.
- (ii) The distance from the High Tide Line shall apply to both sides¹ in the case of rivers, creeks and backwaters and may be modified on a case by case basis for reasons to be recorded while preparing the Coastal Zone Management Plans. However, this distance shall not be less than 50* (* This provision has been struck down by the Supreme Court) 100 meters or the width of the creek, river or backwater whichever is less. The distance up to which development along rivers, creeks and backwater is to be regulated shall be governed by the distance up to which the tidal effect of sea is experienced which shall be determined dated on salinity concentration of 5 per thousand (ppt.) for the purpose of this notification the salinity measurements shall be made during the driest period of the year and the distance up to which tidal effects are experienced shall be clearly identified and decreased accordingly in the coastal zone management plans.
- (iii) the water shall be omitted.

2. Prohibited Activities :

The following activities are declared as prohibited within the Coastal Regulation Zone, namely :—

- (i) setting up of new industries and expansion of existing industries, except (a) 10 those directly related to water front or directly needing foreshore facilities (b) Projects of Department of Atomic Energy;
- (ii) manufacture or handling or storage or disposal of hazardous substances as specified in the Notifications of the Government of India in the Ministry of Environment & Forests No. S.O. 594(E), dated 28th July 1989, S.O. 966(E), dated 27th November, 1989 and GSR 1037(E), dated 5th December, 1989, except transfer of hazardous substances from ships to ports, terminals and refineries and *vice versa* in the port areas; 3
 Provided that, facilities for receipt and storage of petroleum products and Liquefied Natural Gas as specified in Annexure III appended to this notification and facilities for degasification of Liquefied Natural Gas, may be permitted within the said Zone in areas not classified as CRZ-I (i), subject to implementation of safety. Directorate in the Government of India, Ministry of Petroleum and Natural Gas and guidelines issued by the Ministry of Environment & Forests and subject to such further terms and the Government of India in the Ministry of Environment & Forests may stipulate conditions for implementation of ameliorative and restorative measures in relation to the environment as;
- (iii) setting up and expansion of fish processing units including are housing (excluding hatchery and natural fish drying in permitted areas :
 Provided that existing fish processing units for modernization purposes may utilise twenty five per cent additional plinth area required for additional equipment and pollution control measures only subject to existing Floor Space index/Floor Area Ratio norms and subject to the condition that the additional plinth area shall not be towards seaward side of existing unit and also subject to the approval of State Pollution Control Board or Pollution Control Committee;
- (iv) setting up and expansion of units/mechanism for disposal of waste and effluents, except facilities required for discharging treated effluents into the water course with approval under the Water (Prevention and Control of Pollution) Act, 1974; and except for storm water drains;
- (v) discharge of untreated wastes and effluents from industries, cities or towns and other human settlements, Schemes shall be implemented by the concerned authorities for phasing out the existing practices, if any, within a reasonable time period not exceeding three years from the date of this Notification;
- (vi) dumping of city or town waste for the purposes land filing or otherwise the existing practice, if any, shall be phased out within a reasonable time not exceeding three years from the date of this Notification;
- (vii) dumping of ash or any wastes from thermal power stations;
- (viii) land reclamation, bonding or disturbing the natural course of sea water except those required for construction or modernization or expansion of ports, harbors, jetties, wharves, quays, slipways, bridges and sea-links and for other facilities that are essential for activities permissible under the notification or for control of coastal erosion and maintenance or clearing of water easy, channels and ports or for prevention of sandbars of for tidal regulators, storm water drains or for structures for prevention of salinity ingress and sweet water recharge :
 Provided that reclamation for commercial purposes such as shopping and housing complex, hotels and entertainment activities shall not be permissible;

- (ix) mining of sands, rocks and other substrata materials, except (a) those rare minerals not available outside the CRZ areas and (b) exploration and extraction of Oil and Natural Gas :

Provided that in the Union Territory of the Andaman and Nicobar Islands, mining of sands may be permitted by the Committee which shall be constituted by the Lieutenant Governor of the Andaman and Nicobar Islands consisting of Chief Secretary, Secretary, Department of Environment, Secretary, Department of Water Resources and Secretary, Public Works Department. The said Committee may permit mining of sand from non-degraded areas for construction purposes from selected sites, in a regulated manner on a case-to-case basis, for a period up to the 30th day of September, 2002. The quantity of sand mined shall not exceed the essential requirements for completion of construction works including dwelling units, shops in respect of half-yearly requirements of 2001-2002 and 2002-2003 annual plans. The permission for mining of sand may be given on the basis of a mining plan from such sites and in such quantity which shall not have adverse impacts on the environment.

- (x) harvesting of drawl of ground water and construction of mechanisms therefore within 200 M. of HTL; in the 200 M. to 500 M. zone it shall be permitted only when done manually through ordinary wells for drinking, horticulture, agriculture and fisheries :

Provided that drawl of ground water is permitted, where no other source of water is available and when done manually through ordinary wells or hand pumps, for drinking and domestic purposes, in the zone between 50 to 200 M. from High Tide Line in case of seas, bays and estuaries and within 200 M. or the CRZ, whichever is less, from High Tide Line in case of rivers, creeks and backwaters subject to such restrictions as may be deemed necessary, in areas affected by sea water intrusion, that may be imposed by an authority designated by State Government/Union Territory Administration;

- (xi) construction activities in CRZ-I except as specified in Annexure I of this Notification;
- (xii) any construction activity between the Low Tide Line and High Tide Line except facilities for carrying treated effluents and wastewater discharges into the sea, facilities for carrying sea 4.3 water for cooling purposes, oil, gas and similar pipelines and facilities essential for activities permitted under this Notification; and
- (xiii) dressing or altering of sand dunes, hills, natural features including landscape change for beautification, recreational and other such purpose, except as permissible under this Notification.

3. Regulation of Permissible Activities:

All other activities; except those prohibited in Para. 2 above, will be regulated as under:

- (1) Clearance shall be given for any activity within the Coastal Regulation Zone only if it requires waterfront and foreshore facilities. The assessment shall be collected within a period of 90 days drew receipts of the requisite documents and data from the project authorities and the decision shall be conveyed within 30 days thereafter.
- (2) The following activities will require environmental clearance from the Ministry of Environment & Forests, Government of India, namely :—
 - (i) construction activities related to projects of Department of Atomic Energy or Defence requirements for which foreshore facilities are essential such as, slipways, jetties, wharves, quays; except for classified operational component of Defence Projects for which a separate procedure shall be followed. Residential buildings, office buildings, hospital complexes, workshops shall not come within the definition of operational requirements except in very special cases and hence shall not normally be permitted in the CRZ;

- (ii) operational constructions for ports and harbors and light houses and constructions for activities such as jetties, wharves, quays and slipways, pipelines, conveying systems including transmission lines;
- (ii-a) exploration and extraction of oil and natural gas and all associated activities and facilities thereto;
- (iii) thermal Power Plants (only foreshore facilities for transport of raw materials facilities for intake of cooling water and outfall for discharge of treated waste water/cooling water) and outfall for discharge of treated waste water/ cooling water; and
- (iv) demolition and reconstruction of—
 - (i) buildings of archeological historical importance;
 - (ii) heritage building;
 - (iii) buildings under public use by wait shed education medical care cultural activities;
 - (iv) all other activities with investment of Rs. 5 crore of more.
- (3) (i) the Coastal States and Union Territory Administrations shall prepare, within a period of one year from the date of this Notification, Coastal Zone Management Plans identifying and classifying the CRZ areas within their respective territories in accordance with the guidelines given in Annexure I and II of the Notification and obtain approval (with or without modifications) of the Central Government in the Ministry of Environment & Forests;
- (ii) within the framework of such approved plans, all development and activities within the CRZ other than those covered in Para. 2 and Para. 3(2) above shall be regulated by the State Government, Union Territory Administration or the local authority as the case may be in accordance with the guidelines given in Annexure I and II of the Notification;
- (iii) in the interim period till the Coastal Zone management Plans mentioned in Para. 3(3)(i) above are prepared and approved, all developments and activities within the CRZ shall not violate the provisions of this Notification. State Governments and Union Territory Administrations shall ensure adherence to these regulations and violations, if any, shall be subject to the provisions of the Environment (Protection) Act, 1986.

(4) Procedure for monitoring and enforcement :

The Ministry of Environment & Forests and the Government of State or Union Territory and such other authorities at the State or Union Territory levels, as may be designated for this purpose, shall be responsible for monitoring and enforcement of the provisions of this notification within their respective jurisdictions.

COASTAL AREA CLASSIFICATION AND DEVELOPMENT REGULATIONS

Classification of Coastal Regulation Zone :

6(1) For regulating development activities, the coastal stretches within 500 metres of High Tide Line on the landward side are classified into four categories, namely :—

Category I (CRZ-I) :

- (i) Areas that are ecologically sensitive and important, such as national parks/ marine parks, sanctuaries, reserve forests, wildlife habitats, mangroves, corals/ coral reefs, areas close to breeding and spawning grounds of fish and other marine life, areas of outstanding natural beauty/ historically/heritage areas, areas rich in genetic diversity, areas likely to be inundated due to rise in sea level consequent upon global warming and such other areas as may be declared by the Central Government or the concerned authorities at the State/ Union Territory level from time to time.
- (ii) Area between Low Tide Line and the High Tide Line.

Category-II(CRZ-II):

The areas that have already been developed up to or close to the shoreline. For this purpose. “developed area “ is referred to as that area within the municipal limits or in other legally designated urban areas which is already substantially built up and which has been provided with drainage and approach roads and other infrastructural facilities, such as watersupply and sewerage mains.

Category-III(CRZ-III) :

Areas that are relatively undisturbed and those which do not belong to either Category-I or II. These will include coastal zone in the rural areas (developed and undeveloped) and also areas within Municipal limits or in other legally designated urban areas which are not substantially built up.

Category-IV (CRZ-IV) :

Coastal stretches in the Andaman & Nicobar, Lakshadweep and small islands, except those designated as CRZ-I, CRZ-II or CRZ-III.

Norms for Regulation of Activities.

6(2) The development or construction activities in different categories of CRZ area shall be regulated by the concerned authorities at the State/ Union Territory level, in accordance with the following norms :—

CRZ-I

No new construction shall be permitted in CRZ-I except (a) Projects relating to Department of Atomic Energy and (b) Pipelines conveying systems including transmission lines and (c) facilities that are essential for activities permissible under CRZ-I. Between the LTL and the HTL, activities as specified under paragraph.

2(xii) may be permitted. In addition, between LTL & HTL in areas which are not ecologically sensitive and important, the following may be permitted. (a) Exploration and extraction of Oil and Natural Gas, (b) activities as specified under provision of sub-paragraph (ii) of paragraph 2, and (c) construction of dispensaries, schools, public rain shelters, community toilers, bridges, roads, jetties, watersupply, drainage, sewerage which are required for traditional inhabitants of the Sunderbans Bio-sphere reserve area, West Bengal, on a case to case basis, by the West Bengal State Coastal Zone Management Authority and (d) Salt harvesting by solar evaporation of seaweeds.

CRZ-II

- (i) Building shall be permitted only on the landward side of the existing road (or roads approved in the Coastal Zone Management Plan of the area) or on the landward side of existing authorized structure. Buildings permitted on the landward side of the existing and proposed roads/existing authorized structures shall be subject to the existing local Town and Country Planning Regulations including the existing norms of Floor Space Index/Floor Area Ratio : Provided that no permission for construction of buildings shall be given on landward side of any new roads (except roads approved in the Coastal Zone Management Plan) which are constructed on the seaward side of an existing road : Provided further that the above restriction on construction bases on existing road/ authorized structures, roads proposed in the approved coastal zone management plans, new roads shall not apply to the housing schemes State Urban Dev. Authorities implemented in phases for which construction activity was commenced prior to 19-02-1991 in at least one phase and all relevant approvals from state local authorities where obtained prior to 19/02/91 in all such cases specific approval of the activity from Environment & Forest Department would be necessary on a case-to-case basis.
- (ii) Reconstruction of the authorized buildings to be permitted subject to the existing FSI/FAR norms and without change in the existing use.
- (iii) The design and construction of buildings shall be consistent with the surrounding landscape and local architectural style.

CRZ-III

- (i) The area up to 200 meters from the High Tide Line is to be provided that such area does not fall any notified part limits or any notified special economic zone, earmarked as ' No Development Zone'. No construction shall be permitted within this zone except for repairs of existing authorized structures not exceeding existing FSI, existing plinth area and existing density, and for permissible activities under the notification including facilities essential for such activities. However, the following uses may be permissible in this zone agriculture, horticulture, gardens, pastures, parks, play fields, forestry and salt manufacture from sea water.
- (i-a) Construction of dispensaries, schools, public rain shelters, community toilets, bridges, roads and provision of localities for water supply, drainage sewerage which are required for the local inhabitants may be permitted on a case to case basis by the Central Government or CZMA constituted for the State/U.T. provided that construction units or, ancillary thereto for domestic sewage treatment and disposed shall be permissible notwithstanding anything contained in subparagraph (iv) of paragraph 2 of this notification.
- (ii) Development of vacant plots between 200 and 500 metres of High Tide Line in designated area o CRZ-III with prior approval of Ministry of Environment and Forests (MEF) permitted for construction of hotels/beach resorts for temporary occupation of tourists/visitors subject to the conditions as stipulated in the guidelines at Annexure-II.
- (iii) Construction/reconstruction of dwelling units between 200 and 500 metres of the High Tide Line permitted so long it is within the ambit of traditional rights and customary uses such as existing fishing villages and gaothans. Building Permission for such construction/ reconstruction will be subject to the conditions that the total number of dwelling units shall not be more than twice the number of existing units, total covered area on all floors shall not exceed 33 per cent of the plot size; the overall height of construction shall not exceed 9 meters and construction shall not be more than 2 floors, ground floor plus one floor. Construction is allowed for permissible activities under the notification including facilities essential for such activities. An authority designated by State Government/Union Territory administration may permit construction of public rain shelters, community toilets, water supply, drainage, sewerage, roads and bridges. The said authority may also permit construction of schools and dispensaries, for local inhabitants of the area, for this panchayats the major part of which falls within CRZ, if no other area is available for construction of such facilities.
- (iv) Reconstruction/alterations of an existing authorized building permitted subject to (i) to (iii) above.
- (v) In notified SEZ construction of non polluting industries in the field at Information Technology and other service industries, desalination plants, beach resorts and related recreational facilities essential for promotion of SEZ as approved in its master plan by SEZ authority may be permitted.

CRZ-IV

Andaman & Nicobar Islands :

- (i) No new construction of buildings shall be permitted within 200 metres of the HTL; except facilities for generating power by non-conventional energy resources, desolation plans and construction of airstrips and associated facilities.
- (ii) The buildings between 200 and 500 metres from the High Tide Line shall not have more than 2 floors (ground floor and first floor), the total covered area on all 1st floors shall not be more than 50 per cent of the plot size and the total height of construction shall not exceed 9 metres.
- (iii) The design and construction of buildings shall be consistent with the surrounding landscape and local architectural style.

- (iv-a) Corals from the beaches and coastal waters shall not be used for construction and other purposes.
- (iv-b) Sand may be used from the beaches and coastal waters, only for construction purpose up to the 31st March 2003 and thereafter it shall not be used for construction and other purposes.
- (v) Dredging and underwater blasting in all around coral formations shall not be permitted; and
- (vi) However, in some of the islands, coastal stretches may also be classified into categories CRZ-I or II or III with the prior approval of Ministry of Environment & Forests and in such designated stretches, the appropriate regulations given for respective categories shall apply.

Lakshadweep and Small Island

- (i) For permitting construction of buildings, the distance from the High Tide Line shall be decided depending on the size of the island. This shall be laid down for each island, in consultation with the experts and with approval of the Ministry of Environment & Forests, keeping in view the land use requirements for specific purposes vis-à-vis local conditions including hydrological aspects erosion and ecological sensitivity.
- (i-a) Facilities for generating power by non-conventional energy
- (i-b) Desalination plants
- (i-c) Construction of airstrips and associated facilities
 - (ii) The buildings within 500 meters from the HTL shall not have more than 2 floors (ground floor and 1st floor), the total covered area on all floors shall not be more than 50 per cent of the plot size and the total height of construction shall not exceed 9 metres;
 - (iii) The design and construction of buildings shall be consistent with the surrounding landscape and local architectural style;
 - (iv) Corals and sand from the beaches and coastal waters shall not be used for construction and other purposes;
 - (v) Dredging and underwater blasting in and around coral formations shall not be permitted; and
 - (vi) However, in some of the islands, coastal stretches may also be classified into categories CRZ-I or II or III, with the prior approval of Ministry of Environment & Forests and in such designated stretches, the appropriate regulations given for respective categories shall apply.

GUIDELINES FOR DEVELOPMENT OF BEACH RESORTS/ HOTELS IN THE DESIGNATED AREAS OF CRZ-III FOR TEMPORARY OCCUPATION OF TOURIST/ VISITORS, WITH PRIOR APPROVAL OF THE MINISTRY OF ENVIRONMENT & FORESTS.

- 7(1) Construction of beach resorts/ hotels with prior approval of MEF in the designated areas of CRZ-III for temporary occupation of tourists/ visitors shall be subject to the following conditions:
 - (i) The project proponents shall not undertake any construction (including temporary constructions and fencing or such other barriers) within 200 metres (in the landward wide) from the High Tide Line and within the area between the Low Tide and High Tide Line;
 - (i-a) live fencing and barbed wire fencing with vegetative cover may be allowed around private properties subject to the condition that such fencing shall in no way hamper public access to the beach.
 - (i-b) no flattening of sand dunes shall be carried out;

- (i-c) no permanent structures for sports facilities shall be permitted except construction of goal posts, net posts and lamp posts;
- (i-d) construction of basements may be allowed subject to the condition that no objection certificate is obtained from the State Ground Water Authority to the effect that such construction will not adversely affect free flow of ground water in that area. The State Ground Water Authority shall take into consideration the guidelines issued by the Central Government before granting such no objection certificate.

Explanation :

Though no construction is allowed in the no development zone for the purpose of calculation of FSI, the area of entire plot including 50% of the portion which falls within the no development zone shall be taken into account.

- (ii) The total plot size shall not be less than 0.4 hectares and the total covered area on all floors shall not exceed 33 per cent of the plot size i.e. the FSI shall not exceed 0.33. The open area shall be suitable landscaped with appropriate vegetal cover;
 - (iii) The construction shall be consistent with the surrounding landscape and local architectural style;
 - (iv) The overall height of construction up to highest ridge of the roof, shall not exceed 9 metres and the 12 construction shall not be more than 2 floors (ground floor plus one upper floor);
 - (v) Ground water shall not be tapped within 200m of the HTL, within the 200 metre–500 metre zone, it can be tapped only with the concurrence of the Central/State Ground Water Board;
 - (vi) Extraction of sand; leveling or digging of sandy stretches except for structural foundation of building, swimming pool shall not be permitted within 500 metres of the High Tide Line;
 - (vii) The quality of treated effluents, solid wastes, emissions and noise levels, etc. from the project area must conform to the standards laid down by the competent authorities including the Central/State Pollution Control Board and under the Environment (Protection) Act, 1986;
 - (vii) Necessary arrangements for the treatment of the effluents and solid wastes must be made. It must be ensured that the untreated effluents and solid wastes are not discharged into the water or on the beach, and no effluent/ solid waste shall be discharged on the beach;
 - (ix) To allow public access to the beach, at least a gap of 20 metres width shall be provided between any two hotels/beach resorts, and in no case shall gaps be less than 500 metres apart; and
 - (x) If the project involves diversion of forest land for non- forest purposes, clearance as required under the Forest (Conservation) Act, 1980 shall be obtained. The requirements of other Central and State laws as applicable to the project shall be met with;
 - (xi) Approval of the State/Union Territory Tourism Department shall be obtained.
- 7(2) In ecologically sensitive areas (such as marine parks, mangroves, coral reefs, breeding and spawning grounds of fish, wildlife habitats and such other areas as may notified by the Central/State Government/Union Territories) construction of beach resorts/hotels shall not be permitted.

FORM-I
PART-I
BUILDING PLAN APPLICATION FORM

Form No. _____

Authorised Signature

**APPLICATION FOR PERMISSION FOR DEVELOPMENT OF BUILDING AND
SUBDIVISION OF LAND UNDER SECTION-16 OF THE ODISHA DEVELOPMENT
AUTHORITIES ACT, 1982.**

From :

Name and Address

(in Block letters)

(Tel. No. _____)

Receipt No. & Date—

For Office use only

Regd. No.

Fee realized.

To

The Vice-Chairman,
Brahmapur Development Authority,
Brahmapur.

Madam/Sir,

I/We hereby apply for permission to undertake development and carry out :

- (a) Construction of _____ storied building
- (b) Reconstruction of an existing building
- (c) Alteration/addition to the existing building
- (d) Revalidation/renewal of plan for construction of all _____ storied building
- (e) Subdivision of land
- (f) _____ (if any other please specify)

In respect of Plot No. _____ Khata No. _____ Village _____
Thana No. _____ of Holding No. _____ Ward No. _____ of _____
Municipality/NAC within the development area of Brahmapur. The said land building shall be used
for _____ purpose.

I/We enclosed herewith the following plans (4 copies in case of privately owned plots/
8 copies in case of Government leased Government plots) and specifications duly signed by me/
Architect/Licensed Engineer/Supervisor/Group agency being Regd. No. _____ Licence
No. _____ who have proposed the plans, designs, etc. and who will supervise the developments.

I/We the owner(s) of every part of the land/building to which this application relates,
request permission for the above development may kindly be accorded.

Place

Signature of Owner (s)

Date

Name of Owner (s)

FORM-I

PART-II

FORM FOR SUPERVISION

I hereby certify that the development erection, re-erection or for material alteration in the building No. _____ or to _____ on/ in Plot No. _____ Colony/ Street _____ MOUZA _____ City _____ shall be carried out under my supervision and I certify that all the materials (type and grade) and the workmanship of the work shall be generally in accordance with the general and detailed specifications submitted along with and that the work shall be carried out according to the sanctioned plans.

Signature of Architect/Engineer/Structural Engineer/Supervisor/Town Planner

Name of Architect/Engineer/Structural Engineer/Supervisor/Town Planner

(in Block letters)

Registration No. of Architect/Engineer/Structural Engineer/Supervisor/Town Planner _____

Address of Architect/ Engineer/ Structural Engineer/ Supervisor/ Town Planner _____

Date _____

FORM-II**BRAHMAPUR DEVELOPMENT AUTHORITY**

No. _____/BDA., Brahmapur, Dated _____

Permission under sub-section(3) of the Section 16 of the Odisha Development Authorities Act, 1982 (Odisha Act,1982) is hereby granted in favour of;

Smt./Shri _____

- (a) Subdivision of lands
- (b) Institution of change of the use of land or building
- (c) Construction of a _____ building
- (d) Reconstruction of building
- (e) Alteration of
- (f) Alteration or additions in the existing building

_____ Specify in respect of plot No. _____,
 Khata No. _____ Thana No. _____ Holding No. _____
 Ward No. _____ of _____ Municipality/NAC with the development plan
 area of _____ subject to following additions/restrictions.

- (a) The land/Building shall be used exclusively _____ purpose and the uses shall not be changed to any other use without prior approval of this Authority.
- (b) The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
- (c) Parking space measuring _____ Sq. m. as shown in the approved plan shall be left open to sky and no part of it will be built upon.
- (d) The land over which construction is proposed is accessible by an approved means of access of _____ m. width.
- (e) The land in question must be in lawful ownership and peaceful possession of the applicant.
- (f) The applicant shall free gift _____ m. wide strip of land in the _____ Municipality/NAC for the further widening of the road to the standard width.
- (g) The permission is valid for period of three years with effect from the date of issue.
- (h) Permission accorded under the provision of Section 16 of ODA Act, cannot be construed as an evidence in respect of right title interest of the plot over which the plan is approved.

- (i) Any dispute arising out of land record or in respect of right/title/interest after this approval the plan shall treated automatically cancelled during the period of dispute.
- (j) Any other conditions.

By Order

Town & Regional Planning Member
Brahmapur Development Authority

Memo No. _____/BDA., Brahmapur, Dated _____

Copy along with _____ copies of the approved plans to Smt./Shri _____
_____.

Town & Regional Planning Member
Brahmapur Development Authority

Memo No. _____/BDA., Brahmapur, Dated _____

Copy with a copy approved plan forwarded to the Municipal Commissioner, Brahmapur Municipal Corporation/Executive Officer, Chatrapur N.A.C/Executive Officer, Gopalpur N.A.C. for information.

Town & Regional Planning Member
Brahmapur Development Authority

Memo No. _____/BDA., Brahmapur, Dated _____

Copy to the Enforcement Section, BDA, Brahmapur.

Town & Regional Planning Member
Brahmapur Development Authority

FORM-III**APPLICATION FORM DRAWING OF ATTENTION UNDER SUB-SECTION (7) OF
SECTION 16 OF THE ODISHA DEVELOPMENT AUTHORITIES ACT,1982**

From

(Name and address of the applicant in block letters)

To

The Vice-Chairman,
Brahmapur Development Authority,
Brahmapur.

SUBJECT—Statutory Notice under sub-section (7) of Section 16 of the ODA Act, 1982.

Madam/ Sir,

I/We do bring to your kind notice that I/We had applied for permission to the Brahmapur Development Authority on _____ to undertake development with respect to Plot No. _____ Khata No. _____ Village _____ Thana No. _____ Holding No. _____ Ward No. _____ within the Development Plan area of _____ Municipality/NAC. My/our application was registered vide No. _____, Dated _____. Two months have elapsed since the submission of my/our application and I/we have not received any communication with respect to the said application.

Please take notice that if within a further period of one month from the date of receipt of this notice by you no communication either granting or refusing permission is received by me/us, I/we shall presume that permission as applied for has been granted in my/our favour.

Yours faithfully,

Signature of the applicant(s)

FORM-V

**FORM OF NOTICE FOR COMMENCEMENT OF WORK TO BE FURNISHED
BY THE PLOT OWNER(S) AND THE BUILDER/ DEVELOPER**

From

(Name and address in Block Letters)

To

The Vice-Chairman,
Brahmapur Development Authority,
Brahmapur.

Sir,

I/We hereby give notice of the erection of building in respect of plot No. _____ Khata No. _____ Village _____ Ward No. _____ to be commenced on _____ as per the permission given in your letter No. _____, Dated _____ under the supervision registered Architect/Registered Structural Engineer, Name, _____ Regd. No. _____ in accordance with the approved plan.

Yours faithfully,

Signature(s) of the Owner/Builder & Developer

FORM-VI

PART-I

COMPLETION CERTIFICATE

I hereby certify that the development, of erection, re-erection or for material alteration in the building No. _____ or to _____ on/in Plot No. _____ Colony/Street _____, MOUZA _____, City _____ has been supervised by me and has been completed on _____ according to the plans sanctioned vide No. _____, dated _____. The work has been completed to my best satisfaction, the workmanship and all the materials(type and grade) have been used strictly, in accordance with the general and detailed specifications. No provisions of the code, conditions prescribed or orders issued there under have been transgressed in the course of the work. The land is fit for construction for which it has been developed or re-developed or the building is fit for use for which it has been erected, re-erected or altered, constructed and enlarged.

I hereby also enclose the plan of the building completed in all aspects.

Signature of Architect/Engineer/Structural Engineer/Supervisor/Town Planner

Name of Architect/Engineer/Structural Engineer/Supervisor/Town Planner

(in Block letters)

Registration No. of Architect/Engineer/Structural Engineer/Supervisor/Town Planner

Address of Architect/Engineer/Structural Engineer/Supervisor/Town Planner

Date _____

FORM-VI**PART-II****CERTIFICATE FOR EXECUTION OF WORK AS PER STRUCTURAL SAFETY
REQUIREMENTS**

With respect to the building work of erection, re-erection or for making alteration in the building
No. _____ or to _____ on/in Plot No. _____ Colony/Street _____
MOUZA _____ City _____ I certify;

- (a) that the building has been constructed according to the sanctioned plan and structural design(one of the drawings as executed enclosed),which incorporates the provisions of structural safety as specified in part 6 'Structural Design' of the National Building Code of India, 2005 and other relevant codes; and
- (b) that the construction has been done under my supervision and guidance and adheres to the drawings and specifications submitted and records of supervision have been maintained.

Any subsequent changes from the completion drawings shall be the responsibility of the owner.

Signature of owner
With date

Signature of the Registered Engineer/
Structural Engineer with date and Registration No.

Name _____

Address _____

FORM-VII**CERTIFICATE FOR STRUCTURAL STABILITY**

With respect to the building work of erection, re-erection or for making alteration in the building No. _____ or to _____ on / in Plot No. _____ Colony/Street _____, Mouza _____, City _____

I certify that the structural plans and details of the building submitted for approval satisfy the structural safety requirements for all situations including natural disasters, as applicable, as stipulated under part 6 structural design of the National Building Code of India, 2005 and other relevant codes; and the information given therein is factually correct to the best of MY knowledge.

Signature of owner
With date

Signature of the Registered
Engineer/Structural Engineer
with date and registration No.

Name _____

Address _____

FORM-VIII**PERIODIC PROGRESS REPORT**

(To be submitted by the Registered Structural Engineer/ Architect)

From :

To

The Town & Regional Planning Member,
Berhampur Development Authority,
Berhampur.

Reference— (i) BDA approval Letter No. _____ Dated _____

(ii) BPBA No. _____

Madam/Sir,

I/We hereby certify that the construction of the building up to foundation, plinth/ground floor/ floors of the building plot No. _____ Mouza _____ has been supervised by me/us and has been constructed strictly confirming to the sanctioned plan and structural design as per the provision of NBC, 2005. The work has been done to my/our best satisfaction. All the materials used in construction of this building are strictly in accordance with BIS specifications and norms conforming to National Building Code, 2005, covering all the safety factors related to earthquake and cyclone. I/we will be responsible and liable for action by BDA/Govt. if there is any structural failure and fire endangering the inmates and public.

Yours faithfully,

Signature and Seal

Name & Designation
of the Registered architect

Date

Address

Permanent

Present

Address

Present

Permanent

Address

Present

Permanent

Signature of the Regd. Architect

Name & Designation of the Registered
Structural Engineer

Signature of plot owner/Developer

FORM-IX

BRAHMAPUR DEVELOPMENT AUTHORITY

No. _____/BDA, Brahmapur, Dated the _____

REFUSAL OF PERMISSION UNDER SUB-SECTION (3) OF SECTION 16 OF ODISHA DEVELOPMENT AUTHORITIES ACT, 1982 FOR UNDERTAKING DEVELOPMENT OF PLOT NO. _____ IN MOUZA _____

To,

SMT/SRI _____

Her/ His reply to this office letter No. _____, Dt. _____ has not been found satisfactory. She/He has failed to show any cause in response to this office Letter No. _____, Dated _____

Hence, in exercise of the powers under Sub-Section (3) of section 16 of the Odisha Development Authority Act, 1982, permission to undertake development on Plot No. _____ Mouza _____ Of Brahmapur/Chatrapur/ Gopalpur Master plan area is hereby refused on the following grounds.

- 1. _____
- 2. _____
- 3. _____
- 4. _____

Two copies of the plans are retained in this office for record and reference and the rest are returned herewith.

By Order

Authorized Officer

Memo No...../ BDA, Brahmapur, Dated.....

Copy to Municipal Commissioner, Brahmapur Municipal Corporation Brahmapur.

Authorized Officer

FORM-X**OCCUPANCY CERTIFICATE**

The work of erection, re-erection or for material alteration in the building No. _____ or to _____ on/in Plot No. _____ Colony/Street _____, Mouza _____, City completed under the supervision of _____ Architect/Structural Engineer/Supervisor, Registration No. _____ has been inspected by me. The building can be permitted/not permitted for occupation for _____ occupancy subjected to the following.

- 1.
- 2.
- 3.

One set of completion plans duly certified is returned herewith.

Signature of the authority

Office stamp

Date

FORM-XI**INDEMNITY BOND FOR BASEMENT**

This Indemnity Bond is executed by Shri/Smt. _____ S/O,D/O,W/O
Shri/Smt. _____ R/O _____ in favour
of Development Authority.

Whereas, the executant has submitted to the concerned Authority the plans for, sanction of basement over Plot No. _____ Mouza/Village _____ under the provisions of the Act and Rules and Building Regulations made there under:

And whereas, the concerned Authority has agreed to sanction the aforesaid construction subject to the conditions that the owner shall indemnify the concerned Authority in the event of any loss or damage being cause to the adjoining building on account of the construction of the said basement either at the time of digging of its foundations or in the course of its construction or even thereafter and also against any claim of any concern thereto.

And whereas the executant has agreed to execute an indemnity bond to the above affect and also to abide by the terms imposed by the concerned Authority to the grant of sanction for construction of the basement.

Now this deed witnesses:

- (a) That in consideration of the sanction of the plans by B.D.A.,Brahmapur for construction of the basement the executant undertakes that he/she shall at all times keep B.D.A.,Brahmapur free from any liability, loss or damages/flowing from any injury or damage caused to the adjoining built-up properties or to any person as a consequence of the construction of at the time of digging of its foundations or during the course of its construction or at any time thereafter.
- (b) The owner agreed and undertakes that in the event of any claim being made by any person or persons against the concerned Authority either in respect of the sanction granted by the concerned Authority to the owner for the construction of basement or in respect of the construction or manner of construction of the basement by the owner of the consequences flowing from the said sanction the executant shall be responsible and liable and not B.D.A., Brahmapur.
- (c) The executant agrees and undertake to indemnify the concerned Authority fully in respect of any amount which the concerned Authority may be required to pay to any person either by way of compensation or on any other account as a result of any claim or suit or any other proceedings concerning the sanctioning of the construction of the basement of the making thereof and also in respect of the costs and expenses which the concerned Authority may incur on defending any action.
- (d) Without prejudice to the above undertaking the executant hereby binds itself to pay to B.D.A., Brahmapur to the full extent any amount which B.D.A., Brahmapur may be required to pay to any person in connection with, relating to or concerning the sanctioning of the basement or the making thereof.

(e) The owner agrees and undertakes that this bond shall remain in full force and effect till the executant faithfully observes/performs the undertaking herein before contained.

In witness whereof the executant above named has signed this bond on this _____ day of _____ at _____

Indemnifier

Witness :

(Signatures) _____

1. Name _____

Full Address _____

(Signatures)

2. Name _____

Full Address _____

(Signatures)

FORM-XII

(PART-I)

[See Regulation 75(1)]

BRAHMAPUR DEVELOPMENT AUTHORITY BRAHMAPUR

(Intimation regarding grid pattern of the layout)

No...../BDA, Brahmapur, Date.....

From

The Town & Regional Planning Member.

To

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

Subject—Your layout plan in Mouza.....

Over Plot No.

Reference—Your application dated.....

Sir/Madam,

In inviting reference to the above, this is to intimate that the grid pattern of the layout plan submitted by you on the above cited plots is satisfactory subject to compliance of the following requirements within a period of three months.

1. Produce original ownership documents in respect of all the plots within the layout for necessary verification.
2. Deposit an amount of Rs.(Rupees only as developers fee as per Regulation.
3. Deposit an amount of Rs.(Rupees. only as change of land use fee as per Regulation-82.
4. The width of the arterial road should not be less than 80'/60' wide and all other roads in the layout shall not be less than 40'/30' wide. All the roads in the layout should be open ended so as to facilitate their connection to the present or future roads in the adjoining areas in a perpendicular, linear or curvilinear manner in that order of feasibility.
5. Demarcate the lands covered by roads, drains and open spaces and development plans roads if any, and gift the same in favour of B.D.A. Brahmapur and submit the original registered gift deeds along with attested copies of ROR and all other intermediate deeds/documents and handover possession of the lands to the undersigned.
6. Construct masonry boundary pillars along the boundary of all open space lands and duly plastered and engraved with capital letters BDA prominently on the four sides and top of all those pillars. The pillars shall be located at all the boundary corners of the open spaces and also at an interval of not more than 100 feet between any two adjoining pillars. The size of the pillars shall not be less than 15"x15" with three feet below and two feet above the ground level and they be white washed.

7. (a) Construct W.B.M. roads covering the entire width of road land between both side drains of all roads as per the specifications i.e. compacted moorum sub-base of 1'-0" thick 9" thick soling course and 4" thick metal layer compacted with power roller. The thickness of various layers may be increased as per the ground situations.
- (b) All the roads shall be so constructed as to have a camber of at least six inches at the centre.
8. (a) Construct masonry or concrete drains on extreme both sides of 60'/80' wide arterial road with an internal width and depth of not less than 1.2M (four feet) and 1.0 M (three feet) respectively with adequate gradient to discharge the entire drain water smoothly to the nearest public/natural drain/main drain to be constructed.
- (b) Construct masonry or concrete drains on extreme both sides of all other roads with internal width and depth not less 0.6 M (Two feet) each and connected to the main drains along the 60'/80' wide arterial road or to the public/natural drain/main drain to be constructed adequate gradient to discharge the entire drain water smoothly.
9. (a) Construct cross drainage R.C.C. slab culverts by the sides of 60'/80' wide arterial road.
- (b) Construct culverts not less than 60 cms. Diameter or two fact wide R.C.C. box culverts for cross drainage works for all other roads.
10. Construct R.C.C. bridges with carriage of way of 40' wide for 80'/60' arterial roads, 30' wide for 40' wide roads, 20' wide for 30' wide roads on the natural drain adjoining/ passing through your layout so as to connect the 80'/60'/40'/30' road as the case may be to the adjoining areas. Alternatively you may pay the cost of the R.C.C. Bridge to this Authority to take up the work. Your willingness to construct or pay the cost of the bridge should be submitted within 15 days and thereafter you should complete the construction of the bridge or pay the cost within three months as the case may be.
11. The entire land of the natural drain of varying width as per the revenue records adjoining/ passing through your layout should be excavated to a depth not less than 4' (four feet) from the ground level and grass turving on the sides of the natural drain along the boundaries of your layout shall be provided to protect the drain.
12. As the width of the land of the natural drainage course(s) passing through/adjoining your layout is inadequate for smooth discharge of drain water you are requested to gift free of cost M2 area of your land adjoining and along the natural drainage course in favour of the Authority by a registered gift deed and excavated the entire original and gifted area of the drainage course to depth not less than four feet from the ground level and provide grass turving on the both sides of the natural drain along the boundary of your layout to protect drain.
13. As there is no natural drain adjoining/ passing through your layout you are required to gift a strip of low laying land of width not less than three metres (10 feet) passing through the entire layout areas in favour of the Authority by a registered gift deed and excavate the drain on that land to a depth not less than one metre and width not less than three metres and provide grass turving on both sides of the drain for smooth discharge of the entire drain water of that area.
14. The agriculture lands shall be got converted in to non-agricultural category U/S 8-A of O.L.R. Act and certified copy of the conversion certificate or if the case is not disposed off a letter to the Authority from Tahasildar about filing of the case be submitted.

15. Avenue plantation on both extreme sides of the road land of all the roads and plantation within the open space area earmarked for parks and playgrounds within the layout shall be taken up as per the following specifications.

- (a) only fruit bearing and ornamental flowering species shall be planted alternatively at an interval of not more than 30(thirty) feet.
- (b) adequate physical protection measures like provision of gabions made of brick, concrete or steel shall be provided for every plant.

16. Please not that this letter does not authorize you in any way to dispose off any portion of the land covered by the layout and any such disposal in any manner will be violation of Section 15 of the O.D.A. Act which is an offence u/s 90 of the said Act.

You are therefore requested to comply the above within a period of three months after which the site will be inspected again to verify the quality and natural of the work undertaken by you and if the said works are fully completed as per specification and to the satisfaction of the Municipal Corporation/NAC the road & drain is to be free gifted in favour of the said Urban Local Body through a registered deed. The open space & civic amenities space is to be free gifted in favour of the Authority. Necessary permission will be accorded u/s 16 of the O.D.A. Act 1982 on compliance of the above.

Yours faithfully,

Town & Regional Planning Member

Memo. No. /BDA, Brahmapur, Dt.

Copy forwarded to the technical person Shri for information and necessary action.

Town & Regional Planning Member

Memo. No. /BDA, Brahmapur, Dt.

Copy to the Tahasildar, Brahmapur /Chatrapur/Konisi with a request to take action u/s 8-A of O.L.R. Act immediately. Cases references may please be intimated for record and reference.

Town & Regional Planning Member

FORM-XII

(PART-II)

BRAHMAPUR DEVELOPMENT AUTHORITY BRAHMAPUR

[Regulation-75(5)]

No. /BDA, Brahmapur, Date

From:

Shri/Smt.

.....

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Subject—Permission under sub-section (3) of Section 16 of the Odisha Development Authority Act, 1982 read with the Brahmapur Development Authority Planning and Building (Standards) Regulations for sub-division and development of lands.

Reference—Your application dated

Sir/Madam,

Permission under sub-section (3) of Section 16 of the Odisha Development Authorities Act, 1982 read with BDA Planning and Building (Standards) Regulation is hereby granted for undertaking sub-division and development of lands for

- (a) Residential purpose.
- (b) Industrial Purpose.
- (c) Commercial purpose.
- (d) purpose (Specify)

As per the layout plan approved and enclosed herewith in respect of the following lands within Municipal Corporation/NAC/G.P under the development area of B.D.A. Brahmapur subject to the following condition.

Sl. No.	Names of all owners	Mouza	Khata No.	Plot No.	Extent

1. It is the responsibility of the permittees /owners to ensure that the provisions of ODA Act the Development Plan, Zoning Regulations, the BDA Planning and Building (Standards) Regulations and the layout plan approved and enclosed herewith are strictly followed and complied in respect of development undertaken.
2. It is the responsibility of the technical person who has prepared the plans to ensure that productions of the ODA Act, Development Plan, Zoning Regulations, the BDA Planning & Building (Standards) Regulations and the layout plan approved and enclosed herewith are strictly followed and complied by the owner or permittee in respect of any development undertaken and any violations of contraventions thereof should at once be brought to the notice of the authority in writing by Regd Post failing which he will run the risk of his registration with BDA cancelled.
3. The same and number of layout plots shall not be altered nor any further sub-division not combining of the layout plots is allowed.
4. The roads drains and other infrastructure shall be fully developed as per the BDA, Planning & Building (Standards) Regulations and you shall maintain all the roads and drains and preserve trees within the layout for a period of five years from the date of issue of this permission or till the commenced local body takes over their maintenance whichever ever is earlier. If you fail to maintain or improperly maintain the roads and drains the security deposit amount is liable to will be forfeited.
5. This permission is valid for a period of three years only with effect from the date of its issue within which period all the developments and provision of infrastructure shall be completed and compliance reported to this Authority.
6. This permission is granted subject to the provisions of O.D.A. Act the development plan, Zoning Regulations and the BDA, Planning & Building (Standards) Regulations. If due to oversight or for any reason, it is subsequently found that the provisions of said Act. Plan or Regulations have been infringed in granting this permission the Authority reserves the right to amend or cancel the plans as and when such infringements come to its notice and direct removal of such portions of the development in excess of the amended or cancelled plans and in such an eventuality this authority shall stand indemnified against any claim whatsoever on that count.
7. One copy of this permission letter and approved layout plan enclosed herewith shall be displayed at the site at all times till the development is completed and any authorized officer of BDA or local body has the right to inspect such development at all times and no let or hindrance shall be caused to such officer.
8. This Authority shall stand indemnified and kept harmless against all proceedings in any Court or before any authorities and all expenses losses or claims which this Authority may incur or become liable as a result of in consequence thereof.
9. The land in question must be in lawful ownership and peaceful possession of the permittee/owner and this permission shall not create alter or extinguish any title or ownership of the land in any way.
10. The permission shall not be deemed to include unlawful use of others land or encroachment of public land.
11. The permission granted earlier vide this office letter No., Dtd for development of the land on the above plot(s) is hereby cancelled.
12. The lands covered by the open space roads and drains and other public amenities as per the layout plan approved and enclosed herewith shall be gifted free of cost to this authority and the original registered gift deeds alongwith the attested copies of ROR and all interim documents etc. shall be submitted and possession of such lands be given to the authorized office of the authority within one month.

13. This permission shall be void ab initio, if any of the conditions imposed herein are violated or contravened.

14.
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.....

Encl. : Two copies of approved Layout plan.

Yours faithfully,

Town & Regional Planning Member

Memo No. /BDA, Brahmapur, Dt.

Copy with approved lay-out plan forwarded to the technical person Shri for information and necessary action.

Town & Regional Planning Member

Memo No. /BDA, Brahmapur. Dt.

Copy with approved layout plan forwarded to the Municipal Commissioner, Brahmapur Municipal Corporation, Brahmapur/Gopalpur/Chatrapur N.A.C./ Sarapanch G. P. for information.

Town & Regional Planning Member

Memo No. /BDA, Brahmapur, Dt.

Copy forwarded to the Technical Person Shri for information and necessary action.

Town & Regional Planning Member

FORM-XIII**APPLICATION FOR DRAWING OF ATTENTION UNDER REGULATION- 67**

From :

To

THE VICE-CHAIRMAN,
BRAHMAPUR DEVELOPMENT AUTHORITY,
BRAHMAPUR.

Subject—Statutory Notice under Regulation-67.

Madam/Sir,

I/We do bring to your kind notice that the Technical person who had supervised the erection/re-erection of the building had submitted the completion certificate to the Brahmapur Development Authority on _____ with respect to plot No. _____, Khata No. _____ Village/Mouza _____ of _____ Municipal Corporation/ Municipality/NAC within Development Plan area of _____ for issue of occupancy certificate. Two months have elapsed since the submission of application and I/We have not received any communication with respect to the said application. Please take notice that if within a further period of two months from the date of receipt of this notice by you, no communication either granting or refusing occupancy certificate is received by me/us, I/We shall presume that issue of occupancy certificate as applied for has been granted in my/our favour.

Yours faithfully,

Signature of the applicant(s)