



**Government of Union Territory of Jammu & Kashmir,
Office of the Chief Town Planner
Town Planning Organisation. Kashmir**

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No: -

Dated: .02.2020

NOTICE

Sub: Uploading of Pre-Draft Uniform Building Code-2019 for Kashmir Region (UT of J&K) for seeking suggestions and objections.

Notice is hereby given that Pre-Draft Uniform Building Code-2019 for Kashmir Division has been prepared by Town Planning Organisation, Kashmir on behalf of Housing & Urban Development department (HUDD). The copy of the same is available on the Official Website of the following offices for the information of all stake holders/general public and is also available at the following places on all working days between 10:30 AM to 03:00 PM.

1. Divisional Commissioner Kashmir : kashmirdivision.nic.in
2. District Development Commissioner, Anantnag : anantnag.nic.in
3. District Development Commissioner, Budgam : budgam.nic.in
4. District Development Commissioner, Bandipora : bandipora.nic.in
5. District Development Commissioner, Baramulla : baramulla.nic.in
6. District Development Commissioner, Ganderbal : ganderbal.nic.in
7. District Development Commissioner, Kulgam : kulgam.nic.in
8. District Development Commissioner, Kupwara : kupwara.nic.in
9. District Development Commissioner, Pulwama : pulwama.nic.in
10. District Development Commissioner, Shopian : shopian.nic.in
11. District Development Commissioner, Srinagar : srinagar.nic.in

Therefore, Objections/Suggestions are hereby invited from General public/stake holders with respect to the Pre-Draft Uniform Building Code-2019 and the same may be sent on e-mail address of Town Planning Organisation, Kashmir at ctp.kashmir@gmail.com, or in writing to any of the above mentioned offices within the period of Two (02) weeks i.e. fifteen (15) days from the publication of this notice. The person making the Suggestion/ Objection, if any, should describe/indicate his complete name with address including contact number.

(Fayaz A. Khan)
Chief Town Planner, Kashmir

**PRE-DRAFT UNIFORM BUILDING CODE-2019
(Kashmir Division, UT of J&K)**



Town Planning Organisation, Kashmir

24.01.2020

Preface

The Housing & Urban Development Department (HUDD) of Government of Jammu & Kashmir was given the mandate of formulating Uniform Building Code-2019 within the ambit of “Business Reform Action Plan (BRAP)-2019 under Ease of Doing Business (EoDB). The Administrative department assigned the task of formulation of Uniform Building Code-2019 for Kashmir Division to Town Planning Organisation, Kashmir and applicable to all urban areas & Industrial Estates/Parks within the territorial jurisdiction of Kashmir Division.

The Uniform Building Code-2019 has spot light on vital aspects like: Hazard/Risk Based Classification of buildings; Performance Bye-Laws; Building Space Norms; Sustainable measure covering Rain Water Harvesting, Ground Water Recharge, Water Re-use & Recycling, Energy Conservation Provisions (Green Buildings), etc.; The Uniform Building Code-2019 for Kashmir Division is fundamentally based on the principles of National Building Code – 2016, which is a very exhaustive code, and shall be applicable with modifications as proposed in the Pre-draft Uniform Building Code 2019 keeping in view the unique Ecological, Locational and Physiographical aspects of the Kashmir region.

The Pre-Draft Uniform Building Code-2019 has been decided to be put in public domain for seeking the feedback/suggestions & objections from the general public/stakeholders as per the direction of Principal Secretary to Govt; Housing & Urban Development Department for a period of two (02) weeks i.e. fifteen (15) days from the date of notification of the notice.

Sd/-
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Chief Town Planner
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Chapter 1: PRELIMINARY AND DEFINITIONS

1.1 General

1.1.1 Applicability of the Building Code:

The building code 2019 shall be applicable to the Kashmir Division of Jammu & Kashmir. In case of any conflict between the Master Plan norms and the building code norms, the former shall prevail.

- a) Where a building is erected, the building code will apply to the design and construction of the building.
- b) Where the whole or any part or the building is demolished, the building code will apply to any remaining part and to the work involved in demolition.
- c) Where a building is altered, the building code will apply to the whole building whether existing or new except, that the building code will apply only to the part, if that part is completely self-contained with respect to facilities and safety measures required by the building code.
- d) Where the occupancy of a building is changed, the building code will apply to all parts of the building affected by the change.

1.1.2 Definition:

In this building code, unless there is anything repugnant in the subject or context:

- a) “**Government**” means Government of J&K
- b) “**Competent Authority**” means as the Government may notify subsequently.
- c) “**Alley**” means a (public thoroughfare), which affords only a secondary means of access to abutting property and not intended for general traffic circulation.
- d) “**Advertising sign**” means any sign, either free, standing or attached to a building or other structure which advertises a business or commercial establishment.

- e) **“Apartment”**: The building will be called apartment house when the building is arranged/intended/ designed to be occupied by families independent of each other and with independent cooking facility for the purpose of sale/lease / rent to person
- f) **“Approved”** means approved by the Competent Authority
- g) **“Authority”**, means for the purpose of these rules any Authority as defined under J&K Development Act 1970, J&K Town Planning Act 1963 and J&K Municipal Act 2000.
- h) **“Balcony”** means horizontal projection with or without roof in upper floors to serve as a “passage” or “sitting out” place.
- i) **“Basement”** means the lower storey of building below ground level, and Semi basement means a floor, partly below ground level
- j) **“Bazaar”** means a place or area reserved or licensed by the Authority for the erection of shops or stalls or both.
- k) **“Building”** means any construction of whatsoever materials (construction) and every part thereof, whether used as human habitation or not and includes plinth, walls, roof, chimney drainage work, fixed platforms, verandah, balcony, eaves, cornice or projection, or part of a building on anything affixed thereof.
- l) **“Ancillary Building”** means a subordinate building or a portion of the main building the use of which is incidental to that of the dominant use of the building or the premises.
- m) **“Building height”** means the clear vertical distance measured in the case of flat roofs from the average ground level

on which the building stands and is contiguous up to the parapet. In the case of pitched roofs, from ground level to ridge top. The architectural features serving no other function except that of decoration shall be excluded for the purpose of taking heights. For the purposes of roof height, it is clarified that the angle of slope should not be less than 15 degrees. For stepped construction the vertical distance shall be measured from the lower floor level instead of average ground level as applicable in case of plain.

- n) **“Building line”** means a line which is in alignment of the street / lane / road and to which the main wall of a building abutting on such a street / lane / road may lawfully extend and beyond which no portion of the building may extend.
- o) **“Industrial Building”** means a building, which is wholly or predominantly used as a warehouse or for Manufacturing / assembling, processing activity or distillery.
- p) **“Office Building”** means any building used or constructed or erected to be used for office purpose and no part of it is being used for living purpose except by the caretaker or his family. Office purpose means an “activity” wherefrom bookkeeping, recordkeeping, publication administration or planning of any institution / organization is managed and whereby professional services are provided.
- q) **“Public Building”** means a Building owned or used by Govt. or Semi Govt. authority, Public registered Trust or such board / foundation which runs and manages charitable institution like hospitals, educational institutions and religious institutions. It shall also include places of Worship like Mosque, Temple, Gurudhwara, Church etc.
- r) **“Residential Building”** means a building used for human habitation and includes all garages, stables or other building apartment / hostels thereto.
- s) **“Commercial Building”** means a building used as shop, store, market, money transaction, sale and purchase of goods either wholesale or retail, storage, go-down or any other activities carried in furtherance of trade and commerce.

- t) **“Tourist Building”** means a building used as board and lodge or either of two for “tourists” which includes hotels, hutments, guest houses, dormitories, sarais, motels, tourist complexes either constructed at isolated places or in the areas integrated and developed as “villages” and uses incidental to tourist activities .
- u) **‘Built Area’** means area covered immediately above the plinth level and the external area up upper floor.
- i) **“Carpet area”** means the covered area of the usable space at any floor level (excluding the area of the wall).
- ii) **‘Covered area’** means the area covered by a building immediately above the plinth .It includes the atrium if covered with roof.
- v) **“Chajja”** means the sloping or horizontal structural projection usually provided over openings on external walls to provide protection from sun and rain.
- w) **“Ceiling height”** means the vertical distance between the floor and the ceiling, where a finished ceiling is not provided , the underside of the joists or top of post plate in case of pitched roof shall determine the upper point of measurement.
- x) **“Coverage”** means the percentage ratio of the plinth area of the main and accessory buildings to the total area of the plot.
- y) **“Drain-surface water”** means a drain used or constructed to use solely for conveying to any drain rain water and surface runoff but shall not include any rainwater pipe.
- z) **“Dwelling”** means a building or portion thereof which is designed for use wholly or principally for residential purposes.

- aa) **“Filling station”** means an area of land including any structures thereon that is or are used or designed to be used for the supply of gasoline or oil or fuel for the propulsion of vehicles. For the purpose of this building code will there shall be deemed to be included within this term any area or structure used designed to be used for polishing, greasing, and washing, spraying or otherwise cleaning or servicing such motor vehicles.
- bb) **“Garage private”** means an accessory building approved for the parking of vehicles owned or used by the occupants of the building to which it is necessary.
 “Garage public” means a building or portion thereof other than a private garage used for repairing, serving, selling or storing motor driven vehicles.
- cc) **“Habitable room”** means a room constructed or intended for human habitation excluding bathroom, water closet compartment, laundries, pantries, corridors, cellars.
- dd) **“Hotel”** means a building or a part of the building used as boarding place for more than 24 persons who are lodged with or without meals, at a time. The land requirement not less than 4 kanals.
- ee) **“Mezzanine Floor”** An intermediate floor between two floors of any storey forming an integral part of the floor below.
- ff) **“Non-conforming use”** means a building, structure, or use of land existing at the time of enforcement of the said building code will and which do not conform to the regulation of the zone in which it is situated.
- gg) **“Open space”** means an area forming an integral part of the plot left open to the sky for the purpose of Building code.
- hh) **“Parking space”** means an area enclosed or unenclosed, sufficient in size to store an automobile or any other conveyance together with a drive-way connecting the parking space with a street, or alley and permitting ingress or egress of all such conveyances.

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- ii) **“Plinth”** means the portion of a structure between the surface of the surrounding ground and surface of the floor immediately above the ground.
- jj) **“Repairs”** mean any renovation applied to any structure, which does not in any way change the dimensions of structure but saves the structure from further deterioration.
- kk) **“Sanctioned Plan”** means the set of drawings and statements/DPR submitted under these building code will for the purposes of sanction by a competent authority.
- ll) **“Set back line”** means a line parallel to the center line of a road or a street and laid down in each case by the Competent Authority beyond which nothing can be erected or re-erected save with the express sanction of the Authority.
- mm) **“To abut”** means any portion of building/structure on the road boundary.
- nn) **“To make alterations”** means to make any modification in any existing building by way of addition/or any other change in the roof, window, door compound, sanitary and drainage system in any respect whatsoever. Opening of a window (and providing inter communication doors) shall be considered to be material alterations. Similarly Modifications in respect however, gardening, white washing, painting, retiling and other decorative works shall not be material-alterations.
- oo) **“Warehouse”** means a building, the whole or substantial part of which is used or intended to be used for the storage of goods but does not include a store room attached to and used for the proper functioning of a shop.
- pp) **“Workshop”** means a building where not more than ten persons are employed in any repair /servicing or manufacturing process.

- qq) **“Group Housing”** means apartments or multistoried housing with more than 4 (four) building blocks in a plot where land is owned jointly and the construction is undertaken by a single agency/or society.
- rr) **“Heritage Building”** means any building of one or more premises or any part thereof which requires preservation, restoration and conservation for historical, architectural, environmental, cultural or religious purpose and includes such portion of the land adjoining such buildings as may be required.
- ss) **“Heritage Zone”** means the area around such heritage building as delineated by the Authority from time to time for restricting the height of building and use of building.
- tt) **“Multistoried or high rise buildings”** means a building whose height is 15 meters or more measured from the average level of the central line of the street on which the site abuts or more than four floors excluding basement or stilt.
- uu) **“Mixed use building”** means a building having more than one use where the predominant use is maximum 2/3rd of the total use. The predominate use is to be in conformity with the zoning.
- vv) **“Temporary Structure”** means all structure of temporary nature like tents, hutment as well as shamianas erected for temporary purposes for ceremonial occasions, with the permission of the competent authority
- ww) **“Unsafe Building”** means a building which,
- is structurally unsafe,
 - is in-sanitary,
 - is not provided with adequate means of egress,
 - constitutes a fire hazard,

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- In relation to its existing use constitutes a hazard to safety or health or public welfare by reasons of inadequate maintenance, dilapidation or abandonment.

 - xx) **“Natural Hazard Prone Areas”** means areas of moderate to high intensity of earthquake or cyclonic/snow storm or significant flood flow or inundation or landslides/mud flows or one or more of these hazards, and declared so by any “Competent authority”.

 - yy) **“Retrofitting”** means upgrading the strength of an unsafe building by using suitable engineering techniques.

 - zz) **“Dhoonga”** means a floating dwelling on water used for residential purposes.

 - aaa) **“House Boats”** means wooden structure floating on water which includes dhoongas for the residential purpose or a facility of board and lodge for tourists with inbuilt mechanism for Solid Waste Disposal and Disposal of liquid Waste without polluting water body registered with the concerned Government Agency/Department.

 - bbb) **“Ledge or Taakh”** means a shelf-like projection, supported in any manner whatsoever, except by vertical supports within a room itself but not projecting wider than half meter.

 - ccc) **“EWS House”** means a house or dwelling unit intended for economically weaker sections with maximum built up area of 500 Sft.

 - ddd) **“EWS Plot”** means a residential plot intended for economically weaker sections having maximum plot area of 1000 Sft.

 - eee) **“Architect”** on Record means an Architect registered with Council of Architects.
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- fff) **“Structural Engineer”** on Record means an engineer possessing qualifications prescribed by Institution of Engineers India.
- ggg) **“Construction Engineer”** on Record means a civil engineer registered with Institution of Engineers as Chartered Engineer on possessing the qualifications prescribed by Institution of Engineers India.
- hhh) **“Integrated Tourist Resort”** is a place with a cluster of huts and common facilities for recreation, restaurant, swimming pool, health club etc.
- iii) The **“Reconstruction”** means constructing the structure/building a fresh as per building norms/building code on the site of old building.
- jjj) **“Restoration/Renovation”** means restoring damaged building/ structure without any change in its original shape, size and height by using retrofitting methods.
- kkk) **“Guest house/Lodging house”** means a building which does not accommodate more than 24 persons at a time with or without dining /parking facilities. The building shall not comprise of more than 24 single guest rooms or 12 double guest rooms. Minimum plot area shall be 2 kanals.
- lll) **“Hostel”** means a residential facility for not exceeding 50 students at a time having dining/parking facilities subject to minimum plot area of 3 kanals. Hostel should be affiliated or attached with recognized educational/welfare organizations/institutes. Height of the building shall be not more than 3 floors.
- mmm) **“Floor Area Ratio”** (FAR) also called Floor Space Index (FSI) means quotient by dividing the total covered area (Plinth area) on all floors excluding exempted areas as given in this regulations into 100 by the area of the plot.

$$\text{FAR} = \frac{\text{Total covered area on all floors}}{\text{Plot area}} \times 100$$

“Floor area” means covered area of a building at any floor level.

- nnn)** “Grey Water” means involving water form sinks, tubs, showers and washing.
- ooo)** “Industrial/Commercial Premises” means any premises which is being used for intended to be used (whether for profit or not) for carrying on any trade, business, education, research or industry.
- ppp)** “Commercial Waste” or “Wastes” are the waste removed from an industrial plant or other premised by way of discharge any liquid, with or without matter in suspension or solution therein, that is or may be discharged from trade premised in the course of any trade or industrial process or operation or in the course of an activity or operation of alike nature.
- qqq)** “Inspector” included whomever the Competent Authority has appointed in writing for the purposes of the building code.
- rrr)** “IS05667” means the latest edition complete with any amendment, of international standard ISO 5667: 1994 Water Quality Sampling.
- | | | |
|---------|------|--|
| Part1: | 1980 | Guidance on the design of sampling programmes |
| Part2: | 1991 | Guidance on sampling techniques |
| Part3: | 1994 | Guidance on the preservation and handling of samples |
| Part10: | 1992 | Guidance on sampling of Grey Waters. |
- sss)** “ISO TR 9824” means the latest edition complete with any amendments, of International Standards ISO TR 9824:

Measurement of liquid flow in open channels;

Part 1: 1990 Measurement of free surface flow in closed conduits methods.

Part 2: 1990 Measurement of free surface flow in closed conduits Equipment.

Interpretation:

- (I) Whenever size and dimensions of rooms and spaces within the building are specified, they shall mean the clear dimensions unless otherwise specified in these rules.
- (II) The **'words' and 'terms'** which have not been defined by this building code shall have same meaning as defined in or covered by the J and K Municipal Corporation Act, 2000 and respective Master Plans of the area.
- (III) **"Clinic"** means diagnostic center where patients are examined and investigated for diagnosis and relevant advices are given for management but the patients are not admitted as indoor patients as in a hospital or nursing home.
- (IV) **'Clinical Laboratory'** means a centre where patients are investigated by way of tests, procedures and machines for diagnosis of a disease.
- (V) **"Polyclinic"** means an institution of a group of doctors for examinations, diagnosis and advice to the patients belonging to various specialties in medicine. The basic difference of a Clinic from a hospital or nursing home is that the patients are not kept in its premises for diagnostic or other therapeutic purposes.
- (VI) **"Registered Technical Personnel" (RTP)** will mean qualified person/persons as Architect/ Engineer/ Planner/ Group of technical personnel/ Supervisor/ Plumber/ Electrician possessing relevant basic technical qualifications who has been enrolled/ licensed by the Competent Authority.

Chapter 2: BUILDING PLAN APPLICATION PROCEDURE

2.1 Procedure for obtaining Building Permit:

Every person who intends to erect or re-erect or make material alteration in any place in a building or part thereof, within the local Area, shall apply in writing to the Competent Authority, on prescribed format. Such notice shall be accompanied with the plans on blue prints. One copy shall be retained in the office of the Authority for record after issue of permission and the other two be given to the applicant and the concerned Ward Officer.

I. Scrutiny of Application:

The Competent authority shall undertake scrutiny of the Application for a Building Permit and communicate to the applicant, any deficiency if found during scrutiny, in writing within ten days from the receipt of application. The applicant shall respond to the communication within seven days and after receipt of the reply, the concerned officer shall fix the date and time for plot inspection, which has to be carried out within a period of seven days from receipt of reply.

II. Grant or Refusal of a Building Permit:

After receiving the replies, designs and specifications of proposed building, building permit shall be issued to the applicant when the Competent Authority is satisfied that the design and specifications of the proposed building comply with these building code. However, if after receiving the replies/ compliance of proposed building don't comply with building code. Master Plan etc., the application may be rejected. Reasons for rejection shall be communicated to the applicant within fifteen days.

III. Scrutiny of Application:

The Competent Authority shall undertake scrutiny of the application for revising a Building Permit and communicate to the applicant the date and time for spot /plot inspection, if required within seven working days of the date of acceptance of the application.

Lack of compliance with Building code and / or queries pertaining to the plot shall be communicated within seven working days after spot/plot inspection, and applicant shall respond to the communication within seven working days.

IV. Grant or Refusal of a Revised Building Permit:

After receiving the reply/ compliance from the applicant, a revised Building Permit shall be issued to the applicant when the Competent Authority is satisfied that the design and specification of the proposed Building comply with Building code. However, if after examining the replies / compliance statement, competent authority is satisfied that revised design and specifications of the proposed building don't comply with Building code, the application may be rejected. Reasons for rejection shall be communicated to the applicant within fifteen days of receipt of reply.

V. Exemption to Government:

No Government/Semi Government organizations either Central, State & Union Territory Governments shall be exempted from complying with the provisions of the Byelaws, unless 'Government' grants such an exemption.

VI. Plans accompanying applications:

The following plans shall accompany the application for grant of building permission:

a) Site Plan: -

The site plan drawn to a minimum scale of 1:200/ 1"=16'-0" and shall show:-

- i. The boundaries of the site belonging to the owner with dimensions and of any contiguous land and other features including buildings up to 50'-0" surrounding.
- ii. The position of the site in relation to neighboring streets with name of the street on which the building is situated;
- iii. The position of the site and all other buildings (if any) which the applicant intends to erect upon his land in relation to-
 - 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 other owners of that entire plot;
 - The means of access from an existing street to the building.
 - Space to be left around the building to secure free circulation of air, admission of light and access for scavenging purpose etc.
- iv. Scale with north line.

- v. Plot area, plinth area, floor space index/floor area ratio.
- vi. Location, name and width of each adjacent road or lane.
- vii. Such other particulars as may be prescribed by the Authority.
- viii. The applicant shall also submit landscape plan indicating all landscaping elements viz-a-viz structure wherever applicable.
- ix. Location / key plan of the site not to scale but giving distance from known landmark.
- x. All utilities lines have to be marked in site plan.

b) Building Plan: -

The detailed plans of the building and elevation and sections enclosed with the application shall be accurately drawn to scale of 1:100/1"=8'-0". Adequate arrangement for proper drainage shall also be made. The plan shall include-

- i. Complete layout plan of the area or areas showing location and width of all streets dimensions, sizes and uses of all the plots.
- ii. Plans of all floors, accessory buildings and basement plan. Such drawings shall fairly indicate the size of rooms, size of windows and ventilators, size of door opening and stair runs.
- iii. Location of drains, sewers, public utility, electric lines, services, transformers.
- iv. Exact location of essential services such as W.C. sink, bath etc.
- v. Proposed and existing works should be clearly indicated in different colours (other than red) or in marking
- vi. Sectional drawings showing clearly the sizes of footings, thickness of basement walls if any, all roof slabs and floor slabs, ceiling heights and parapet height with their materials. The section shall indicate the drainage and slope off the roof. At least one section shall be taken through the staircase
- vii. Details of served privies (if any).
- viii. Street elevation and one more side elevation.
- ix. Dimensions of the projected portions beyond the permissible building line i.e. Chajja line.
- x. The existing ground level of the plot and proposed ground level in relation to abutting road level to be clearly mentioned in drawing.
- xi. For multi-storeyed buildings an undertaking stating that debris or construction materials will not be stacked in public places leading to public nuisance. If the Authority finds that the applicant caused nuisance to public while executing construction necessary fine be compelled as per provisions in the byelaw
- xii. Detailed parking plan.

- xiii. Space used for storing construction materials during the time of construction.
- xiv. The owner shall file an undertaking stating that he shall leave and surrender land for road widening if required under rules, and he will not violate any rules, building byelaws, and that in case of violations the Authority shall be at liberty to summarily remove such deviations without prior notice and at the owners cost. (The form of undertaking shall be as at Appendix).

c) Service Plan:

Details of private water Supply, sewerage disposal system, rain water harvesting system and details of building services, where required by Authority, shall be made available on a scale not less than 1:200/1"=16'-0" rain water harvesting system need to be indicated.

- d) Specification-** General specification of the proposed constructions including a detail calculation sheet of FAR/FSI in the proposals

- e) Signing the plans:-** All the plans and drawings shall be duly signed by the owner and the person preparing the plan, who shall be registered with the Council of Architects /Competent Authority.

- f)** Any other statement as may be required by the Authority.

g) Ownership Document:

The applicant shall submit proof of ownership of the land, on which construction is proposed duly authenticated and verified by Revenue Authority. (Assistant Commissioner -Revenue / Assistant Commissioner -Nazool).

h) Fees for permission:

- a. The Competent Authority shall determine building Permit Fees and other charges for obtaining a Building Permit.
- b. The fees for religious buildings, (mosques, temples, churches and gurdawaras) used purely for prayers shall be exempted from construction

- i) **Withdrawal of application:** - The applicant may withdraw the application and plans any time prior to its sanction and such action shall terminate all proceedings with respect to such application but the fees paid shall in no case be refunded.
- j) An undertaking shall be submitted along with the documents that the applicant shall be liable for action as per law for furnishing wrong information, fake /fraud documents or with-held any information having bearing for grant of building permission

2.2 Procedure for obtaining a Building Permission.

Procedure for obtaining a Building Permission will be governed by the following acts

- (i) For areas coming under the municipal limits, it will be governed by the JK Municipal Corporation Act 2000
- (ii) For areas coming under the jurisdiction of Urban Local Bodies (excluding those areas which are governed by Municipal Corporations), it will be governed by the JK Municipal Act 2000
- (iii) For areas coming under the jurisdiction of Development authorities, it will be governed by the JK Development Act 1970 and
- (iv) For rural areas and villages, it will be governed by the JK Panchayati Raj Act 1989

2.3 Procedure for obtaining a Revised Building Permit

Procedure for obtaining a Revised Building Permit will be governed by the following acts

- (i) For areas coming under the municipal limits, it will be governed by the JK Municipal Corporation Act 2000
- (ii) For areas coming under the jurisdiction of Urban Local Bodies (excluding those areas which are governed by Municipal Corporations), it will be governed by the JK Municipal Act 2000
- (iii) For areas coming under the jurisdiction of Development authorities, it will be governed by the JK Development Act 1970 and
- (iv) For rural areas and villages, it will be governed by the JK Panchayati Raj Act 1989

2.4 Procedure for obtaining a Revalidated Building Permit:

Procedure for obtaining a Building Permission will be governed by the following acts

- (i) For areas coming under the municipal limits, it will be governed by the JK Municipal Corporation Act 2000
- (ii) For areas coming under the jurisdiction of Urban Local Bodies (excluding those areas which are governed by Municipal Corporations), it will be governed by the JK Municipal Act 2000
- (iii) For areas coming under the jurisdiction of Development authorities, it will be governed by the JK Development Act 1970 and
- (iv) For rural areas and villages, it will be governed by the JK Panchayati Raj Act 1989

2.5 Procedure for obtaining a Building Use Permit:

Procedure for obtaining a Building Use Permit will be governed by the following acts

- (i) For areas coming under the municipal limits, it will be governed by the JK Municipal Corporation Act 2000
- (ii) For areas coming under the jurisdiction of Urban Local Bodies (excluding those areas which are governed by Municipal Corporations), it will be governed by the JK Municipal Act 2000
- (iii) For areas coming under the jurisdiction of Development authorities, it will be governed by the JK Development Act 1970 and
- (iv) For rural areas and villages, it will be governed by the JK Panchayati Raj Act 1989

2.6 Procedure for Obtaining Permit to Change Sanctioned Use of Building:

Procedure for obtaining permit to change sanctioned use of building will be governed by the following acts

- (i) For areas coming under the municipal limits, it will be governed by the JK Municipal Corporation Act 2000
- (ii) For areas coming under the jurisdiction of Urban Local Bodies (excluding those areas which are governed by Municipal Corporations), it will be governed by the JK Municipal Act 2000
- (iii) For areas coming under the jurisdiction of Development authorities, it will be governed by the JK Development Act 1970 and
- (iv) For rural areas and villages, it will be governed by the JK Panchayati Raj Act 1989

2.7 Procedure during Construction:

Procedure during construction of building will be governed by the following acts

- (i) For areas coming under the municipal limits, it will be governed by the JK Municipal Corporation Act 2000

- (ii) For areas coming under the jurisdiction of Urban Local Bodies (excluding those areas which are governed by Municipal Corporations), it will be governed by the JK Municipal Act 2000
- (iii) For areas coming under the jurisdiction of Development authorities, it will be governed by the JK Development Act 1970 and
- (iv) For rural areas and villages, it will be governed by the JK Panchayati Raj Act 1989.

2.8 Application for erection or re-erection of building

- 1) Any person who intends to erect, re-erect or make alternation in any place in a building or demolish any building shall give notice in writing to the Competent Authority of his/ her intention in the **Form BR-I**, accompanied by the following documents:-
 - a) Ownership documents-lease deed/ sale deed or possession letter in the name of owner issued by the allotment authority or permission to use the land issued by Competent Authority;
 - i A site plan as required by **Code 3.2**;
 - ii A building plan or plans along with an un-editable Compact Disc/ DVD or any other electronic medium permissible by the Competent Authority from time to time containing the drawings in “.DWG” format as required by **Code 3.4**;
 - iii Details of specifications of the work to be executed in **Form BR-II**;
 - iv Structural drawings (for record) as per **Form BR-V(A1) or BR-V(A2)**;
 - v Fire safety design as required under National Building Code or under KASHMIR Fire Services Act, 2009, if applicable;
 - vi Heating, Ventilation, Air-Conditioning (H.V.A.C.) service plan wherever required;
 - vii Certificate of conformity to regulation and structural safety for the relevant buildings (depending upon type and height) in the **relevant Form BR-V(A1) or BR-V(A2)**;
 - viii Public health services plan in un-editable compact Disc/ DVD or any other electronic medium containing drawings in “.DWG” Format;
 - ix Scrutiny fees (non-refundable) at the rate of ten rupees per square metre of the covered area achieved, shall be deposited in favour of Competent Authority through any prescribed payment mode.

Note: The applicant shall submit all kind of plans in electronic format on the online portal of Competent Authority. The Competent Authority shall convey objections/ observations or sanction/ refusal through online portal or prescribed mode.

- b) Every person applying under **Code 2.8(1)** shall appoint an Architect/ Engineer for drawing up of building plans/ structural drawings and for the supervision of erection or re-erection of the building. The supervision of erection or re-erection of residential or commercial building upto 15 metres height (G+3 floors) (including stilt) may be undertaken by the Architect or the Engineer. However, in case of buildings more than 15 metres height (including stilt), the supervision shall be undertaken by both the Architect and the Engineer. During construction if appointed Architect/ Engineer notices that violation (except compoundable) are going on he shall intimate the owner and advise him to stop further construction and remove the violation, will also intimate to the concerned authority.
- c) The applicant, the Architect and Engineer shall digitally sign the application, plans, structural drawings, specifications and the certificates as required in the relevant forms and documents, before making submission to Competent Authority.
- d) In case the building application is returned, it may be re-submitted within 60 days from the date of such return without fresh scrutiny fees. Such re-submission, however may not be allowed more than two times in 60 days from the date of first return.

2.9 Procedure for submitting application through self-certification.

- i) Any person intending to erect or re-erect building shall apply on **Form BRS-I** along with documents stated in **Code 2.8** to the Competent Authority for approval of building plans of architectural controlled commercial booths, Shop-cum-Office (SCO), Shop-cum-Flat (SCF), Shop-cum-Office-cum Flat (SCOF), Double Storey Shop (DSS), plots (all sizes) of industrial plotted colony & residences (upto 500 square metres), under self-certification by giving fifteen day notice to the Competent Authority for approval of building plans intimating the date of start of construction. The construction can be started after fifteen days, in case any objection is not conveyed to the applicant.
- ii) Certificate of conformity to regulation and structural safety for the relevant buildings (depending upon type and height) in the relevant form.
- iii) Competent Authority or any other person authorized by him reserves the right to check the building plans and construction at any stage and violations (except compoundable ones), if found shall have to be rectified by the owner/ applicant. In case the owner/ applicant fail to rectify violations, the Competent Authority may take necessary steps to remove the violations. Action shall also be taken against the defaulting Architect by referring his case to the Council of Architecture of misconduct and debarring/ blacklisting the Architect from doing practice in Union Territory Government Departments/ Authorities. All rectifications shall be at the risk and cost of the owner and no plea of the owner shall be entertained for any default committed by the Architect engaged by him. In all such cases the procedure of self-certification shall stand aborted.

iv) If a building is erected or re-erected or construction work is commenced in contravention to any of the building regulations, the Competent Authority or any other person authorized by him shall be competent to require the building to be altered or demolished, by a written notice delivered to the owner. Such notice shall also specify the period during which such alteration or demolition has to be completed and if the notice is not complied with, the Competent Authority or any other person authorized by him may demolish the said building at the expense of the owner.

Note:-

- i) The decision of Competent Authority, in case of any dispute shall be final and binding on all concerned.
- ii) At any stage during construction, if an Architect notices that violations (except sanction able ones) are taking place, he shall intimate to the concerned authority of such violations and stop further supervision. He/ She shall also intimate the allottee about the violations and advise him to stop further construction. Complete details along with photographs shall be submitted to the concerned authority. The Competent Authority shall immediately issue a notice to the owner on the basis of the Architect's certificate to suspend further work and rectify violations. In such cases the owner shall be held responsible for further additions in violations.

Such a situation shall automatically annul the process of self certification and the owner may, after removal of violations, engage an Architect for preparing the revised drawings. In such cases completion shall be given only after scrutiny of revised drawings and inspection of site.

- iii) Sanctionable changes shall be allowed to be done, provided that at the completion stage all changes are incorporated by the Architect in the completion drawings to be submitted by the owner to the Competent Authority. While seeking occupation certificate, the Architect shall give a certificate that all changes done are as per Code and policies of the Government from time to time.
- iv) After submitting of application or during the construction of building if the Owner/ Architect/ Structural Engineer are changed, he shall intimate the Competent Authority by email or online building plan approval system that he is no longer responsible for the project from the date of actual dispatch of the letter. The information must be sent within seven days of occurrence of the change to the Competent Authority by the respective owner/ Architect/ Engineer. The construction work shall have to be suspended until the new owner/ Architect/ Structural Engineer, as case may be, undertakes the full responsibility of the project vide forms and documents submitted at the time of applying for erection/ re-erection of the building within seven days of his taking over. Owner's intimation regarding change of name of professionals shall be considered to be final by the Competent Authority or any other person authorized by him.

2.10 Online receipt and approval.

- 1) All functions performed under this building Code be performed through electronic form.
- 2) Without prejudice to the generality of **Code 2.10(1)** above, the functions shall include all or any of the followings:-
 - i) receipt or acknowledgement of applications and payments;
 - ii) issue of approvals, orders or directions;
 - iii) scrutiny, enquiry or correspondence for approval of building plans or grant of occupation certificates, etc.;
 - iv) filing of documents;
 - v) issue of notices for recoveries;
 - vi) maintenance of registers and records;
 - vii) any other function that the Competent Authority may deem fit in public interest.

2.11 Preparation of building plans by Government Departments.

The Government Departments shall prepare the building plans of all Government buildings conforming to this building code and shall issue a certificate specifying that the provisions of this building Code have been followed in all respects. Such plans shall be sent to the Competent Authority, for information and record before commencement of erection or re-erection of the building.

2.12 Constitution of committees

The Competent Authority shall constitute committees for-

- i) Preparation of zoning plans.
- ii) Approval of building plans;
- iii) Composition of violation of building plans;
- iv) Grant of Occupation Certificate; and
- v) Any other Committee with such powers and functions, as may deem proper.

Chapter 3: BUILDING DRAWING SUBMISSION NORMS

3.1 Size of drawing sheets and coloring of plans

The size of drawing sheets shall be any of those specified as below:

Table 1: The size of drawing sheets

S.no.	Sheet name	Sheet size (in mm)
1	A0	841 x 1189
2	A1	594 x 841
3	A2	420 x 594
4	A3	297 x 420
5	A4	210 x 297
6	A5	148 x 210

- a) All dimensions in plan shall be indicated in metric units.
- b) Various elements of plans (site and building), elevation, section and details shall be shown in different colors and thickness/ type of line, etc., and shall be preferably prepared in layers and as per BIS Code.
- c) The prints of drawings shall be on one side of paper only.

3.2 Site Plan

The site plan to be submitted along with the application for seeking permission shall be drawn to a scale of 1: 100 for plots upto 500 square metres in size and on a scale of 1:500 for plots upto 1acre in size. For plots above one acre in size the site plan may be submitted at any readable scale. The plan shall show as below:

- i) the boundaries of the site and any contiguous features.
- ii) the position of the site in relation to neighbouring street/ revenue rasta.
- iii) the names and width of the streets on which the building is proposed to be situated, if any.
- iv) all existing buildings standing on, over or under the site.

- v) 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 (i).
- vi) 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 (i)
- vii) the width of the street, in front, if any at the sides or rear of building.
- viii) the direction of north point relative to the plan of the buildings.
- ix) any existing physical features such as well, drains, trees, overhead/ underground electric supply lines including its capacity, etc.
- x) the site area of the property and the covered area on each floor along with its percentage covered to the total area of the site.
- xi) such other particulars as may be prescribed by the Competent Authority;
- xii) plot number or revenue particulars of the property on which the building is intended to be erected.

3.3 Clearance zone for buildings near High Tension electrical line.

Building shall not be constructed within the clearance zone. The clearance zone shall be provided as per table below:

Table 2: Clearance zone as per supply

Type of supply line	Horizontal clearance (in metres) (including both sides and from the center line of the tower)
a. High voltage lines upto and including 11 KV.	11.50
b.High voltage lines above 11 KV and upto and including 33KV.	15.00
c. High voltage lines above 33 KV and upto and including 66KV.	18.00
d. High voltage lines above 66 KV and upto and including 132KV.	27.00
e. High voltage lines above 132 KV and upto and including 220KV.	35.00

f. High voltage lines above 220 KV and upto and including 440KV.	52.00
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3.4 Building Plan

- 1) The plans, elevations and sections of the building accompanying the notice with dimensions shall be drawn to a scale of:-
 - a. 1:50 for plots measuring upto 500 square metres;
 - b. 1:100 for plots measuring from 500 square metres to 1000 square metres;
 - c. 1:200 for plots measuring more than 1000 square metres.

- 2) These shall show:
 - a. the plans of all the floors including basements and all external elevations and cross sections illustrating distinctly all the different levels and minimum one section through stair case, water closet, bath, kitchen and garage;
 - b. the plinth level of the building with reference to the level of the mean level of street from where approach to the site is taken;
 - c. the schedule indicating the size of the doors, windows, openings and other
 - d. methods of ventilation of each room/ area;
 - e. the means of access to the buildings and to its various floors as well as the means of escape in case of fire, if required under the specific law/ Code; along with ramps and steps with respect to the building;
 - f. in case of proposed additions and alterations in the existing building, all new works shall be shown on the drawings in distinctive colours along with index;
 - g. the method of disposal of waste water, sewage, storm water and water supply in detail;
 - h. provision of rain water harvesting system as per **Code 8.1**;
 - i. provision for photo voltaic solar power plant as per **Code 8.2**;

j. provision for differently-abled person as per **Chapter 9**;

3.5 Constructing building as per Architectural Control Sheet

- 1) The applicant shall obtain Architectural Control Sheet approved by an authorized officer of the Competent Authority, by applying on plain paper and as per rate fixed by Competent Authority. The applicant is not required to get the building plan sanctioned from the Competent Authority in the Architectural Control Sheet is adopted for execution in total. Provided the applicant constructs the building strictly in accordance with the standard design.
- 2) The applicant shall, however, have to obtain formal permission from the Competent Authority for starting construction of the building and shall also intimate date of commencement of construction of building to the Competent Authority.

Chapter 4: BUILDING PLAN APPROVAL PROCEDURE

4.1 Validity of building plan application

All building plan application submitted under **Code 2.8** shall not be considered valid, unless made on the prescribed form and is accompanied with the requisite number of plans and documents, along with scrutiny fee and other charges (as prescribed by the Competent Authority). In case of non-compliance, the application together with plans and documents shall be returned to the applicant for resubmission in accordance with this Code.

4.2 Scrutinize and sanction of building plan

- i The Competent Authority shall constitute such Committees for the purpose specified in **Code 2.12**, for scrutiny of applications received as specified under **Code 2.8** and for submission of recommendations for sanction/ refusal of such applications.
- ii The Committee shall consist of officer/ official as decided by the Competent Authority and shall meet every week or as may be decided by the Competent Authority;
- iii The recommendations of the members of the committee shall be forwarded to the Competent Authority for consideration and approval, with or without change.
- iv The committee or any officer authorized shall pass on order and convey the decision of sanction or rejection in relevant form.

4.3 Validity of sanctioned plans

- i Every sanction for the erection or re-erection of any building shall remain valid for three years in case of building height is less than 15 metres and for multi-storeyed buildings (fifteen metres or above in height) the sanction shall remain valid for five years from the date of sanction.
- ii If a building is not completed within three years (or five years, as the case may be) of the date of permission, the sanction will be deemed to have lapsed with respect to that portion of the building which has not been completed. In regard to the incomplete portion of a building, a fresh application shall be submitted in accordance with **Code 2.8** and prescribed scrutiny fee.

- iii The temporary buildings, permitted by Competent Authority, shall not be allowed to stand three months beyond the validity of the sanctioned plans.

4.4 Re-validation of building plans

After sanction of building plan, in case the construction could not be started within two years (or five years, as the case may be) or has been started but could not be completed within the stipulated period, the owner/ applicant may apply for the revalidation of building plans before the sanction has lapsed simply by submitting re-validation fee @ Rs 10/- (rupees ten only) per square metre for the proposed covered area requested for re-validation. This revalidation of building plans be automatically considered from the date of submission of revalidation fee.

4.5 Deemed sanction

The Competent Authority shall pass an order within a period of sixty days of submission of building plans, accompanied by all necessary documents as mentioned in **Code 2.8**, either sanctioning or rejecting it. The building plan shall be deemed to be sanctioned, if it is in conformity with building Code and in accordance with the permitted land use of the area and all leviable fee/ charges have been deposited by the applicant but no orders have been passed by the Competent Authority within the specified time.

4.6 Submission of revised building plans during the validity period of sanction

- i If during the construction of a building, any deviation from the sanctioned plan is intended to be made, approval of the Competent Authority for the same may be obtained before the change is made. The revised plan showing the deviations shall be submitted and the procedure laid down for the sanction of building plan as stated in **Code No. 2.8 and 2.9**, shall be followed for all revised plans, along with the depositing balance scrutiny fee, if any.
- ii Any notice and building approval is not necessary for compoundable alterations/violations, which do not otherwise violate any provisions regarding general building requirements, structural stability and fire safety requirements of this building Code.

4.7 Revocation of sanction

The sanction granted under **Code 4.2** can be revoked by the Competent Authority, if it is found that such sanction has been obtained by the owner by misrepresentation of material facts or fraudulent document submitted along with the building plan application or otherwise or the construction is not being done in accordance with the sanction granted.

4.8 Maintenance of E-Register for sanction/ Registration of Building Plans

An online E-register shall be permissions given or deemed to Code. The said register shall Departmental website. maintained for all building applications received, have been given or refused or returned under this be available online to public for inspection.

4.9 Damp Proof Course certificate

The owner (or the Architect, in case of self-certification) shall submit a certification from an Architect (or by himself, in case of self-certification) that the construction of building upto DPC level is as per sanctioned plan. The Competent Authority shall verify the certification and shall issue consent/ comments within 15 days of receiving the certification. The DPC certificate shall deemed to be accepted, if it is in conformity with Code, but no consent/ comments have been passed by Competent Authority within specified time.

4.10 Occupation Certificate

- 1) Every person who intends to occupy such a building or part thereof shall apply for the occupation certificate in relevant forms, which shall be accompanied by certificates duly signed by the Architect and/ or the Engineer and along with following documents:
 - i. Detail of sanction able violations from the approved building plans, if any in the building, jointly signed by the owner, Architect and Engineer.
 - ii. Complete Completion drawings or as-built drawings along with completion certificate from Architect as per relevant form
 - iii. Photographs of front, side, rear setbacks, front and rear elevation of the building shall be submitted along with photographs of essential areas like cut outs and shafts from the roof top. An un-editable compact disc/ DVD/ any other electronic media containing all photographs shall also be submitted.
 - iv. No Objection Certificate (NOC) of fire safety of building from concerned Chief Fire Officer or an officer authorized for the purpose.

- 2) No owner/ applicant shall occupy or allow any other person to occupy new building or part of a new building or any portion whatsoever, until such building or part thereof has been certified by the Competent Authority or by any officer authorized by him in this behalf as having been completed in accordance with the permission granted and an 'Occupation Certificate' has been issued in relevant form. However, Competent Authority may also seek composition charges of compoundable violations which are compoundable before issuance of relevant form. Further, the water, sewer and electricity connection be released only after issuance of said occupation certificate by the Competent Authority.
- 3) The 'Occupation Certificate' shall be issued on the basis of parameters mentioned below:-
 - i) Minimum 25% of total permissible ground coverage, excluding ancillary zone, shall be essential for issue of occupation certificate (except for industrial buildings) for the first time or as specified by the Government:

Provided, in case of residential plotted, minimum 50% of the total permissible ground coverage shall be essential to be constructed to obtain occupation certificate, where one habitable room, a kitchen and a toilet forming a part of submitted building is completed.
 - ii) The debris and rubbish consequent upon the construction has been cleared from the site and its surroundings.
- 4) After receipt of application, the Competent Authority shall communicate in writing within 60 days, his decision for grant/ refusal of such permission for occupation of the building in relevant form. The E-register shall be maintained as specified in **Code-4.8** for maintaining record in respect of Occupation Certificate.
- 5) If no communication is received from the Competent Authority within 60 days of submitting the application for "Occupation Certificate", the owner is permitted to occupy building, considering deemed issuance of "Occupation certificate" and the relevant application forms shall act as "Occupation Certificate".

However, the competent authority may check the violations made by the owner and take suitable action.

- 6) If the owner or Architect or Engineer or Consultant as mentioned in **Code 4.10(1)(i), (iv) and (v)** as the case may be, submits a wrong report while making application under this Code or if any additional construction or violation is reported to exist at site or has concealed any fact or mis-represented regarding completion of construction of building along with its eligibility for

seeking occupation certificate or before the completion of such report, he shall be jointly and severally held responsible for such omission and complaint against the Architect or Engineer Consultant for suspension of his registration and the owner shall be liable to pay for the penalty as may be decided by the competent authority after giving an opportunity of hearing. Further, if it is emerged that the information is concealed by Architect/Engineer/ Consultant/ Owner, necessary penal proceedings will be initiated along with debarring Engineer/ Consultant/ Architect from practicing in the Union Territory of J&K.

4.11 Occupation Certificate through Self Certification from industrial buildings

- 1) The owner who had applied under **Code 2.2**, shall submit an application to competent authority for grant of occupation certificate on relevant form and along with completion drawings, Completion Certificate on relevant form and along with the following documents:-
 - i. Detail of compoundable violations from the approved building plans, if any in the building, jointly signed by the owner, Architect and Structural Engineer, along with demand draft of the due payment for composition charges of such violations at the rates determined by the Competent Authority shall be submitted along with relevant form.
 - ii. Both the Owner and Architect shall give an affidavit that no provision of the J&K Building Code, 2017 has been violated excluding compoundable violations.
 - iii. Photographs of front, side, rear setbacks, front and rear elevation of the building shall be submitted along with photographs of essential areas like cut outs and shafts from the roof top. An uneditable compact disc/ DVD containing all photographs shall also be submitted.

- 2) The competent authority shall issue an occupation certificate in relevant form within ten working days of receipt of the form duly complete in all respect and accompanied with the required completion drawings forms and affidavits. The occupation certificate shall be issued provided that the documents submitted along with relevant form are in order. Provided, if any violation found within time prescribed above during inspection, which is not listed in compoundable violations stated at **Code 4.11(1)(i)**, then the violation be compounded (or demolished if it is non-compoundable), as per composition charges prescribed by the Competent Authority.

- 3) If no communication is received from the Competent Authority within ten workingdays of submitting the application for “Occupation Certificate”, the owner is permitted to occupy building, considering deemed issuance of “Occupation certificate” and the application form shall act as “Occupation Certificate”:
Provided violations, if found at any subsequent stage, shall result in cancellation of the occupation certificate issued and the same shall be restored only after removal of violations. Further, action against the Architect shall also be taken for furnishing a wrong certificate/ affidavit.
- 4) No person shall occupy or allow any other person to occupy any new building or a part thereof for any purpose whatsoever until such building or a part thereof has been certified by the Competent Authority as having been completed and an occupation certificate has been issued in his favour in relevant form, within the above mentioned period. However, minimum permissible covered area as mentioned below shall have to be constructed to obtain occupation certificate.

Table 3: Permissible Covered Area

Sr. No.	Area of site	Percentage of permissible covered Area
1	Upto 2 acre	25%
2	Above 2 acre upto 5 acres	20%
3	Above 5 acres & upto 10 acres	15%
4	Above 10 acres	10%

- 5) No occupation certificate shall be issued unless debris and rubbish consequent upon the construction has been cleared from the site and its surroundings.

4.12 Revocation of Occupation certificate

In case, after the issuance of occupation certificate, if found at any stage that the building is used for some other purpose against the permission or make any addition/ alteration in the building then, after affording personal hearing to the owner, the Competent Authority may pass orders for revocation of occupation permission and the same shall be restored only after removal of violations.

Chapter 5: HAZARD BASED CLASSIFICATION OF BUILDINGS

5.1 Hazard

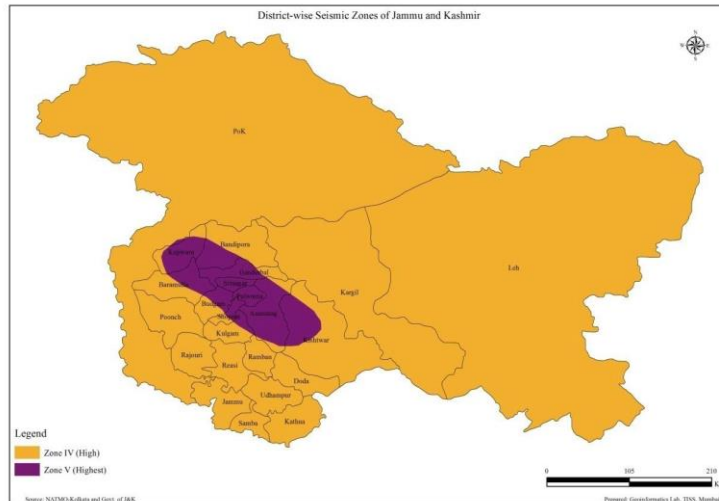
The Union Territory of Jammu and Kashmir is very distinct with respect to topography, climate, economy, social setting and strategic location. The Union Territory of J&K is a multi-hazard prone region with natural disasters like earthquakes, floods, landslides, avalanches, high velocity winds, snow storms, besides manmade disasters including road accidents and fires etc. occurring in various parts of the Union Territory of J&K. The distribution of different Hazards are summed up in below given table: 4. Map 1 and Map 2 shows the spatial distribution of Earthquake and Landslides respectively.

Table: 4 Risk involved in Kashmir

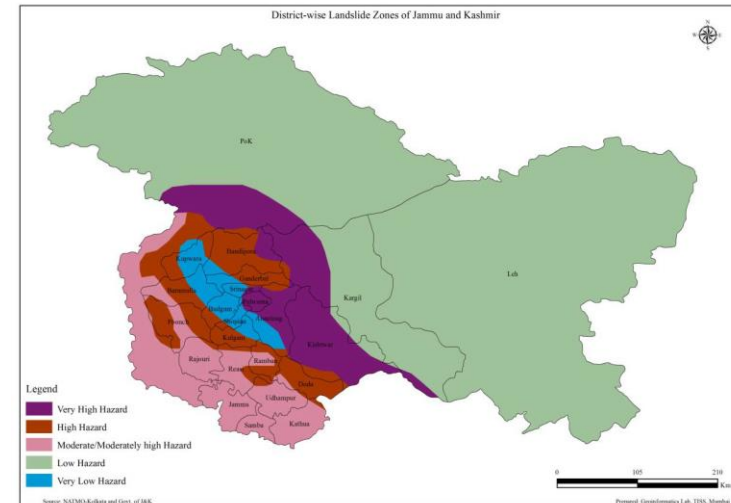
S.no.	Type of Hazard	High Risk	Moderate Risk	Low Risk
01	Earthquake	Srinagar (V) Baramulla (V) Uri (V) Kupwara (V) Bandipora (V) Kulgam (V) Ganderbal (V) Pulwama (V) Anantnag (V) Shopian (V) Budgam (V)	All other Districts (Zone VI) Leh, Kargil	-
02	Floods	Srinagar Bandipora Anantnag	Pulwama Kulgam Budgam	Baramulla
03	Flash Floods	Pulwama Shopian Kulgam Bandipora	Baramulla Kupwara Ganderbal	-
04	Snow Avalanches	Bandipora Ganderbal Srinagar Budgam	Baramulla Anantnag	

		Shopian Kulgam Leh - Kargil Kupwara		-
05	Cloud Burst	Leh Budgam Bandipora Kulgam	Srinagar Baramulla Kupwara	-
06	Land Slide	Bandipora Anantnag Pulwara Shopian Kargil	Srinagar Baramulla Kulgam	Budgam Ganderbal Srinagar
07	Forest Fires	Bandipora Kupwara Baramulla Shopian	Budgam Anantnag	-

Map 1: Earthquake Hazard Map of Jammu and Kashmir



Map 2: Landslide Hazard Map of Jammu and Kashmir



5.2 Classification on the basis of Occupancy

Classification is a process for understanding risks in a building or part, according to its use. Risk based classifications categorize buildings of similar risk levels based on occupancy, use and hazard (fire, earthquake, etc.). Construction requirements for all types of buildings are fundamentally associated with their classification. Building or part of a building is determined by the purpose for which it is designed, constructed or adapted to be used. Consideration of the proposed use of a building is critical including the use of the building as a workplace.

The National Building Code 2016 has classified buildings on the basis of occupant load (occupancy) and use as follows:

- A) Residential;
- B) Educational;
- C) Institutional;
- D) Assembly;
- E) Business;

- F) Mercantile (will include both retail and wholesale stores);
 G) Industrial (will include low, moderate and high fire hazards);
 H) Storage; and
 J) Hazardous.

Group A: Residential Buildings:

These shall include any building in which sleeping accommodation is provided for normal residential purposes with or without cooking or dining or both facilities, except any building classified under Group C. They are further subdivided as follows:

Table 5: Sub division of Residential Buildings

SUB-DIVISION	TYPE
A-1	Lodging and rooming houses
A-2	One or two family private dwellings
A-3	Dormitories
A-4	Apartment houses
A-5	Hotels
A-6	Starred hotels

Group B: Educational Buildings:

These shall include any building used for school, college, other training institutions involving assembly for instruction, education or recreation for not less than 20 students. These are subdivided as follows:

a) Subdivision B-1 Schools up to senior secondary level. Includes any building or a group of buildings under single management which is used for students not less than 20 in number.

b) Subdivision B-2 All others/training institutions. Include any building or a group of buildings under single management which is used for students not less than 100 in number.

Group C: Institutional Buildings:

These shall include any building or part thereof, which is used for purposes, such as medical or other treatment or care of persons suffering from physical or mental illness, disease or infirmity; care of infants, convalescents or aged persons and for penal or correctional detention in which the liberty of the inmates is restricted. They shall be further subdivided as follows:

Table 6: Classification of Institutional buildings

SUBDIVISION	TYPE
C 1	Hospitals and sanatoria Subdivision
C 2	Custodial institutions Subdivision
C 3	Penal and mental institutions

Group D: Assembly Buildings:

These shall include any building or part of a building, where not less than 50 persons congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes, for example, theatres; motion picture houses; assembly halls; auditoria; exhibition halls; museums; skating rinks; gymnasiums; restaurants; places of worship; dance halls; club rooms; passenger stations and terminals of air, surface and marine public transportation services; and stadia. Its sub division include:

Table 7: Classification of Assembly buildings

SUB-DIVISION	TYPE
D 1	Buildings having fixed seats for over 1000 persons
D 2	Buildings fixed seats up to 1000 persons
D 3	Buildings having accommodation for 300 or more persons but no permanent seating arrangement
D 4	Buildings having accommodation for less than 300 persons with no permanent seating arrangement

D 5	All other structures including temporary structures designed for assembly of people not covered by Subdivisions D-1 to D-4, at ground level
D 6	Buildings having mixed occupancies of assembly and mercantile (for example, shopping malls providing facilities such as shopping, cinema theatres, multiplexes and restaurants/food courts)
D 7	Underground and elevated mass rapid transit system

Group E: Business Buildings:

These shall include any building or part thereof which is used for transaction of business for keeping of accounts and records and similar purposes. Its sub division include:

Table 8: Classification of Business Buildings

SUBDIVISION	TYPE
E-1	Offices, banks, professional establishments, like offices of architects, engineers, doctors, lawyers, post offices and police stations
E-2	Laboratories, outpatient clinics, research establishments, libraries and test houses
E-3	Electronic data processing centres, computer installations, information technology parks and call centres
E-4	Telephone exchanges
E-5	Broadcasting stations, T.V. stations and air traffic control towers

Group F: Mercantile Buildings:

These shall include any building or part thereof, which is used as shops, stores, market, for display and sale of merchandise, either wholesale or retail. Mercantile buildings shall be further subdivided as follows:

Table 9: Classification of Mercantile Buildings

SUBDIVISION	TYPE
F-1	Shops, stores, departmental stores, markets (any with covered area up to 500 m
F-2	Shops, stores, departmental stores, markets (any with covered area more than 500 m
F-3	Underground shopping centres Storage and service facilities

Group G: Industrial Buildings:

These shall include any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated, assembled, manufactured or processed, for example, assembly plants, industrial laboratories, dry cleaning plants, power plants, generating units, pumping stations, fumigation chambers, laundries, buildings or structures in gas plants, refineries, dairies and saw-mills, etc. Its sub division include:

Table 10: Classification of Industrial Buildings

SUBDIVISION	TYPE
G-1	Buildings used for low hazard industries
G-2	Buildings used for moderate hazard industries
G-3	Buildings used for high hazard industries

Group H: Storage Buildings:

These shall include any building or part of a building used primarily for the storage or sheltering (including servicing, processing or repairs incidental to storage) of goods, ware or merchandise (except those that involve highly combustible or explosive products or materials), vehicles or animals, for example, warehouses, cold storages, freight depots, transit sheds, storehouses, truck and marine terminals, garages, hangars, grain elevators, barns and stables. Storage properties are characterized by the presence of relatively small number of persons in proportion to the area.

Group J: Hazardous Buildings:

These shall include any building or part thereof 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 which may produce poisonous fumes or explosions for storage, handling, manufacturing or processing which involve highly corrosive, toxic or noxious alkalis, acids or other liquids or chemicals producing flame, fumes and explosive, poisonous, irritant or corrosive gases; and for the storage, handling or processing of any material producing explosive mixtures of dust which result in the division of matter into fine particles subject to spontaneous ignition.

5.3 Hazard based classification of buildings**1. FIRE HAZARD**

The fire zones shall be made use of in landuse plan and shall be designated as follows:

- a) Fire Zone No. 1:** This shall comprise areas having residential (Group A), educational (Group B), institutional (Group C), assembly (Group D), small business (Subdivision E-1) and mercantile (Group F) buildings, or areas which are under development for such occupancies.
- b) Fire Zone No. 2:** This shall comprise business and industrial buildings, except high hazard industrial buildings) or areas which are under development for such occupancies.
- c) Fire Zone No. 3:** This shall comprise areas having high hazard industrial buildings, storage buildings and buildings for hazardous uses or areas which are under development for such occupancies.

The design of any building and the type of materials used in its construction are important factors in making the building resistant to a complete burn-out and in preventing the rapid spread of fire, smoke or fumes, which may otherwise contribute to the loss of lives and property. The fire resistance of a building or its structural and non-structural elements is expressed in minutes against a specified fire load which is expressed in kcal/m², and against a certain intensity of fire. The fire-resistance test for structural element shall be done in accordance with accepted standards. The types of construction according to fire resistance shall be classified into four categories, namely, Type 1 Construction, Type 2 Construction, Type 3 Construction and Type 4 Construction. The minimum fire resistance ratings of structural and non-structural members for various types of construction shall be as given in Table given below:

Table11: Fire Resistance Ratings of Structural and Non-Structural Elements

Sl. No.	Structural Element	Fire Resistance Ratings (min) for Type of Construction			
		Type 1	Type 2	Type 3	Type 4
i	Exterior walls				
	a) Fire separation less than 3.7 m				
	1) Bearing	240	120	120	60
	2) Non-bearing	120	90	60	60
	b) Fire separation of 3.7 m or more but less than 9 m				
	1) Bearing	240	120	120	60
	2) Non-bearing	90	60	60	60
	c) Fire separation of 9 m or more				
	1) Bearing	240	120	120	60
	2) Non-bearing	60	60	60	60
ii	Fire separation assemblies (like fire check doors)	120	120	120	120
iii	Fire enclosures of exits	120	120	120	120
iv	Shafts for services, lift hoistway and refuse chutes	120	120	120	120
v	Vertical separation between adjacent tenant spaces	60	60	60	60
vi	Dwelling unit separation				
	a) Load bearing	120	120	60	60
	b) Non-load bearing	60	60	30	30
vii	Interior bearing walls, bearing partitions, columns, beams, girders, trusses (other than roof trusses) and framing:				
	a) Supporting more than one floor	240	120	120	120
	b) Supporting one floor only	180	90	60	60

	c) Supporting a roof only	180	90	60	60
viii	Walls supporting structural members	180	90	60	60
ix	Floor construction	120	90	60	60
x	Roof construction				
	a) 5 m or less in height to lowest member	120	90	60	60
	b) More than 5 m but less than 6.7 m in height to lowest member	60	60	60	60
	c) 6.7 m or more in height to lowest member	0	0	0	0
Notes:					
(1) The above fire resistance rating shall be required to achieve the respective type of construction unless otherwise specified in the respective clauses for different applications/use.					
(2) In case of lift bank, the partition wall, if any, need not be of fire rating specified in this table.					

2. SEISMIC RISK

For the purpose of specifying the earthquake resisting features in masonry and wooden buildings, the buildings have been categorized in four categories B to E based on the seismic zone and the importance of the building I

Where

I = Importance factor applicable to the building

Table 12: Building Categories for Earthquake Resisting Features

Building Categories for Earthquake Resisting Features					
Sl. No.	Importance Factor	Building categories			
		Zone II	Zone III	Zone IV	Zone V
i	1.0	B	C	D	E
ii	1.5	C	D	E	E
NOTE Category A is now defunct as Seismic Zone I does not exist anymore.					

Table 13: Importance Factor (I)

S. No.	Structure	I
i	Important service and community buildings or structures (for example critical governance buildings, schools), signature buildings, monument buildings, lifeline and emergency buildings (for example hospital buildings, telephone exchange buildings, television station buildings, radio station buildings, bus station buildings, metro rail buildings and metro rail station buildings), railway stations, airports, food storage buildings (such as warehouses), fuel station buildings, electric power station buildings, and fire station buildings), and large community hall buildings (for example cinema halls, shopping malls, assembly halls and subway stations) and power station buildings	1.5
ii	Residential or commercial buildings [other than those listed in Sl. No. (i)] with occupancy more than 200 persons	1.2
iii	All other buildings	1.0
<p>Notes:</p> <ol style="list-style-type: none"> 1. Owners and design engineers of buildings or structures may choose values of importance factor I more than those mentioned above. 2. Buildings or structures covered under Sl. No. (iii) may be designed for higher value of importance factor I, depending on economy and strategy. 3. In Sl. No. (ii), when a building is composed of more than one structurally independent unit, the occupancy size shall be for each of the structurally independent unit of the building. 4. In buildings with mixed occupancies, wherein different I factors applicable for the respective occupancies, larger of the importance factor I values shall be used for estimating the design earthquake force of the building. 		

Table 14: HAZARD CLASSIFICATION OF BUILDING

RISK CATEGORY	NATURE	DESCRIPTION OF BUILDING TYPE	OCCUPANCY& FIRE RESISTANCE RATINGS
Low Risk Buildings [A]	<ul style="list-style-type: none"> Buildings and other structures that represent a low hazard to human life or environment in the event of failure, or allow economic cost including but not limited to: <ul style="list-style-type: none"> ➤ Agricultural facilities such as sheds etc. ➤ Certain temporary facilities. ➤ Minor storage facilities. These are typically small non-habitable buildings that are not normally occupied, though they may have occupant from time to time. 	<ul style="list-style-type: none"> Ancillary buildings not for human habitation Minor storage facilities Single dwelling that is a detached house; or one of a group of attached dwellings such as townhouses. 	<ul style="list-style-type: none"> Usually un-inhabitable. Height upto 12 feet D-5* Type IV constructions as Fire Resistance Rating with evacuation time less than 10 minutes Buildings /Structures having Importance Factor (I)=1.0 as per earthquake resistance features
Medium Risk Buildings [B]	<ul style="list-style-type: none"> Buildings posing normal risk to human life or the environment, or a normal economic cost, should the building fail. These are typical residential, commercial, and industrial buildings. 	<ul style="list-style-type: none"> Buildings and other structures except those listed in Risk Categories I, III and IVs A building that has a plinth area less than 150 m² 	<ul style="list-style-type: none"> less than 12 people living in it A-1,A-2,A-3,E-1,E-2,G-1* up to G+2 height Type IV constructions as Fire Resistance Rating with evacuation time less than 10 – 30 minutes Buildings /Structures having Importance Factor (I)=1.0 as per earthquake resistance features
High Risk Buildings [C]	<ul style="list-style-type: none"> Buildings of a higher level of social benefit or importance, or with higher levels of risk to building occupants. These buildings have increased performance requirements because they may house large numbers of people, vulnerable populations (children, sick), or occupants with other risk 	<ul style="list-style-type: none"> Public, semi -public buildings like educational institutions, Health care facilities 	<ul style="list-style-type: none"> Buildings whose primary occupancy is public assembly with an occupant load greater than 300. Buildings with elementary school, secondary school or day care facilities with an occupant load greater than 250.

	<p>factors, or fulfil a role of increased importance to the local community or to society in general.</p> <ul style="list-style-type: none"> • These may cause substantial hazard to human life in the event of failure. • This category also has other buildings like Power-generating stations, water treatment facilities for potable water, waste water treatment facilities and other public utility facilities not included in Risk Category IV. • Buildings and other structures not included in Risk Category IV containing quantities of toxic or explosive materials that do not extend beyond. 	<ul style="list-style-type: none"> • Multi-unit residential buildings • Having a plinth area of 150-400 m² 	<ul style="list-style-type: none"> • Buildings with tertiary or facilities, such as colleges and universities, with an occupant load greater than 500. • Health care facilities with an occupant load of 50 or more resident care patients but not having surgery or emergency treatment facilities. • Any other occupancy with an occupant load greater than 1,000 or more people like jails and; • A-4,C-1,C-2,C-3,D-4,D-3,D-2,D-1,E-3,F-1,F-2,F-3,H* up to G+2 height • Type II and Type III constructions as per Fire Resistance Ratings with evacuation time is 30 minutes or longer but not longer than 90 minutes • Buildings /Structures having Importance Factor (I)=1.2 as per earthquake resistance features
Very High Risk Buildings [D]	<ul style="list-style-type: none"> • Buildings that are essential to post disaster recovery or associated with hazardous facilities, including but not limited to: • Hospitals and other health care facilities having surgery or emergency treatment facilities • Fire, rescue, ambulance and police stations and emergency vehicle garages. 	<ul style="list-style-type: none"> • Hospitals, Fire, rescue stations etc. • Plinth area greater than 400 m² 	<ul style="list-style-type: none"> • Common place of long term or transient living for a number of unrelated people. • Any occupancy with an occupant load greater than 5,000 or more • A-4,A-5,A-6,D-6,E-4,E-5,G-3* up to G+2 and above height

	<ul style="list-style-type: none"> • Buildings intended to be used as emergency Shelters in case of emergency • Designated emergency preparedness, • Communications and operations centres and other facilities required for emergency response. • Power-generating stations and other public utility facilities required as emergency backup facilities for Risk Category III structures. • Buildings and other structures containing quantities of highly toxic materials that extend beyond property boundaries • Aviation control towers, air traffic control centres and emergency aircraft hangars. • Water storage facilities and pump structures required to maintain water pressure for fire suppression. • Ancillary buildings (including, but not limited to, communication towers, fuel storage tanks or other structures housing or supporting water or other fire suppression material or equipment) required for operation of importance level III structures during an emergency 		<ul style="list-style-type: none"> • Type I constructions as per Fire Resistance Ratings with evacuation time longer than 90 minutes • Buildings /Structures having Importance Factor (I)=1.5 as per earthquake resistance features
<p>Very Critical Structures [E]</p>	<ul style="list-style-type: none"> • Buildings whose failure poses catastrophic risk to a large • Area (eg, 100 km²) or a large number of people (e.g., 100 000). 	<p>Mega structures like Dams etc.</p>	<ul style="list-style-type: none"> • A building of a non-residential nature • Any occupancy with an occupant load greater than 10,000 or more • D-7 structures • Type I constructions as per Fire Resistance Ratings • Buildings /Structures having Importance Factor (I)=1.5 as per earthquake resistance features

* Corresponding to Classification of buildings done by NBC

Chapter 6: PERFORMANCE BYE-LAWS

6.1 Definitions

For the purpose of these regulations, the words or terms used in the Uniform Building Code shall have the same meaning as contained in **Section 1.2.2 [Definitions] of J&K Municipal Corporation (Building) Bye-Laws, 2011 and Part (I) of National Building Code, 2016.**

6.2 Applicability

- a) The requirements of these Regulations shall extend to the whole of Kashmir and Ladakh Division in addition to other requirements of 'The Jammu & Kashmir Development Act, 1970', and rules made thereunder, or as amended from time to time, except for the areas for which Master Plans are available.
- b) These Regulations shall have **overriding power over all municipal by-laws/building regulations** presently in vogue in such area from the date of approval/notification of these Regulations.
- c) Any violation/deviation of these Regulations made by any agency/department or person shall be treated as **Illegal for all times non-compoundable by any authority and shall be a cognizable offence which shall warrant penal action under law.**
- d) The space requirements and other conditions laid down in the Building Code shall not be applicable to such cases existing prior to this for Reconstruction without change in footprint and bulk provided having valid building permission issued by competent authority as the Government or Competent Authority may deem necessary for implementation of a development project involving compensation or rehabilitation.

6.2.1 Conformity with other Acts or Rules and Regulations

- a) Situated and abutting on any of the classified Roads of the Union Territory of J&K Government shall also be regulated and controlled by the Building line and Control line prescribed under the Govt. Department Resolution (if any) as amended from time to time.
- b) Situated in the vicinity of the Grid Lines laid by the PDD Electricity Board under the Indian Electricity Rules, 1956 or State PDD Rules, shall be regulated and controlled by the horizontal and vertical clear distances to be kept open to sky.
- c) In restricted/critical zone near the Air Port, construction of building shall be regulated as per the provisions of Civil Aviation Department.
- d) Situated in the vicinity of the Railway Boundary, construction shall be regulated and controlled according to the standing orders/instructions in force of the Railway Authorities and as amended from time to time.

- e) Situated anywhere in the Development area, construction shall be subject to provisions of the Acts related to telecommunication, archaeology and conservation/ preservation of monuments and amendments made from time to time.

6.3 Classification of Development Zones based on Area Classification for Building use / Activities

Table: 15 Classification of Development Zones based on Area Classification for Building use / Activities

S. NO	ZONE	AREA DESCRIPTION	RISK CATEGORY	NATURE OF BUILDING	DESCRIPTION OF BUILDING TYPE	OCCUPANCY & FIRE RESISTANCE RATING
	1	2	3	4	5	6
I	NO DEVELOPMENT ZONE	<ul style="list-style-type: none"> • Areas used for traditional cash crops like walnut, almond, apple, apricot etc. Primary agricultural areas. Saffron fields. Wet lands. Water bodies. • Protected areas. • Slopes > 25% in valley floor, 40% in kandi areas , 45% in Ladakh region and upper reaches of mountains • Highly vulnerable areas in terms of Floods, 	Low Risk Buildings [A]	<ul style="list-style-type: none"> • Buildings and other structures that represent a low hazard to human life or environment in the event of failure, or allow economic cost including but not limited to: <ol style="list-style-type: none"> 1. Agricultural facilities such as sheds etc. 2. Certain temporary facilities. 3. Minor storage facilities. • These are typically small non-habitable buildings that are not normally occupied, though they may have 	<ul style="list-style-type: none"> • Ancillary buildings not for human habitation • Minor storage facilities • Single dwelling that is a detached house; or one of a group of attached dwellings such as townhouses. 	<ul style="list-style-type: none"> • Usually uninhabitable. • Height up to 12 feet • Type IV constructions as Fire Resistance Rating with evacuation time less than 10 minutes • Buildings /Structures having Importance Factor (I)=1.0 as per earthquake resistance features

		Landslides, Avalanches		occupant from time to time.		
II	ZONE A	<ul style="list-style-type: none"> All areas mentioned at 1 are excluded. Low lying areas. Areas having medium to high vulnerability Areas having Slopes >15% in valley floor, 30% in kandi area and > 35% in Ladakh Region 	Medium Risk Buildings [B]	<ul style="list-style-type: none"> Buildings posing normal risk to human life or the environment, or a normal economic cost, should the building fail. These are typical residential, commercial, and industrial buildings. 	<ul style="list-style-type: none"> Buildings and other structures except those listed in Risk Categories I, III and IVs A building that has a plinth area less than 150 m² A-1,A-2,A-3, A-6,D-6,E-1,E-2,G-1 	<ul style="list-style-type: none"> less than 12 people living in it Type IV constructions as Fire Resistance Rating with evacuation time less than 10 – 30 minutes Buildings /Structures having Importance Factor (I)=1.0 as per earthquake resistance features
	ZONE B	<ul style="list-style-type: none"> All areas mentioned at 1 and 2 are excluded. Areas having Low to Medium vulnerability Area having slope <15%in valley floor, >20% in Kandi areas and > 	High Risk Buildings [C]	<ul style="list-style-type: none"> Buildings of a higher level of social benefit or importance, or with higher levels of risk to building occupants. These buildings have increased performance requirements because they may house large 	<ul style="list-style-type: none"> Public, semi-public buildings like educational institutions, Health care facilities Multi-unit residential buildings Having a 	Buildings whose primary occupancy is public assembly with an occupant load greater than 300. <ul style="list-style-type: none"> Buildings with elementary

		25% in Ladakh Region		<p>numbers of people, vulnerable populations (children, sick), or occupants with other risk factors, or fulfil a role of increased importance to the local community or to society in general.</p> <ul style="list-style-type: none"> • These may cause substantial hazard to human life in the event of failure. • This category also has other buildings like Power-generating stations, water treatment facilities for potable water, waste water treatment facilities and other public utility facilities not included in Risk Category IV. • Buildings and other structures not included in Risk Category IV containing quantities of toxic or explosive 	<p>plinth area of 150-400 m² A-4,A-6,D-6,C-1,C-2,C-3,D-4,D-3,D-2,D-1,E-3,F-1,F-2,F-3,H</p>	<p>school, secondary school or day care facilities with an occupant load greater than 250.</p> <ul style="list-style-type: none"> • Buildings with tertiary or facilities, such as colleges and universities, with an occupant load greater than 500. • Health care facilities with an occupant load of 50 or more resident care patients but not having surgery or emergency treatment facilities. • Any other occupancy with an occupant load greater
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				materials that do not extend beyond.		than 1,000 or more people like jails and; <ul style="list-style-type: none"> • Type II and Type III constructions as per Fire Resistance Ratings with evacuation time is 30 minutes or longer but not longer than 90 minutes • Buildings /Structures having Importance Factor (I)=1.2 as per earthquake resistance features
III	ZONE C	<ul style="list-style-type: none"> • All areas mentioned at 1,2 and 3 are excluded. • Plain area within grade not more than 10% in valley floor, >15% in 	Very High Risk Buildings [D]	Buildings that is essential to post disaster recovery or associated with hazardous facilities, including but not limited to:	<ul style="list-style-type: none"> • Hospitals, Fire, rescue stations etc. • Plinth area greater than 400 m2 A-4, A-5, B-2, C-2, D-1, D-2,	<ul style="list-style-type: none"> • Common place of long term or transient living for a number of unrelated people.

		<p>Kandi area <20% Ladakh Region</p> <ul style="list-style-type: none"> • Area having Low Vulnerability 		<ul style="list-style-type: none"> • Hospitals and other health care facilities having surgery or emergency treatment facilities • Fire, rescue, ambulance and police stations and emergency vehicle garages. • Buildings intended to be used as emergency Shelters in case of emergency • Designated emergency preparedness, • Communications and operations centres and other facilities required for emergency response. • Power-generating stations and other public utility facilities required as emergency backup facilities for Risk Category III structures. 	<p>D-3, D-5, E-2, E-3, E-4, E-5, G-1, G-2, G-3</p>	<ul style="list-style-type: none"> • Any occupancy with an occupant load greater than 5,000 or more • Type I constructions as per Fire Resistance Ratings with evacuation time longer than 90 minutes • Buildings /Structures having Importance Factor (I)=1.5 as per earthquake resistance features
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				<ul style="list-style-type: none"> • Buildings and other structures containing quantities of highly toxic materials that extend beyond property boundaries • Aviation control towers, air traffic control centres and emergency aircraft hangars. • Water storage facilities and pump structures required to maintain water pressure for fire suppression. • Ancillary buildings (including, but not limited to, communication towers, fuel storage tanks or other structures housing or supporting water or other fire suppression material or equipment) required for operation of importance level III 		
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				structures during an emergency		
IV	ZONE D	<ul style="list-style-type: none"> All areas mentioned at 1, 2, 3 and 4 are excluded. Area which are absolutely Safe Plain area with slope less than 10% in valley floor, <15% in Kandi area <20% Ladakh Region 	Very Critical Structures [E]	<ul style="list-style-type: none"> Buildings whose failure poses catastrophic risk to a large <ul style="list-style-type: none"> Area (eg, 100 km²) or a large number of people (e.g., 100 000). 	<ul style="list-style-type: none"> Mega structures like Dams etc. D-7 Structures 	<p>A building of a non-residential nature</p> <ul style="list-style-type: none"> Any occupancy with an occupant load greater than 10,000 or more Type I constructions as per Fire Resistance Ratings Buildings /Structures having Importance Factor (I)=1.5 as per earthquake resistance features

6.4 Regulations for Uses permitted as per the RoW (in Mtr.)

Table: 16 Regulations for Uses permitted as per the RoW (in Mtr.)

Sl. No.	Activities Permitted	Existing RoW*
1	<ul style="list-style-type: none"> i) Residential other than group housing and flatted development ii) Commercial uses of day-to-day nature in the form of Retail shops not more than 150 sft. built up; iii) Auto-stand, Parking Lot, Electric sub-station, OHTs, Post offices; iv) Fire Stations; Public amenities, facilities, Services essential for Residential neighbourhoods; 	7.5
2	<ul style="list-style-type: none"> i) All uses mentioned at (1) above; ii) Diagnostic centres, Testing labs, Food Courts, Retail shopping, Boutiques; Educational Institutions of primary and upper primary standard only; iii) Health Institutions up to Primary Health Centres level only, clinics; Mini-bus stand; Police posts, etc; iv) Homestays, Paying Guest Houses with bed limitation; v) Craft centres, 	7.6-12.0
3	<ul style="list-style-type: none"> i) All uses mentioned at (2) above except those at Sl. No. 1(ii) and 2(ii) and 2(iii); ii) Banks, IT/ITES centres, Public Library/Community Hall (Govt. Only); iii) Arboretum, Indoor stadia; Educational Institutions up to 12th standards only; iv) Polyclinics, Nursing Homes; v) Health – General Hospitals (less than 500 beds); vi) Educational institution of senior level and Academic colleges, vii) Wholesale shops, Departmental stores; viii) Group housing Schemes other than flatted housing; 	13.0-20.0

	<ul style="list-style-type: none"> ix) Flatted Housing including institutional housing [15 mtr. wide RoW]; x) Guest Houses, Hotels, Restaurants, Shopping Centres [general retail and wholesale excluding godowns], xi) Non-automobile Showrooms; Electric Distribution and receiving stations, Post & Telecommunications; xii) IT/ITES centres; Police Stations, Govt. offices of sub-divisional level; Public amenities, facilities, Services essential for residential neighbourhoods. 	
4	<ul style="list-style-type: none"> i) All uses mentioned at [3] above; ii) Govt. and public offices; Sub-District/District Park, Amusement Park; Outdoor stadia, Club, Theatre; Education: Academic Colleges, Polytechnics, ITIs, Research Centres; Corporate Offices iii) Health – General Hospitals (500 beds), Super-Sociality Hospitals; iv) Power Infrastructure, Grid Stations; Post and Telecommunication; v) Petrol Pumps, Tourist Centre, Tourist Complexes etc; vi) City Park/District Park; vii) Industrial Estates, Industrial Parks; Garbage Dumping Yards/sites; viii) Public amenities, facilities, Services essential for residential neighbourhoods; ix) Auditorium, Museum, Art Galleries, Central library; x) Workshops, Slaughter Houses, 	21.0-30.0
5	<ul style="list-style-type: none"> i) All uses mentioned at [4] above; ii) Professional colleges, University Campuses, other campuses; iii) Hospitals treating contiguous diseases etc; iv) Govt. offices [regional and Union Territory level]; v) Star Hotels, International Conference Centres etc; 	31.0-40.0

6	i) All uses mentioned at [4] however, excluding non-residential uses mentioned at [1] above; Cinema, Cineplex, Multiplex, Shopping Malls/Complexes; ii) Stadium, Zoological Park, Botanical garden, Shooting Range; Police Lines; iii) IFC, Truck Terminals, Railway Station, Airport; Reformatories, Jails etc; iv) Commercial Showrooms of all kinds, Godowns; v) Banquet Halls, Marriage halls; vi) Automobile Service and Repair Workshops; Exhibition Grounds; Film and Studios; Gas Bottling Plants; Storage Depots of inflammable materials;	more than 40.0
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* Existing RoW of any road designated for mixed use regulations shall be authenticated by the PW(R&B) Department.

6.5 Building Bye-Laws for Various Uses

Regulations have been spelt out in commensurate with distinctive zone character and the proposed scale of development in such zones

- a. In case the height of a residential house is restricted to 35 feet in all other zones, minimum setback margins on South and West side can be retired by five feet maximum.
- b. In case of core city, the side setback margins other than building line can be relaxed by 100% if the plot area is less than 75 sq. mtr.
- c. In case of LIG/EWS housing colonies, the maximum coverage shall be 60% with dwelling units in a semi-detached pattern with setbacks not less than [5] feet.
- d. Clear height of each storey in a residential house shall not exceed 3.0 mtr and also be not less than 2.75 mtr.
- e. Staircase mount height up to 2.5 mtr shall be in addition to permissible height.
- f. Basement floor shall not be permissible save flatted housing.
- g. Garage/Porch to the extent of 16 sq. mtr each shall be allowed in semi-detached and detached housing. Room over porch shall not be allowed.
- h. No servant quarter shall be permitted in case the plot area is less than 505 sq. mtr. or one kanal.
- i. Roof height shall not be more than 3.50 mtr measurable from eaves boarding to ridge top.

Development Control Regulations

The main Urban centres/ towns have been categorised on the basis of Physiography/ Terrain in order to regulate the growth pattern of these respective Towns in a sustainable and planned manner.

S. No	Classification	Number of Cities/Towns	Listed Cities/Towns
1	Metropolitan	1	Srinagar (M Corp. + OG)
2	Category A	7	I. Anantnag (M CI + OG), II. Bijbehara (MC), III. Awantipora (MC), IV. Pampora (MC), V. Pattan (MC), VI. Sopore (M CI + OG), VII. Baramula (M CI + OG)
3	Category B	8	I. Achhabal (MC), II. Mattan (MC), III. Seer Hamdan (MC), IV. Pulwama (MC), V. Chadura (MC), VI. Sumbal (MC), VII. Hajan (MC), VIII. Magam (MC)
4	Category C	11	I. Qazi Gund (MC), II. Devsar (MC), III. Kulgam (MC), IV. Yari Pora (MC), V. Frisal (MC), VI. Badgam (MC), VII. Khansahib (MC), VIII. Beerwah (MC), IX. Watra Gam (MC), X. Ganderbal (MC), XI. Bandipore (MC)
5	Category D	12	I. Duru Verinag (MC), II. Koker Nag (MC), III. Aishmuquam (MC), IV. Tral (MC), V. Shupiyam (MC), VI. Khrew (MC), VII. Charar-i-Sharief (MC), VIII. Kunzer (MC), IX. Uri (MC), X. Kupwara (MC), XI. Langate (MC), XII. Handwara (MC)
6	Category E	2	I. Pahalgam (MC), II. Gulmarg (MC)
Total		41	

6.5.1 Development Regulations for Category A

Development Regulations for Residential use (Detached and Semi-detached Housing under Plotted Development)								
		Area Description of the Town	Max. Ground Coverage	Max. FAR	Max. Height (in feet)	Minimum Setback Norms*		
						Front	Rear	Sides
1	High Density Zone (more than 150 PPH)	Core Area I (Within 1Km radius of town)	60%	2.4	55	10	10	{10 / 10}
2	Medium Density Zone (50-150 PPH)	Core Area II (Within the radius of 2 KM) (excluding Sl. No. 1)	50%	2.0	50	10	10	{10 / 10}
3	Low Density Zone (Upto 50 PPH)	Sub-Urbs/Fringe areas Areas other than Core Area I & Core Area II but within the Municipal Limits	40%	1.2	40	10	10	{10 / 10}
Development Regulations for Residential use (Flatted Housing)								
1	High Density Zone (more than 150 PPH)	Core Area I (Within 1Km radius of town)	40%	2.8	<i>Height to be determined on the basis of maximum ground coverage and maximum FAR/FSI consumed</i>	1/4th of height of Building or 15 feet whichever is more		
2	Medium Density Zone (50-150 PPH)	Core Area II (Within the radius of 2 KM) (excluding Sl. No. 1)	35%	2.5				
3	Low Density Zone (Upto 50 PPH)	Sub-Urbs/Fringe areas Areas other than Core Area I & Core Area II but within the Municipal Limits	30%	2.1				
Development Regulations for Commercial Use								
1	High Density Zone (more than 150 PPH)	Core Area I (Within 1Km radius of town)	40%	2.5	<i>Height to be determined on the</i>	15	10	{10/5}

2	Medium Density Zone (50-150 PPH)	Core Area II (Within the radius of 2 KM) (excluding Sl. No. 1)	40%	1.6	<i>basis of maximum ground coverage and maximum FAR/FSI consumed</i>	15	10	{10/5}
3	Low Density Zone (Upto 50 PPH)	Sub-Urbs/Fringe areas Areas other than Core Area I & Core Area II but within the Municipal Limits	35%	1.4		15	10	{10/5}
Development Regulations for Public and Semi-Public (Govt./Semi-Govt./Autonomous Bodies other than Commercial Projects) Use								
1	High Density Zone (more than 150 PPH)	Core Area I (Within 1Km radius of town)	<i>Maximum Ground Coverage to be determined on the basis of permitted maximum FSI and prescribed minimum setbacks</i>	3.0	<i>Maximum Height to be determined on the basis of permitted maximum FSI</i>	1/3 rd of the height of Building or 15 feet whichever is more		
2	Medium Density Zone (50-150 PPH)	Core Area II (Within the radius of 2 KM) (excluding Sl. No. 1)		2.5				
3	Low Density Zone (Upto 50 PPH)	Sub-Urbs/Fringe areas Areas other than Core Area I & Core Area II but within the Municipal Limits		2.0				
Development Regulations for Tourism Use								
1	High Density Zone (more than 150 PPH)	Core Area I (Within 1Km radius of town)	40%	2.5	<i>Maximum Height to be determined on the basis of permitted maximum FSI</i>	1/3 rd of the height of Building or 15 feet whichever is more		
2	Medium Density Zone (50-150 PPH)	Core Area II (Within the radius of 2 KM) (excluding Sl. No. 1)	40%	1.5				
3	Low Density Zone (Upto 50 PPH)	Sub-Urbs/Fringe areas Areas other than Core Area I & Core Area II but within the Municipal Limits	35%	1.00				

Development Regulations for Industrial Use					
<i>The Height and minimum setbacks should be strictly governed by the standards of Ministry of Industries and Commerce.</i>					
1	High Density Zone (more than 150 PPH)	Core Area I (Within 1Km radius of town)	40%	1.5	Only non-polluting Household Industries shall be allowed.
2	Medium Density Zone (50-150 PPH)	Core Area II (Within the radius of 2 KM) (excluding Sl. No. 1)	40%	1.2	
3	Low Density Zone (Upto 50 PPH)	Sub-Urbs/Fringe areas Areas other than Core Area I & Core Area II but within the Municipal Limits	35%	1.0	

6.5.2 Development Regulations for Category B

Development Regulations for Residential use (Detached and Semi-detached Housing under Plotted Development)								
		Area Description of the Town	Max. Ground Coverage	Max. FAR	Max. Height (in feet)	Minimum Setback Norms*		
						Front	Rear	Sides
1	High Density Zone (more than 150 PPH)	Core Area I (Within 1Km radius of town)	55%	2.2	50	10	10	{10 / 10}
2	Medium Density Zone (50-150 PPH)	Core Area II (Within the radius of 2 KM) (excluding Sl. No. 1)	50%	1.5	40	10	10	{10 / 10}
3	Low Density Zone (Upto 50 PPH)	Sub-Urbs/Fringe areas Areas other than Core Area I & Core Area II but within the Municipal Limits	40%	1.2	40	10	10	{10 / 10}
Development Regulations for Residential use (Flatted Housing)								
1	High Density Zone (more than 150 PPH)	Core Area I (Within 1Km radius of town)	40%	2.4	<i>Height to be determined on the basis of maximum ground coverage and maximum FAR/FSI consumed</i>	1/4th of height of Building or 15 feet whichever is more		
2	Medium Density Zone (50-150 PPH)	Core Area II (Within the radius of 2 KM) (excluding Sl. No. 1)	35%	2.1				
3	Low Density Zone (Upto 50 PPH)	Sub-Urbs/Fringe areas Areas other than Core Area I & Core Area II but within the Municipal Limits	30	1.8				
Development Regulations for Commercial Use								
1	High Density Zone (more than 150 PPH)	Core Area I (Within 1Km radius of town)	40%	1.6	<i>Height to be determined on the</i>	15	10	{10/5}

2	Medium Density Zone (50-150 PPH)	Core Area II (Within the radius of 2 KM) (excluding Sl. No. 1)	40%	1.6	<i>basis of maximum ground coverage and maximum FAR/FSI consumed</i>	15	10	{10/5}
3	Low Density Zone (Upto 50 PPH)	Sub-Urbs/Fringe areas Areas other than Core Area I & Core Area II but within the Municipal Limits	35%	1.4		15	10	{10/5}
Development Regulations for Public and Semi-Public (Govt./Semi-Govt./Autonomous Bodies other than Commercial Projects) Use								
1	High Density Zone (more than 150 PPH)	Core Area I (Within 1Km radius of town)	<i>Maximum Ground Coverage to be determined on the basis of permitted maximum FSI and prescribed minimum setbacks</i>	2.5	<i>Maximum Height to be determined on the basis of permitted maximum FSI</i>	1/3 rd of the height of Building or 20 feet whichever is more		
2	Medium Density Zone (50-150 PPH)	Core Area II (Within the radius of 2 KM) (excluding Sl. No. 1)		3.0				
3	Low Density Zone (Upto 50 PPH)	Sub-Urbs/Fringe areas Areas other than Core Area I & Core Area II but within the Municipal Limits		3.0				
Development Regulations for Tourism Use								
1	High Density Zone (more than 150 PPH)	Core Area I (Within 1Km radius of town)	40%	1.6	<i>Maximum Height to be determined on the basis of permitted maximum FSI</i>	1/3 rd of the height of Building or 20 feet whichever is more		
2	Medium Density Zone (50-150 PPH)	Core Area II (Within the radius of 2 KM) (excluding Sl. No. 1)	35%	1.4				
3	Low Density Zone (Upto 50 PPH)	Sub-Urbs/Fringe areas Areas other than Core Area I & Core Area II but within the Municipal Limits	35%	1.4				
Development Regulations for Industrial Use								
<i>The Height and minimum setbacks should be strictly governed by the standards of Ministry of Industries and Commerce.</i>								

1	High Density Zone (more than 150 PPH)	Core Area I (Within 1Km radius of town)	40%	1.5	Only non-polluting Household Industries shall be allowed.
2	Medium Density Zone (50-150 PPH)	Core Area II (Within the radius of 2 KM) (excluding Sl. No. 1)	40%	1.2	
3	Low Density Zone (Upto 50 PPH)	Sub-Urbs/Fringe areas Areas other than Core Area I & Core Area II but within the Municipal Limits	35%	1.0	

6.5.3 Development Regulations for Category C

Development Regulations for Residential use (Detached and Semi-detached Housing under Plotted Development)								
		Area Description of the Town	Max. Ground Coverage	Max. FAR	Max. Height (in feet)	Minimum Setback Norms*		
						Front	Rear	Sides
1	High Density Zone (more than 150 PPH)	Core Area I (Within 1Km radius of town)	50%	2.0	50	10	10	{10 / 10}
2	Medium Density Zone (50-150 PPH)	Core Area II (Within the radius of 2 KM) (excluding Sl. No. 1)	45%	1.35	40	10	10	{10 / 10}
3	Low Density Zone (Upto 50 PPH)	Sub-Urbs/Fringe areas Areas other than Core Area I & Core Area II but within the Municipal Limits	40%	1.2	40	10	10	{10 / 10}
Development Regulations for Residential use (Flatted Housing)								
1	High Density Zone (more than 150 PPH)	Core Area I (Within 1Km radius of town)	40%	2.4	<i>Height to be determined on the basis of maximum ground coverage and maximum FAR/FSI consumed</i>	1/4th of height of Building or 15 feet whichever is more		
2	Medium Density Zone (50-150 PPH)	Core Area II (Within the radius of 2 KM) (excluding Sl. No. 1)	35%	2.1				
3	Low Density Zone (Upto 50 PPH)	Sub-Urbs/Fringe areas Areas other than Core Area I & Core Area II but within the Municipal Limits	30	1.8				
Development Regulations for Commercial Use								
1	High Density Zone (more than 150 PPH)	Core Area I (Within 1Km radius of town)	40%	1.6		15	10	{10/5}

2	Medium Density Zone (50-150 PPH)	Core Area II (Within the radius of 2 KM) (excluding Sl. No. 1)	35%	1.4	<i>Height to be determined on the basis of maximum ground coverage and maximum FAR/FSI consumed</i>	15	10	{10/5}
3	Low Density Zone (Upto 50 PPH)	Sub-Urbs/Fringe areas Areas other than Core Area I & Core Area II but within the Municipal Limits	35%	1.4	<i>Height to be determined on the basis of maximum ground coverage and maximum FAR/FSI consumed</i>	15	10	{10/5}
Development Regulations for Public and Semi-Public (Govt./Semi-Govt./Autonomous Bodies other than Commercial Projects) Use								
1	High Density Zone (more than 150 PPH)	Core Area I (Within 1Km radius of town)	<i>Maximum Ground Coverage to be determined on the basis of permitted maximum FSI and prescribed minimum setbacks</i>	2.5	<i>Maximum Height to be determined on the basis of permitted maximum FSI</i>	1/4 th of the height of Building or 15 feet whichever is more		
2	Medium Density Zone (50-150 PPH)	Core Area II (Within the radius of 2 KM) (excluding Sl. No. 1)		2.0				
3	Low Density Zone (Upto 50 PPH)	Sub-Urbs/Fringe areas Areas other than Core Area I & Core Area II but within the Municipal Limits		2.0				
Development Regulations for Tourism Use								
1	High Density Zone (more than 150 PPH)	Core Area I (Within 1Km radius of town)	40%	1.6	<i>Maximum Height to be determined on the basis of permitted maximum FSI</i>	1/3 rd of the height of Building or 15 feet whichever is more		
2	Medium Density Zone (50-150 PPH)	Core Area II (Within the radius of 2 KM) (excluding Sl. No. 1)	35%	1.4				
3	Low Density Zone (Upto 50 PPH)	Sub-Urbs/Fringe areas Areas other than Core Area I & Core Area II but within the Municipal Limits	35%	1.4				
Development Regulations for Industrial Use								
<i>The Height and minimum setbacks should be strictly governed by the standards of Ministry of Industries and Commerce.</i>								

1	High Density Zone (more than 150 PPH)	Core Area I (Within 1Km radius of town)	35%	1.05	Only non-polluting Household Industries shall be allowed.
2	Medium Density Zone (50-150 PPH)	Core Area II (Within the radius of 2 KM) (excluding Sl. No. 1)	30%	0.90	
3	Low Density Zone (Upto 50 PPH)	Sub-Urbs/Fringe areas Areas other than Core Area I & Core Area II but within the Municipal Limits	30%	0.60	

6.5.4 Development Regulations for Category D

Development Regulations for Residential use (Detached and Semi-detached Housing under Plotted Development)								
		Area Description of the Town	Max. Ground Coverage	Max. FAR	Max. Height (in feet)	Minimum Setback Norms*		
						Front	Rear	Sides
1	High Density Zone (more than 150 PPH)	Core Area I (Within 1Km radius of town)	50%	2.0	50	10	10	{10 / 10}
2	Medium Density Zone (50-150 PPH)	Core Area II (Within the radius of 2 KM) (excluding Sl. No. 1)	40%	1.2	40	10	10	{10 / 10}
3	Low Density Zone (Upto 50 PPH)	Sub-Urbs/Fringe areas Areas other than Core Area I & Core Area II but within the Municipal Limits	40%	1.2	40	10	10	{10 / 10}
Development Regulations for Residential use (Flatted Housing)								
1	High Density Zone (more than 150 PPH)	Core Area I (Within 1Km radius of town)	40%	2.0	<i>Height to be determined on the basis of maximum ground coverage and maximum FAR/FSI consumed</i>	1/4th of height of Building or 15 feet whichever is more		
2	Medium Density Zone (50-150 PPH)	Core Area II (Within the radius of 2 KM) (excluding Sl. No. 1)	35%	1.75				
3	Low Density Zone (Upto 50 PPH)	Sub-Urbs/Fringe areas Areas other than Core Area I & Core Area II but within the Municipal Limits	35%	1.75				
Development Regulations for Commercial Use								
1	High Density Zone (more than 150 PPH)	Core Area I (Within 1Km radius of town)	40%	1.6		15	10	{10/5}

2	Medium Density Zone (50-150 PPH)	Core Area II (Within the radius of 2 KM) (excluding Sl. No. 1)	30%	1.2	<i>Height to be determined on the basis of maximum ground coverage and maximum FAR/FSI consumed</i>	15	10	{10/5}
3	Low Density Zone (Upto 50 PPH)	Sub-Urbs/Fringe areas Areas other than Core Area I & Core Area II but within the Municipal Limits	30%	1.2	<i>Height to be determined on the basis of maximum ground coverage and maximum FAR/FSI consumed</i>	15	10	{10/5}
Development Regulations for Public and Semi-Public (Govt./Semi-Govt./Autonomous Bodies other than Commercial Projects) Use								
1	High Density Zone (more than 150 PPH)	Core Area I (Within 1Km radius of town)	<i>Maximum Ground Coverage to be determined on the basis of permitted maximum FSI and prescribed minimum setbacks</i>	2.5	<i>Maximum Height to be determined on the basis of permitted maximum FSI</i>	1/4 th of the height of Building or 15 feet whichever is more		
2	Medium Density Zone (50-150 PPH)	Core Area II (Within the radius of 2 KM) (excluding Sl. No. 1)		2.0				
3	Low Density Zone (Upto 50 PPH)	Sub-Urbs/Fringe areas Areas other than Core Area I & Core Area II but within the Municipal Limits		2.0				
Development Regulations for Tourism Use								
1	High Density Zone (more than 150 PPH)	Core Area I (Within 1Km radius of town)	40%	1.2	<i>Maximum Height to be determined on the basis of permitted maximum FSI</i>	1/4 th of the height of Building or 15 feet whichever is more		
2	Medium Density Zone (50-150 PPH)	Core Area II (Within the radius of 2 KM) (excluding Sl. No. 1)	35%	1.05				
3	Low Density Zone (Upto 50 PPH)	Sub-Urbs/Fringe areas Areas other than Core Area I & Core Area II but within the Municipal Limits	35%	0.70				

Development Regulations for Industrial Use					
<i>The Height and minimum setbacks should be strictly governed by the standards of Ministry of Industries and Commerce.</i>					
1	High Density Zone (more than 150 PPH)	Core Area I (Within 1Km radius of town)	35%	1.05	Only non-polluting Household Industries shall be allowed.
2	Medium Density Zone (50-150 PPH)	Core Area II (Within the radius of 2 KM) (excluding Sl. No. 1)	30%	0.90	
3	Low Density Zone (Upto 50 PPH)	Sub-Urbs/Fringe areas Areas other than Core Area I & Core Area II but within the Municipal Limits	30%	0.60	

6.5.5 Development Regulations for Category E

Development Regulations for Residential use (Detached and Semi-detached Housing under Plotted Development)								
		Area Description of the Town	Max. Ground Coverage	Max. FAR	Max. Height (in feet)	Minimum Setback Norms*		
						Front	Rear	Sides
1	High Density Zone (more than 150 PPH)	Core Area I (Within 1Km radius of town)	50%	1.0	30	10	10	{10 / 10}
2	Medium Density Zone (50-150 PPH)	Core Area II (Within the radius of 2 KM) (excluding Sl. No. 1)	40%	0.80	30	10	10	{10 / 10}
3	Low Density Zone (Upto 50 PPH)	Sub-Urbs/Fringe areas Areas other than Core Area I & Core Area II but within the Municipal Limits	40%	0.60	20	10	10	{10 / 10}
Development Regulations for Residential use-Flatted Housing: <i>Not Permitted in this Category of Towns/Areas</i>								
Development Regulations for Commercial Use								
1	High Density Zone (more than 150 PPH)	Core Area I (Within 1Km radius of town)	55%	1.10	<i>Height to be determined on the basis of maximum ground coverage and maximum FAR/FSI consumed</i>	15	10	{10/5}
2	Medium Density Zone (50-150 PPH)	Core Area II (Within the radius of 2 KM) (excluding Sl. No. 1)	50%	1.0		15	10	{10/5}
3	Low Density Zone (Upto 50 PPH)	Sub-Urbs/Fringe areas Areas other than Core Area I & Core Area II but within the Municipal Limits	45%	0.90		15	10	{10/5}
Development Regulations for Public and Semi-Public (Govt./Semi-Govt./Autonomous Bodies other than Commercial Projects) Use								
1	High Density Zone (more than 150 PPH)	Core Area I (Within 1Km radius of town)	<i>Maximum Ground</i>	2				

2	Medium Density Zone (50-150 PPH)	Core Area II (Within the radius of 2 KM) (excluding Sl. No. 1)	<i>Coverage to be determined on the basis of permitted maximum FSI and prescribed minimum setbacks</i>	1.5	<i>Maximum Height to be determined on the basis of permitted maximum FSI</i>	1/4 th of the height of Building or 15 feet whichever is more
3	Low Density Zone (Upto 50 PPH)	Sub-Urbs/Fringe areas Areas other than Core Area I & Core Area II but within the Municipal Limits		1.2		

Development Regulations for Tourism Use

1	High Density Zone (more than 150 PPH)	Core Area I (Within 1Km radius of town)	25%	0.50	<i>Maximum Height to be determined on the basis of permitted maximum FSI</i>	1/3 rd of the height of Building or 15 feet whichever is more
2	Medium Density Zone (50-150 PPH)	Core Area II (Within the radius of 2 KM) (excluding Sl. No. 1)	20%	0.40		
3	Low Density Zone (Upto 50 PPH)	Sub-Urbs/Fringe areas Areas other than Core Area I & Core Area II but within the Municipal Limits	15%	0.30		

Development Regulations for Industrial Use

The Height and minimum setbacks should be strictly governed by the standards of Ministry of Industries and Commerce.

1	High Density Zone (more than 150 PPH)	Core Area I (Within 1Km radius of town)	Not Permitted			
2	Medium Density Zone (50-150 PPH)	Core Area II (Within the radius of 2 KM) (excluding Sl. No. 1)				
3	Low Density Zone (Upto 50 PPH)	Sub-Urbs/Fringe areas Areas other than Core Area I & Core Area II but within the Municipal Limits	15%	0.15	Only non-polluting Household Industries shall be allowed.	

a) Note w.r.t Residential Plotted Housing:

- j. The minimum Plot size shall be **75 sq. mtr** for all zones other than Low Density Zones wherein the minimum plot area shall be 125 sq. mtr with minimum width of the plot not be less than [6] mtr.
- k. In case the height of a residential house is restricted to 40 feet in core city and 30 feet in all other zones, minimum setback margins on South and West side can be retired by five feet maximum.
- l. In case of core city, the side setback margins other than building line can be relaxed by 100% if the plot area is less than 75 sq. mtr.
- m. In case of LIG/EWS housing colonies, the maximum coverage shall be 60% with dwelling units in a semi-detached pattern with setbacks not less than [5] feet.
- n. Clear height of each storey in a residential house shall not exceed 3.0 mtr and also be not less than 2.75 mtr.
- o. Staircase mount height up to 2.5 mtr shall be in addition to permissible height.
- p. Basement floor shall not be permissible save flatted housing.
- q. Garage/Porch to the extent of 16 sq. mtr each shall be allowed in semi-detached and detached housing. Room over porch shall not be allowed.
- r. No servant quarter shall be permitted in case the plot area is less than 505 sq. mtr. or one kanal.
- s. Roof height shall not be more than 3.50 mtr measurable from eaves boarding to ridge top.

b) Note w.r.t Residential Flatted Housing:

- a. *Single level basement (max. depth of 3.0 metre) shall be permitted as per the conditions which the competent authority may deem necessary.*
- b. *Basement, if constructed and used for parking and services only shall not be counted in FAR. 10% of area should be reserved for services in the basement.*
- c. *Stilt Floor and/or podium (single level permitted only), if constructed and used for parking only shall not be counted in FAR. The slab height of stilt floor shall not exceed 2.7 mtr.*
- d. *In case of group housing projects having plot area more than one hectare, for providing facilities for the senior citizens, crèche, library, gym, multi-purpose halls and society offices, in aggregate shall be given as additional FAR of 500 sq. mtr.*
- e. *In case of group housing with flat size more than 1500 sft, provision for accommodation of the service population shall be made with minimum 15 sq. mtr built up area.*
- f. *The area of basement shall not exceed beyond the line of setbacks and/or building line as applicable and shall be used for parking/services only.*
- g. *In-house back-up facilities for electricity/power and water supply to be provided for building beyond four storeyes.*

- h. In group housing, in-house provision of facilities like STPs, Transformers, Pump Stations, water sumps, firefighting etc. shall be made mandatory.
- i. The clearances/ NOCs from fire department and a qualified Structural Engineer are mandatory.
- j. The facilities of convenient shops should be provided within complex.
- k. Minimum of 15% area shall be reserved as organized green. Remaining area outside ground coverage shall be treated as Common Area.

Parking Norms:

i. Area to be considered under parking in basement/Stilts/Podium/Open shall be as under:

▪ Basement	=	32 sq. mtr. per ECS
▪ Stilt	=	28 sq. mtr. per ECS
▪ Open/ Surface	=	23 sq. mtr. per ECS

ii. Parking shall be provided @___

- a) 1.0 ECS per 100 sq. mtr floor area;

c) Note w.r.t Housing Colonies:

1. A person or a group of persons or a co-operative society or firm intending to plot out an estate into more than four (4) plots (4048 Sq. mtr. or more) shall give notice in writing to the competent authority which will be accompanied by a layout plan of entire land showing the areas allotted for roads, open spaces, plot and public buildings, the specification of the roads, drains and other infrastructures.
2. Min. Width of Approach road
 - i) **Housing colony up to twenty (20) Kanals –**
Entry from the main road shall not be less than 12.0 mtr and no internal road shall be less than 6.0 mtr.
 - ii) **Housing colony more than twenty (20) Kanals –**
Entry from the main road shall not be less than 15.0 mtr and no internal road shall be less than 6.0 mtr.
3. Roads, drains, water mains and electric lines required for the colony shall be constructed by the developer at his own cost and no plot shall be eligible for any services and utilities by the govt. and/or Municipality unless the colony is developed properly and approved by the competent authority, and no building plan shall be considered by the Municipality or prescribed authority in any plot of such a colony which has not received the prior approval of the competent authority.

Developer in this case will mean the person, co-operative or the firm intending to plot out the land into more than four (04) plots.

4. No housing colony can be allowed in the area not specified as the residential in the proposed Master Plan (if approved by Govt.) unless considered in any special circumstances by the competent authority with the approval of Govt. In such housing colonies, the following standards shall apply:
 - a) *Area under roads Min. 15% to 20% of the total area of land under the proposed colony.*
 - b) *Land to be allotted for open spaces, schools and public building for a housing colony of 20 plots and above shall not be less than 15% of the total area of the colony.*
 - c) *Area under commercial use shall be 4% to 5%.*
 5. After the developed land is sold by the developer, the roads and drains etc. constructed by the developer shall be transferred to the concerned authority for their maintenance.
 6. Land use of the layout plan approved by the competent authority shall not be changed unless with the prior consent of the competent authority.
 7. Open spaces allocated for parks, play-fields, school sites and public building in a colony shall be deemed to have been sold along with the plots as amenities of the colony by the developer to the plot holders of the colony. The development of such open spaces shall be the responsibility of the Municipality/Development authority which may levy betterment charges on the plot holders of the colony in accordance with the provisions of the Act.
 8. No permission shall be accorded for construction of a building in any notified area which shall cause nuisance by way of odour, smoke, noise or disturbance to inhabitants of the locality or be injurious to health of the residents of the buildings or to the inhabitants in the surrounding areas.
- d) Note w.r.t Commercial Development:**
- *Minimum Plot size for Hotel Should not be less than 2020 Sq. Mt.*
 - *Minimum Plot size for Hostel/Boarding House Should not be less than 1010 Sq. Mt.*
 - *Minimum Plot size for Guest House/Lodging House Should not be less than 750 Sq. Mt.*
 - *Minimum Plot size for Paying Guest House should not be less than 500 Sq. Mt.*

Parking Norms for Commercial Use:

- Single tier basement parking and stilt floor are permissible within all commercial use zones for parking and services use.
- 15% of the basement area shall be reserved for locating services like generator room, electric room/plant room etc. Portion of the basement where these services are proposed should be segregated suitably from the other uses so as to ensure adequate safeguards against fire hazards.
- Basement/stilt floor used for parking shall not be counted towards FAR/FSI.
- Parking space shall be worked out as following norms:
 - Basement = 32 sq. mtr. per ECS
 - Stilts/ Podium = 28 sq. mtr. per ECS
 - Open to sky = 23 sq. mtr. per ECS
- Parking space shall be provide as following norms:
 - Wholesale, Retail shops = 2.0 ECS for 100 sq. mtr. of floor area
 - Multiplex = 2.5 ECS for every 100 sq. mt. of floor space.
 - Cinema/Cineplex = 2.5 ECS for every 100 sq. mt. of floor space.
 - Banquet/Marriage Halls = Min. 100 ECS up to 12 kanal, and 6ECS for every additional Kanal
 - Hotel/Guest House = 3.0 ECS for every 2 guest rooms.
 - Hotel-cum-Banquet Hall = 1.0 ECS for every 2 guest rooms and Min. 100 ECS up to 12 kanal, and Six ECS for every additional Kanal

e) Note w.r.t Parking Norms for Public, Semi-Public Building:

Parking space shall be provided as per following norms:

- Nursing Home, Hospitals = 2 ECS per 100 sq. mtr. of floor area
- Socio-cultural and other institutions = 3 ECS per 100 sq. mtr. of floor area
- Govt. & Semi-Govt. Offices = 1.5 ECS per 100 sq. mtr. of floor area
- Health & Educational Institutions = 0.75 ECS per 100 sq. mtr. of floor area

f) **Note w.r.t Development Regulations for Tourist Village-cum-Urban Haat and Rural tourism**

- **Tourist Village-cum-Urban Haat** has been proposed subject to the condition that the area is developed under a Town Planning Scheme (TPS) and fulfilment of following mandatory conditions:
 - *Maximum Ground Coverage* = 15%
 - *Maximum Height* = 25 feet
 - *Minimum Plot area* = 3.0 acres
- **Eco-tourism/Rural Tourism:** The policy envisaged in the Draft Master Plan for Eco-tourism /Rural Tourism under Urban Greens and Orchard use has been omitted as per the recommendations of the Committee.

g) **Note w.r.t OTHER REGULATIONS**

Distance between Buildings

Table 1-7-11: Minimum distance between two buildings, or as part of same building unit

Sl. No.	Building Height	Min. Distance between Two Buildings on same plot
1	Up to 40 feet	15 feet
2	Above 40 feet and up to 55 feet	20 feet
3	Above 55 feet up to 75 feet	25 feet
4	Above 75 feet	½ of the height of building

Note: In case of two buildings of different height, the height of taller building shall be considered for determining the minimum distance between such buildings.

1. Petrol Pumps / Filling Stations

Building-units for use as Filling Stations shall comply with Petroleum Rules 1976 under the Petroleum Act 1934 and any such regulations enforced from time to time by the Central or Union Territory Government. The following regulations are recommended for locating petrol pump cum service stations:-

- i) Minimum distance of Petrol Pump/Filling Station from the road intersections or junction of two or more roads shall be 150 mtr.
- ii) New petrol pump/filling station shall be permitted on roads having existing RoW not less than 65 feet (20 mtr.).

iii) Plot size (minimum) for basic and ancillary uses-

- *Only filling stations* : 1010 sq. mtr.
- *Filling-cum-service station* : 1515 sq. mtr.
- *Filling-cum-service station-cum-Workshop* : 2020 sq. mtr.
- *CNG Filling Station* : 1010 sq. mtr.

iv) Maximum ground coverage : 45%

v) Maximum Height : 25 for building and canopy [both]

vi) Setbacks are as mentioned under:

Table 1-7-8: Development Regulations for Petrol Pumps/Fuelling Stations

Sl. No.	Components of Fuelling Station	Front Setback [Feet]	Other sides Setback
1	Filling Pedestal/ Curb	30	20 feet (min. distance between building and fuelling pedestal, and between two fuelling pedestal shall also be 20 feet)
2	Canopy	20	20 feet in case of canopy height up to 20 feet. 25 feet in case canopy height above 20 feet.
3	Administrative or Other Building	20	15 feet

Notes:

- a. Shall be acceptable to explosive /Fire & Emergency Department.
- b. Ground coverage will include canopy area.
- c. Mezzanine if provided shall be counted in FAR.
- d. In case of CNG Mother Station, building components shall be control room/office/dispensing room.
- e. No basement shall be allowed.

2. Safety against Natural Disasters like Earthquakes

The application for seeking building permit shall be accompanied with a report of registered qualified Architect/Structural Engineer certifying that the proposed structure has been designed structurally keeping in view the safety measures against earthquakes as indicated in the following Bureau of Indian Standards (B.I.S).

Bureau of Indian Standards (B.I.S):

a) IS: 13935: 1993

Repair and Seismic Strengthening of building guidelines

b) IS: 1893 (part i): 2002

Criteria for Earth quake Resistant Design of structure

c) IS: 4326 1993 (2002-04)

Earthquake Resistant Design and Construction of building – Code of practice

d) IS: 13920: 1993

Ductile Detailing of Reinforced Concrete structures subjected to seismic Forces – Codes of Practice

e) IS: 13827: 1993

Improving Earthquake Resistant of Earthen Building – Guidelines

f) IS: 13828: 1993

Improving Earthquake Resistance of low strength Masonry Building Guidelines

3. Water Harvesting

Water harvesting by way of storage of rainwater in all new buildings existing on plots of 1000 sq. mtr and above, and all group housing shall be mandatory. The plans submitted to the local authority shall indicate the system of storm water drainage along with points of collection of rain water in surface reservoirs or in recharge wells.

4. Fire Protection and Fire Requirements

A) Scope:

This part covers the requirements of fire protection for the multi-storeyed buildings (high rise buildings) and the buildings which are 15 mtr and above in height and low occupancies of categories such as Assembly, Institutional, and Educational more than two storeyed and built-up area exceeding 1000 sq.mt. Business where plot area exceeds 500 sq. mtr, mercantile where aggregate covered area exceeds

750 sq.mt., Hotel, Hospital, Nursing Homes, Underground complexes, Industrial storage, Meeting/Banquet halls, Hazards Occupancies.

6. 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 protection of National Building Code) of India. The building schemes as such also be cleared by the District Officer of the Fire and Emergency Services Department before issuance of building permit.

7. Mulba Stacking

In the cases of plots falling under any land use approved under the Master Plan, stacking of building materials shall be done within the plot premises if the plot area is above 500 sq. mtr. An undertaking shall be sought for stacking of materials on the adjoining Govt. land i.e. Road, land etc. but the same shall be removed on daily basis by the applicant. If the same is not done, the local authority shall remove the mulba on the cost and expenses of plot owner and initiate legal action under rules against the erring beneficiaries.

8. Provision for Physically Challenged Persons in the Public Buildings:

A) Scope:

These bye-laws are applicable to public buildings and exclude domestic buildings. Buildings which shall provide access to ambulant and non-ambulant physically challenged persons are listed below. Distinction is made for buildings to be designed for the use of large wheel chairs and small wheel chair.

B) Buildings to be designed for Ambulant Physically Challenged People (Besides Hospitals):

Higher Secondary School, Conference Hall, Dance Halls, Youth centres, Youth clubs, Sports centres, Sports pavilion, Boat club houses, Ice/roller skating rinks, Swimming pools, Police stations, Law courts, Court houses, Sports stadiums, Theatres, Concert halls, Cinemas, Auditoriums, Small offices (the maximum plinth area 1400 sq.mt.), Snack bars, Cafes and Banqueting rooms (for capacity above 50 dinners).

Note:

- a. In sport stadiums provisions shall be made for non-ambulant spectators (small wheel chair) @ 1:1000 up to 10,000 spectators and additional 1:2000 for spectators above 10,000.
- b. In Theatres, Concert halls, Cinemas and Auditorium provisions shall be made for non-ambulant spectators (small wheel chairs) @ 1/250 up to 1000 spectators and additional 1/500 for spectators above 1000.

C) Buildings to be designed for Non-Ambulant Physically Challenged People:

Schools for physically challenged persons, cremation grounds, public/semi-public buildings, Botanical gardens, Religious buildings, Old people clubs, Village halls, Day centres, Junior training centres, post offices, Banks, Dispensaries, Railway stations, Shops, Super markets, and Departmental stores.

Note:

- a. Large wheel chair criteria shall be applicable on ground floors of the following buildings:
- b. Post offices, Banks, Dispensaries, Railway station, Shops, Super markets and Departmental stores.

D) Building to be designed for Non-Ambulant Physically Challenged Persons (using small wheel chairs):

Public lavatories in Tourist spots, Club motels, Professional and Scientific institutions, Museum, Art galleries, Public libraries, Laboratories, Universities, College for further Education, Teachers Training Colleges, Technical College, Exhibition halls, Dentist surgeries, Administrative department of the Hospitals, Service stations, Car parking, Building airports terminals, Bus terminals, Factories employing handicapped for sedentary works, large offices (with plinth area above 400 sq.mt.), Tax offices, Passport offices, Pension offices, Labour offices, Cafes, Banqueting rooms and Snack bars (for capacity above 100 dinners).

Space Standards

Space standards are fundamental to obtain the basic objective of zoning regulations to achieve desirable pattern of development in a city. Strict enforcement is needed to achieve articulated urban development as envisaged in the Master Plan of a City.

Table Spatial Norms and Standards

S. No.	Description	Standard prescribed	Area/Unit (Hectares)
A	<i>Educational Facilities</i>		
1	Pre-Primary School	1 for 2500 Persons	0.10
2	Primary School (Class I - V)	1 for 5000 Persons	0.40
3	Middle School (Class VI - VIII)	1 for 5000 Persons	0.60
4	Senior Secondary School (Class VI-X)	1 for 7500 Persons	1.20
5	Higher Sec School (Class X-XII)	1 for 10000 Persons	1.60
6	Integrated School (Class I - XII)	1 for 10000 Persons	2.00
7	Integrated School with Hostel	1000-1500 Students	2.50
8	School For differently abled	400 Students/45000 Pop	0.70
9	Academic College	1000-1500/1 Lac Pop	3.50
10	ITI	500 Students/ 10 Lac Pop	1.60
11	Polytechnic	400 Students/ 10 Lac Pop	2.40
12	Engineering College	1500-1700 students	10.00
13	Medical College	1500-1700 students	15.00
14	Other Professional College	250-500 Students/10 Lac Pop.	4.00
15	Para-Medical Institute	500 Students/ 10 Lac Pop	1.60
B	<i>Health Care Facilities</i>		
18	Health Unit/Dispensary	1 for 15000	0.10
19	Nursing Home/Maternity Centre	30 Beds/1 per 45000	0.25
20	Polyclinic	1 per 1 Lac Pop	0.10
21	General Hospital (500 Beds)	1 for 1 to 2 Lac	6.00
22	Multi-Speciality Hospital	200 Beds/1 Lac Pop	3.00
24	Intermediate Hospital (A)	200 Beds/1 Lac Pop	3.00
25	Intermediate Hospital (Maternity)	80 Beds/ 1 Lac Pop	1.00

C	<i>Socio-Cultural Facilities</i>		
24	Community Room	1 per 5000 pop	0.075
25	Community Hall and Library	1 for 15000	0.20
26	Recreational Club	1 for 1 Lac	1.00
27	Music, Dance & Drama Centre	1 for 1 Lac	0.10
28	Socio-cultural Centre/Exhibition-cum-fair ground	1 for 10 Lac	12.00
29	Club Houses	1 for 1 Lac	0.40
30	Museum	-	2.5
31	Community Centre/Janjghar/Banquet Hall	1 for 15000	0.60
32	Botanical / Zoological Park	1 for 1 Lac	20.00
33	Exhibition Area(s)	1 for 1 to 10 Lac	4.00
34	Cinema/Cineplex	1 for 1 Lac	0.30
35	Multiplex	1 for 1 Lac	0.60
36	Stadia/Sports Centre/Sports Complex	1 for 1 Lac	20.00
37	Playfield	1 for 25000	1.00
38	Mini-Playfield	1 for 15000	0.50
D	<i>Distribution Services</i>		
39	Post & Telegraph Office	1 for 1.5 Lac	0.20
40	Post Office	1 for 40000	0.10
41	Telephone Exchange (20,000 lines)	-	1.50
42	LPG Godown	1 for 50000(500 cylinder capacity)	0.10
43	Electricity Sub-Station 11 KV	1 for 15000	0.10
44	Electricity Sub-Station 66 KV	1 for 1 Lac	1.00
E	<i>Police and Fire Services</i>		
45	Police Station	1 for 90,000 pop	0.50
46	Police Post	1 for 40000 pop	0.20
47	Central/District Jail	1 for 10 Lac	5.00
48	Police Line	-	4.00
49	Civil defence and Home Guards	-	2.00

50	Police Training Institute	-	5.00
51	Fire Station	1 for 90,000 pop	0.50
F	Slaughter House		
51	Slaughter House	-	0.20
52	Abattoir	-	0.50

Note:

The space standards spelt out above shall not applicable to the Government Departments wherein the cases shall be decided on case-to-case basis in the interest of public welfare.

6.5.8 Building Bye-Laws for Industrial Buildings & Industrial Estates

Table 23: Broad classification of industries on the basis of Hazard as per NBC 2016

Light Hazard	Moderate Hazard	High Hazard
Abrasive Manufacturing Premises	Aluminium Factories	SUB-CATEGORY (A)
Aerated Water Factories	Atta and Cereal Grinding	Aircraft Hangers
Aggarbati Manufacturing	Bakeries and Biscuit Factories	Aluminium/ Magnesium Powder Plants
Areca Nut Slicing and/or Betel nut Factories	Beedi Factories	Bituminised Paper and/or Hessian
Analytical and/or Quality Control Laboratories	Bobbin Factories	Cloth/ Tar Felt Manufacturing
Asbestos Steam Packing and Lagging Manufacturing	Bookbinders, Envelopes and Paper Bag Manufacturing	Cotton Waste Factories
Battery Manufacturing	Camphor Boiling	Celluloid Goods Manufacturing
Breweries	Candle Works	Chemical Manufacturing using raw materials having flash points below 23 Degree Celsius
Brick Works	Carbon Paper/ Typewriter Ribbon Manufacturing	Cigarette Filter Manufacturing
Canning Factories	Cardboard Box Manufacturing	Cinema Films and T.V Production Studios
Cardamom Factories	Carpenters, Wood, Wool and Furniture Manufacturing	Coal and/or Coke and/or Charcoal Ball and Briquettes Manufacturing
Cement Factories and/or Asbestos or Concrete Products Manufacturing	Carpet and Durries Factories	Collieires
Ceramic Factories and Crockery and Stoneware Pipe Manufacturing	Cashewnut Factories	Cotton seed cleaning or De-lining Factories
Clay Works	Chemical Manufacturing using raw materials having flash points above 23 Degree Celsius	Distilleries

Clock and Watch Manufacturing	Cigar and Cigarette Factories	Duplicating/ Stencil Paper Manufacturing
Coffee Curing Roasting and Grinding Premises	Coir Factories	Fire-works Manufacturing
Condensed Milk Factories, Milk Pasteurising Plant and Dairies	Coir Carpets, Rugs, Tobacco, Hides and Skin Presses	Foam Plastics Manufacturing and/or Converting Plants
Confectionary Manufacturing	Cold Storage Premises	Godowns and Warehouses (Storing Combustible/ Flammable Goods)
Electric Lamps (Incandescent and Fluorescent) and TV Picture Manufacturing	Cork Products Manufacturing	Grass, Hay, Fodder and Bhoosa (Chaff) Pressing Factories
Electro Plating Works	Dry Cleaning, Dyeing and Laundries	Industrial Gas Manufacturing (Other than Inert/ Halogenated Hydrocarbon Gases)
Engineering Workshops	Electric Substations/ Distribution Stations	Jute Mills and Jute Presses
Fruits and Vegetables Dehydrating & Drying Factories	Electric Generating Stations (Other than Underground Power Houses)	Linoleum Factories
Fruit Products and Condiment Factories	Enamelware Factories	LPG Bottling Plants (Mini)
Glass and Glass Fiber Manufacturing	Filter and Wax Paper Manufacturing	Man ,Made Fibres (Acrylic Fibres/ Yarn Manufacturing)
Godowns and Warehouses Storing Non-Combustible Goods only	Flour Mills	Match Factories
Green Houses	Garages	Mattress and Pillow Making
Gold Thread/Gilding Factories	Garment Makers	Metal or Tin Printers (where more than 50 Percent of floor area is occupied as Engineering Workshop; this may be taken as ordinary hazard risk)
Gum and/or Glue and Gelatine Manufacturing	Ghee Factories (Other than Vegetable)	Oil Mills
	Godowns and Warehouses (Other than those Under Light and High Hazard A Categories)	
	Grain and/or Seeds Disintegrating and/or Crushing Factories	

Ice, Ice Candy and Ice-cream Manufacturing	Grease Manufacturing	Oil Extractive Plants
Ink (Excluding Printing Ink) Factories	Hosiery, Lace Embroidery and Thread Factories	Oil Terminals/Depots handling flammable Liquids having flash point of 23°C and Below
Mica Products Manufacturing	Incandescent Gas Mantle Manufacturing	Paints and Varnish Factories
Pottery Works	Industrial Gas Manufacturing (Inert/ Halogenated hydrocarbon gases)	Paper and Cardboard Mills having raw material yards
Poultry Farms	Man-made Yarn/Fibre Manufacturing (Other than Acrylic Fibres. Yarn Manufacturing)	Piers, Wharves and Jetties-Handling Extra Hazardous Materials
Salt Crushing Factories and Refineries	Manure and Fertilizer Works (Blending, Mixing and granulating)	Printing Ink Manufacturing Rosin Lamp-Black and Turpentine factories
Stables	Mineral Oil Blending and Processing	Saw Mills
Sugar Candy Manufacturing	Oil and Leather Cloth Factories	Sponge Iron Steel Plants (Gas Based)
Sugar Factories and refineries	Oil Terminals/Depots Other than those Categorized under High Hazard A	Surgical Cotton Manufacturing
Tanneries/Leather Goods Manufacturers	Open storage of Flammable Liquids in Drums, Cans etc.	Tarpaulin and Canvas Proofing Factories
Umbrella Assembling factories	Oxygen Plants	Tyre Rereading and Resoling factories
Vermicelli Factories	Paper and Cardboard Mills without raw Material Yards	SUB-CATEGORY (B)
Water treatment/Filtration Plants and Water Pump Houses	Piers, Wharves, Jetties and Dockyards other than those Categorized Under High Hazard A	Ammonia and Urea Synthesis Plants
Zinc/ Copper Factories	Plastic Goods Manufacturing	CNG Compressing and Bottling Plants

	Plywood/Wood Veneering Factories Printing Press Premises	Note – In Case of completes having spate plants having varying degrees of Hazard, authority having jurisdiction shall be consulted to decide on level of protection to be provided
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Note: Any industry that is not covered shall be classified in the most appropriate class which resembles the proposed occupancy.

6.5.9 INDUSTRIAL NORMS/REGULATIONS

The subdivision of industrial use zone into use premises and subsequent approval of layout plans for industrial estates shall be governed by the following norms:

- The provision of land for the required facilities in industrial areas shall conform to norms given in the Table 22
- All new Industrial Estates shall have approach from a road of at least 30 m ROW. Plots measuring less than 100 sqm. and will face 9 m ROW roads whereas plots measuring more than 100 sqm. will face 12 m ROW roads.
- Individual industrial plots facing main peripheral roads shall have access from dedicated service road after leaving green buffer.
- The listed water bodies and / or any water body above 1 Ha. size are mandatory to be systematically included in the landscape plan.
- Minimum 10m wide green buffer shall be provided along peripheral / access roads in the industrial areas.

- The provision of Rainwater harvesting as an integral part of the landscape and storm water drainage plan at the time of sanction of layout plan shall be prepared.
- The provision of minimum 30% of semi-permeable surface in all parking and loading / unloading areas.
- Grease traps should be provided near automobile washing area.
- New Industrial areas should be located along major arterial roads. Major infrastructure network like CNG, LPG, oil, optical fiber, electricity, etc. to be made available along this corridor through underground pipelines.
- Optimum utilization of industrial areas should be made by way of development of flatted factories complexes.
- All industries should have provision for separating the solid waste before disposal. No untreated effluent shall be allowed to be discharged in the water bodies, open areas etc., outside the Industrial area. Primary treatment of the effluent shall be done at the plot level as per requirement.
- The provision of CETPs, solid waste separation / treatment plants shall be made at the industrial cluster level.
- Proper disaster arrangements shall be made by the concerned agency for meeting any emergency situation arising due to fire, explosion, sudden leakage of gas or other natural calamities like earthquake, flood, etc.
- Industries in future may be grouped on the basis of common requirements such as effluent treatment, interdependence and nuisance value (fire hazard, noise, etc.).
- Selection of trees and plants shall be made keeping in view aspects such as distinctive avenue development, round the year flowering in park areas (either mixed or in cluster form) and shade requirements in specific areas.
- Minimum height requirement for industrial buildings- Ceiling height 3.6 m, except when air-conditioned, 3 m (Factory Act 1948 and Rules therein shall govern such heights, where applicable)

Note:

- It is suggested that an authority need to be constituted for the purpose of planning & implementation of Industrial infrastructure development in Kashmir region on the lines of some reputed Industrial development related authorities such as HSIIDC (Haryana Industrial Infrastructure development corporation)

Table 24: Norms for Land Distribution in Industrial Areas

S. No.	Use Premises	Percentage
1	Industrial Plots (Net Area)	55-60
2	Recreational: Buffer Zone, Parks, Water Bodies, Green under HT lines, etc.	10-12

3	Commercial: Shopping Centre, Petrol Pumps, Guest House / Budget hotels, Lodging and Boarding, Service and Repair shops, Communication / Telephone Exchange, etc.	2-3
4	Facilities <ul style="list-style-type: none"> Public and Semi-Public: Fire Station / Fire Post, Police Station / Police Post, Hospital / Dispensary, ITI / Polytechnic, Dharamshala, Night Shelter, Day Care Centre, etc. Utilities: Electric Sub-Station, CETPs, Pumping Stations, Underground Reservoirs / Fire Fighting Tanks and other utilities, etc. 	8-10
5	Transportation: Circulation, Loading / Unloading Area, Parking, ideal truck Parking, Goods Vehicle Parking etc.	18-20
	Total	100

DEVELOPMENT NORMS FOR INDUSTRIES

A. LIGHT AND SERVICE INDUSTRY

Table 25: Development Controls on Service and Light Industrial Plots

Sl.No.	Plot Size (Sq m.)	Maximum Ground Coverage	Maximum FAR
1.	Less than 400	60%	1.00
2.	Above 400 & upto 4000	50%	1.00
3.	Above 4000 & upto 12000	45%	1.00
4.	Above 12000	40%	0.75

Other Controls:

- i) Maximum floors allowed shall be basement, ground floor and first floor; basement should be below ground floor and to the maximum extent of ground coverage shall be counted in FAR. In case the basement is not constructed, the permissible FAR can be achieved on the second floor.
- ii) In case of roof trusses, height of buildings could be adjusted/ relaxed.

B. EXTENSIVE INDUSTRY**Table 26: Development Controls on Extensive Industrial Plots**

S.No	Plot Size (Sq m.) M	Maximum ground coverage	Maximum FAR	Maximum height in (m)
1	400 to 4000	50%	.75	9
2	Above 4000 & upto 12000	45%	.60	9
3	Above 12000 & upto 28000	40%	.50	9
4	Above 28000	30%	.45	9

Other controls:

- Single Storey building with basement is allowed. Basement shall be below the ground floor and the maximum extent of ground coverage and shall be counted in FAR.
- In case of roof trusses, height of building could be adjusted/relaxed.

Note:

- A new planned industrial area to have minimum 100 300 sqm size of plot and its width shall not be < 15 m.
- For industrial plots upto 1000 sq.m, 5% of the total area shall be reserved as amenity open space which shall also serve as general parking space. When such amenity open space exceeds 1500 sq.m, the excess area could be utilised for construction of buildings for banks, canteen, welfare centre and such other common purposes.
- For industrial plots more than 1000 sq m, 10% of the total area to be reserved as amenity/ open space to a maximum of 25 sq. m.

Risk Based Classification of buildings in industrial areas:

There is a need to make provisions for fast-tracking building permission procedures for all non-automatic approvals. Therefore, in the spirit of 'Ease of Doing Business', the buildings have been classified to clear the building permits on fast track system. This kind of classification shall be used for fast tracking the sanction of building plans, which shall facilitate regulated and faster construction permits.

Industrial Buildings

For approval of the buildings meant for use as storage buildings/ warehouses/ godowns, risk based classification shall be as per Table ____

Table 27: Risk Matrix for Industries

Risks		Low	Moderate	High
Criteria	Parameters			
Size of the Plot	Square Meters	upto 350 m2	Above 350 m2	All sizes
Height of building	Meters	Less than 15 m	Less than 15 m	15 m and above
Abutting Road width	Meters	Min. 12 m	Min. 12 m	Min. 12 m

NOTE:

- The level of Risk is classified according the size and height of the industrial building proposed.
- The Urban Local Body/ Urban Development Authority shall empanel professionals as per "Appendix E-1".
- The building application processing fees shall be derived by an automated built-in calculator in the online system.

Suggested modes of Fast Tracking:

For Low Risk Buildings:

1. Deemed Approval with Self-Certification

- Plans to be submitted along with Structural drawings which does not require sanction

For Moderate Risk Buildings:

- Plans to be submitted to the empanelled professional.
- Fire/Structural safety certification by Fire Services/ Structural Engineers
- Approval to be granted within 10 working days by the empanelled professional.
- Approved plan to be submitted to ULB/DA.

For High Risk Buildings:

- Online application
- Immediate acknowledgement by software
- Fire/Structural safety certification by Fire Services/ Structural Engineers
- Approval by ULB/DA within 20 working days.

Storage/Warehouse Buildings

For approval of the buildings meant for use as storage buildings/ warehouses/ godowns, risk based classification shall be as per Table 27

Table 28: Risk Matrix for Storage/Warehouses

Risks	Very low	Low	Moderate	High
Covered Area on all floors/ Built-up area	Up to 250 m ²	Above 250 m ² and up to 2000 m ²	Up to 2000 m ²	Above 2000 m ²
Height of building	Below 15 m	Below 15 m	Below 15 m	Below 15 m
Abutting Road width	Min. 12 m	Min. 12 m	Min. 12 m	Min. 12 m
Type of Material storage	Category A	Category A	Category B (Stacking height - Medium)	Category B (Stacking height - high)

Note:

- The level of Risk is classified according to the material stored in the warehouse/storehouse. Material shall be classified according to the Categories defined in Appendix "I".
- The Urban Local Body/ Urban Development Authority shall empanel professionals as per "Appendix E-1".

- The building application processing fees shall be derived by an automated built-in calculator in the online system.

Suggested modes of Fast Tracking:

1. **For Very Low Risk Buildings:** A competent professional (qualification & competence as already defined) shall be empowered to issue the building permit, but only after submitting the plan along with requisite documents and fees to the concerned local body. If the owner/ architect/ engineer desires to get the building plan sanctioned by the local body, he shall apply online to the local body and the local body shall grant the building permit within 10 days.
2. **For Low Risk Buildings:** Building plans will have to be prepared by a competent professional and the building plans will have to be submitted to the concerned local body along with the fees and other requisite documents. The local body shall grant the building permit within 20 days.
3. **For Moderate Risk Buildings:** Building plans will have to be prepared by a competent professional and the building plans will have to be submitted to the concerned local body along with the fees and other requisite documents. The local body shall grant the building permit within 20 days.
4. **For High Risk Buildings:** Building plans will have to be prepared by a qualified architect and the building plans will have to be submitted to the concerned local body along with the fees and other requisite documents. The local body shall grant the building permit within 30 days.

SPECIAL REQUIREMENTS

Industrial Buildings (Factories, Workshops, etc.)

1. The relevant provisions contained in the Factory Act. 1948 shall apply for the construction of factory buildings. The minimum internal height of workrooms shall not be less than 4.5 m. measured from the floor level to the lowest point in the ceiling provided that this bye-law shall not apply to room intended for storage, go-downs and the like purposes but only in rooms occupied by workers for purposes of manufacture. In case of small factories, employing less than 50 workers for purposes of manufacturing and carrying on a class of manufacturing covered under the flatted factories and service industries, as given in the Master Plan/Development Plan, the Authority may allow minimum height upto 3.66 m.
2. Parking space provisions.
3. Requirements of water supply, drainage and sanitary installation shall be as per provisions but in no case less than 1 W.C. and one urinal shall be permitted.
4. A) Notwithstanding the provision of exits requirements (as per Norms) each working room shall be provided with adequate number of exits not less than two in number.

- B) No exit shall be less than 1.2 m. in width and 2.1 m. in height and doors of such exit shall be so arranged that it can be opened easily from inside.
- C) No staircase, lobby corridors or passage shall be less than 1.2 m. in width.
5. There shall be provided at all time for each person employed in any room of factory at least 3.5 sq m. of floor space exclusive to that occupied by the machinery and a breathing space of at least 15 cum.
6. The effluent from industries (industrial and biological in nature) shall be treated and shall be of quality to the satisfaction of the concerned local bodies before letting out the same into a watercourse or municipal drain.

MOEF GUIDELINES

- No forest land shall be converted into non-forest activity for the sustenance of the industry (Reference: Forest Conservation Act, 1980).
- No prime agricultural land shall be converted into industrial site.
- Within the acquired site the industry must locate itself at the lowest location to remain obscured from general sight.
- Land acquired shall be sufficiently large to provide space for appropriate treatment of waste water still left for treatment after maximum possible reuse and recycle.
- Reclaimed (treated) wastewater shall be used to raise green belt and to create water body for aesthetics, recreation and if possible for aquaculture. The green belt shall be 1/2 km wide around the battery limit of the industry. For industry having odour problem it shall be a kilometer wide.
- The green belt between two adjoining large scale industries shall be one kilometer.
- Enough space should be provided for storage of solid wastes so that these could be available for possible reuse.
- Lay out and form of the industry that may come up in the area must conform to the landscape of the area without affecting the scenic features of that place.
- Associated township of the industry must be created at a space having physiographic barrier between the industry and the township.
- Each industry is required to maintain three ambient air quality measuring stations within 120 degree angle between stations

Table 29: Buffer Zones for Industries

Type of Industries	Description and Standard Requirements	Buffer zone (minimum)
Light	<ul style="list-style-type: none"> • Industries shall not generate excessive noise. • Industries shall not discharge industrial effluent apart from sewage • Industries shall not use any raw materials which are toxic and hazardous and therefore will not produce any scheduled wastes. • Industries shall have height restrictions determined by the Local Authority 	50 m
Medium	<ul style="list-style-type: none"> • These industries could generate significant noise from machineries, generators etc. But which could be controlled to meet the level not exceeding 65dB at the factory boundary, and not exceeding 55 and 45 dB at the buffer zone boundary during day and night time respectively. • Industries could emit some gaseous emission but which can be controlled to comply with the national ambient air quality standards –CPCB (MoEF) and sector specific emission and effluent standards for industries • The industries could produce some industrial effluent that can be treated on site before being discharged to meet the standards. 	250 m
Heavy	<ul style="list-style-type: none"> • Heavy industries must be sited in designated industrial estates or designated industrial zones with sufficient buffer zones from residential areas, livestock farm, agricultural farms, recreation areas and tourist designated areas. A minimum distance from the fence of the industry to the nearest residential area is 500 meters, to be finalized by the EIA Report. • These industries could generate excessive noise from its operations but for which design solutions are incorporated in the form of appropriate high technologies to reduce the noise level generated to a level to meet the WHO recommended level of not greater than 65 dB at the factory boundary and not exceeding 55 and 45 dB at the residence/ buffer zone boundary during day and night time respectively 	500 m

RAINWATER HARVESTING

Table 30: The indicative provisions of rainwater harvesting in industries are:

Category / Use	Area of Plot (sq.m.)	Provisions to be made	Other conditions
Industrial	All plot sizes	<ul style="list-style-type: none"> • Construction of Rain Water Harvesting Structure. • Soft landscape provisions and open spaces with Percolation pits. • Use of abandoned bore wells for recharging of ground water. • Common treatment plant to be made part of the integrated development funded by sale of commercial space. 	<p>Should indicate the system of Storm Water Drainage, Rain Water Harvesting Structure and Recharging Well.</p> <p>Provision should be made not to inject contaminated water into recharge structures in industrial areas and care is to be taken to keep such structures away from sewer lines, septic tanks, soak pits, landfill and other sources of contamination.</p>

6.5.10 Petrol Pumps / Filling Stations/ Electric Vehicle Charging

A. Petrol Pumps / Filling Stations

Building-units for use as Filling Stations shall comply with Petroleum Rules 1976 under the Petroleum Act 1934 and any such regulations enforced from time to time by the Central or State Government. The following regulations are recommended for locating petrol pump cum service stations:-

- vii) Minimum distance of Petrol Pump/Filling Station from the road intersections or junction of two or more roads shall be 150 mtr.
- viii) New petrol pump/filling station shall be permitted on roads having existing RoW not less than 65 feet (20 mtr.).
- ix) Plot size (minimum) for basic and ancillary uses-
 - *Only filling stations* : 1010 sq. mtr.
 - *Filling-cum-service station* : 1515 sq. mtr.
 - *Filling-cum-service station-cum-Workshop* : 2020 sq. mtr.
 - *CNG Filling Station* : 1080 sq. mtr.

- x) Maximum ground coverage : 45%
- xi) Maximum Height : 25 feet for building and canopy [both]
- xii) Setbacks are as mentioned under:

Table 31: Development Regulations for Petrol Pumps/ Fuelling Stations

Sl. No.	Components of Fuelling Station	Front Setback [Feet]	Other sides Setback
1	Filling Pedestal/ Curb	30	20 feet (min. distance between building and fuelling pedestal, and between two fuelling pedestal shall also be 20 feet)
2	Canopy	20	20 feet in case of canopy height up to 20 feet. 25 feet in case canopy height above 20 feet.
3	Administrative or Other Building	20	15 feet

B. Electric Vehicle Charging

Necessary provisions for EV Charging have been incorporated at Sr.No. 1 and Sr. No. 3 of below given table 31 & 32

Table 32: Norms for Distribution Services as per URDPFI

s.no	Category	Land Area Requirement		Other Controls
		Type of Facility	Area Requirement	
1	Petrol/ Diesel filling /EV Charging and Service Centre			
	Permitted in:			
	A) Central District	i. Only filling station	1010 sq. mtr.	<ul style="list-style-type: none"> Shall not be located on road having Right of
	B) Sub central District	ii. Filling cum service station	1515 sq. mtr	

	<p>C) District Centres D) Community Centres (Only Filling Station)</p> <p>E) Residential & Industrial Use Zone in Urban Areas</p> <p>F) Along National and State Highways</p> <p>G) Villages identified as growth centres</p> <p>H) Freight Complex</p> <p>I) Proposed major roads</p> <p>Police/ security force services</p>	<p>iii. Filling cum service station cum workshop</p> <p>iv. Filling station only for two and three wheelers</p> <p>v. Public Charging Station (PCS) (minimum requirement as per MoP guidelines)</p> <p>vi. FCS CS 1 CCS 1 CHAdeMO</p> <p>vii Battery Swapping Station (optional)</p>	<p>2020 sq. mtr</p> <p>18m × 15m</p> <p>Min. 13.5m × 5.5m</p> <p>Min 15m × 7m</p> <p>Earmarking area for Battery fitting</p>	<p>Way less than 20m.</p> <ul style="list-style-type: none"> Special cases in old city areas may be considered based on the approval by Statutory authorities. Shall be approved by the explosive/ fire department. Charging station and all equipped layout with respect to nearest dispensing unit (DU)/fuel tank to be as per PESO rules Equipped with CCE and LCC as required in addition to requirement of PCS Optional addition to PCS by the SP
2	Compressed Natural Gas (CNG)/ filling centre			
	Permitted in:			
	<p>a) All use zones (except in Regional Parks and Developed District Parks)</p>	<p>CNG mother station (Including building component - control room/ office/ dispensing</p>	<p>1080 sqm (36m x 30m)</p>	<ul style="list-style-type: none"> Shall not be located on road having Right of Way less than

b) Along National and State Highways	room/ store, pantry and W.C.)		30m.
c) Villages identified as growth centres			• Shall be approved by the explosive/ fire department
d) Freight Complex			
e) Proposed major roads			

Table 33: Norms for Distribution Services as per URDPFI

s.no	category	Population server per unit	Land area requirement		Other controls
			Type of facility	Area required	
3	Standalone public charging systems				
A	Public charging station	Every 25 kms , both sides along the highway/roads	PCS with charger ratio (minimum req of PCS, as per MoP) 1 FC for every 10 EV's 1 SC for every 3 EV's	Additional area as per total parking capacity at the resturants/eateries	Equipped with CCE and LCC ,as may be required for fast charging
B	Fast charging facility/FCB CS (for long distance and heavy duty EV's)	Every 100 kms , both sides along the highway/roads	Atleast two chargers 1 CCC type 1 CHAdEMO type (min 1000 KW each)	Min 15m x 7m	May be coupled with the PCS at item above , with CCE and LCC
C	Battery swapping station	Optional provisions as per MoP Guidelines	Standalone	Min 5.5m x 2.75m	May be coupled with the PCS at item A or FCB CS at item b above
			Provided alongwith FBC charging stations		
4	LPG GODOWN/GAS godown	40,000 - 50,000	Capacity = 500 cylinders or 8000 kg of LPG Area (inclusive of guard room)	520 sqm (26m x 20m)	The major concern for its storage and distribution is the location, which shall be away from the

					residential areas and shall have open spaces all around as per the explosive rules
5	Milk distribution	5,000	Area inclusive of service area	150 sqm	—

Abbreviations used:

2Ws- Two wheelers

3Ws- Three wheelers

4Ws- Four wheelers/ PV (cars)

PVs- Passenger Vehicles

CVs- Commercial Vehicles

EV- Electric Vehicle

SC - Slow Charger/ Slow Charging (AC)

FC - Fast Charger/ Fast Charging (DC and a few AC ones)

BS - Battery Swap

PCS - Public Charging Stations

URDPFI - Urban and Regional Development Plans Formulation and Implementation Guidelines, 2014

CCS - Combined Charging System

CHAdeMO - A DC Fast charging standard

FCB CS - Fluid Cooled Battery Charging Station

CCE - Climate Control Equipment

LCC - Liquid Cooled Cables

NSP - Network Service Provider (information network)

SP - Service Provider

Notes:

- f. Shall be acceptable to explosive / Fire & Emergency Department.
- g. Ground coverage will include canopy area.
- h. Mezzanine if provided shall be counted in FAR.
- i. In case of CNG Mother Station, building components shall be control room/office/dispensing room.
- j. No basement shall be allowed.

6.5.9 Other Regulations

I. Distance between Buildings

Table 34: Minimum distance between two buildings, or as part of same building unit

Sl. No.	Building Height	Min. Distance between Two Buildings on same plot
1	Up to 40 feet	15 feet
2	Above 40 feet and up to 55 feet	20 feet
3	Above 55 feet up to 75 feet	25 feet
4	Above 75 feet	½ of the height of building

Note: In case of two buildings of different height, the height of taller building shall be considered for determining the minimum distance between such buildings.

II. Use of site, type and character of building.

Type and character of building, including ancillary buildings, that may be erected or re-erected on a site and the purpose for which these may be used shall not be other than that shown in the Development Plan or the approved layout plan or sector plan or zoning plan.

Where the site does not form part of such layout or sector plan or zoning plan, the use shall be in conformity with the use of the surrounding area, or use prescribed in development plan and the decision of the Competent Authority shall be final in this respect.

Every building that may be erected or re-erected on a site shall, in addition to the foregoing restriction, comply with the restriction shown in the Architectural Control Sheets, wherever applicable, shall have precedence over the zoning plan or the building Code.

Every building that may be erected or re-erected on site shall, in addition to other restrictions under this Code, comply with the provisions made in the National Building Code of India (amended from time to time), wherever this building Code is silent.

III. Sub-division and amalgamation of plots

- 1) Division of plot into smaller units is permissible in core areas with the prior approval of the Competent Authority. Each such plot shall be accessible separately and independently through a public road laid out and constructed to the satisfaction of the Competent Authority.
- 2) Except as otherwise expressly provided at the time of sale or the colony approved under specific scheme by the Competent Authority, not more than one building unit shall be erected on any one plot, but in any case two or more plots may be combined for purposes of erection of one "building unit".

Note:-"Building unit" means a self-contained building with such out buildings as are ordinarily ancillary to the main building used in connection therewith and physically incapable of sub-division into two or more independent building units. A building unit may, however, be owned by an individual or may be jointly and severally owned, provided it remains in a single indivisible ownership

- 3) The Competent Authority shall be competent to refuse permission for construction on consideration of compact and economical development of the area till such time as availability of water supply, drainage arrangement, and other facilities are ensured to his satisfaction.
- 4) In case plots adjacent plots are to be amalgamated, then setbacks shall be maintained as per zoning plan approved by the Competent Authority for whole amalgamated plot.

- 5) Amalgamation of adjacent plots (side by side or back to back or both) where building stand constructed is permitted, subject to the condition that the constructed buildings shall not violate the provisions of zoning plan issued by the competent authority for the amalgamated plot.

6.6 Fire Protection and Fire Requirements

A) Scope:

This part covers the requirements of fire protection for the multi-storeyed buildings (high rise buildings) and the buildings which are 15 mtr and above in height and low occupancies of categories such as Assembly, Institutional, and Educational more than two storeyed and built-up area exceeding 1000 sq.mt. Business where plot area exceeds 500 sq. mtr, mercantile where aggregate covered area exceeds 750 sq.mt., Hotel, Hospital, Nursing Homes, Underground complexes, Industrial storage, Meeting/Banquet halls, Hazards Occupancies.

B) 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 protection of National Building Code) of India. The building schemes as such also be cleared by the District Officer of the Fire and Emergency Services Department before issuance of building permit.

6.7 Mulba Stacking

In the cases of plots falling under any land use approved under the Master Plan, stacking of building materials shall be done within the plot premises if the plot area is above 500 sq. mtr. An undertaking shall be sought for stacking of materials on the adjoining Govt. land i.e. Road, land etc. but the same shall be removed on daily basis by the applicant. If the same is not done, the local authority shall remove the mulba on the cost and expenses of plot owner and initiate legal action under rules against the erring beneficiaries.

6.8 Provision for Physically Challenged Persons in the Public Buildings:

A) Scope:

These bye-laws are applicable to public buildings and exclude domestic buildings. Buildings which shall provide access to ambulant and non-ambulant physically challenged persons are listed below. Distinction is made for buildings to be designed for the use of large wheel chairs and small wheel chair.

B) Buildings to be designed for Ambulant Physically Challenged People (Besides Hospitals):

Higher Secondary School, Conference Hall, Dance Halls, Youth centres, Youth clubs, Sports centres, Sports pavilion, Boat club houses, Ice/roller skating rinks, Swimming pools, Police stations, Law courts, Court houses, Sports stadiums, Theatres, Concert halls, Cinemas, Auditoriums, Small offices (the maximum plinth area 1400 sq.mt.), Snack bars, Cafes and Banqueting rooms (for capacity above 50 dinners).

Note:

- c. In sport stadiums provisions shall be made for non-ambulant spectators (small wheel chair) @ 1:1000 up to 10,000 spectators and additional 1:2000 for spectators above 10,000.
- d. In Theatres, Concert halls, Cinemas and Auditorium provisions shall be made for non-ambulant spectators (small wheel chairs) @ 1/250 up to 1000 spectators and additional 1/500 for spectators above 1000.

C) Buildings to be designed for Non-Ambulant Physically Challenged People:

Schools for physically challenged persons, cremation grounds, public/semi-public buildings, Botanical gardens, Religious buildings, Old people clubs, Village halls, Day centres, Junior training centres, post offices, Banks, Dispensaries, Railway stations, Shops, Super markets, and Departmental stores.

Note:

- c. Large wheel chair criteria shall be applicable on ground floors of the following buildings:
- d. Post offices, Banks, Dispensaries, Railway station, Shops, Super markets and Departmental stores.

D) Building to be designed for Non-Ambulant Physically Challenged Persons (using small wheel chairs):

Public lavatories in Tourist spots, Club motels, Professional and Scientific institutions, Museum, Art galleries, Public libraries, Laboratories, Universities, College for further Education, Teachers Training Colleges, Technical College, Exhibition halls, Dentist surgeries, Administrative department of the Hospitals, Service stations, Car parking, Building airports terminals, Bus terminals, Factories employing handicapped for sedentary works, large offices (with plinth area above 400 sq.mt.), Tax offices, Passport offices, Pension offices, Labour offices, Cafes, Banqueting rooms and Snack bars (for capacity above 100 dinners).

6.9 Green building measures and incentives

1) For reducing consumption of total energy, fresh potable water and reduction in total waste generation by modern buildings, the green building measures are to be adopted by all building on various plot sizes above 500 square metres.

2) The applicant shall be awarded benefits of additional Floor Area Ratio (on plot area) for adopting either green norms specified in sub-Code (3) or by getting his building/ site/ project certified from Green Rating for Integrated Habitat Assessment (GRIHA) and achieving rating as specified in **Code 6.5 (4)**:

3) The details of green norms and additional Floor Area Ratio (FAR):

i) For installing solar photovoltaic power plant:

Table 35 : Photovoltaic Power Plant

Generating power in respect of total connected load of building from solar photovoltaic power plant	15 to 25%	26 to 50%	51 to 75%	76 to 100%
Additional FAR for all building uses (except plotted residential)	3%	6%	9%	12%

ii) For installing Solid Waste Management Plant:

Table 36: Solid Waste Management Plant

Installing Solid Waste Management Plant for treatment of total generated waste	
Additional FAR for all building uses (except plotted residential)	3%

(4) The details of rating achieved from GRIHA and Additional Floor Area Ratio (FAR) is as under:

Table 37: Additional F.A.R for Buildings

Additional FAR for all building uses (except plotted residential)	3%	6%	9%	12%	15%
GRIHA rating	1 star	2 star	3 star	4 star	5 star

6.10 Space Standards

Space standards are fundamental to obtain the basic objective of zoning regulations to achieve desirable pattern of development in a city. Strict enforcement is needed to achieve articulated urban development as envisaged in the Master Plan of a City.

Table 38: Spatial Norms and Standards

S. No.	Description	Standard prescribed	Area/Unit (Hectares)
<i>A</i>	<i>Educational Facilities</i>		
1	Pre-Primary School	1 for 2500 Persons	0.10
2	Primary School (Class I - V)	1 for 5000 Persons	0.40
3	Middle School (Class VI - VIII)	1 for 5000 Persons	0.60
4	Senior Secondary School (Class VI-X)	1 for 7500 Persons	1.20
5	Higher Sec School (Class X-XII)	1 for 10000 Persons	1.60
6	Integrated School (Class I - XII)	1 for 10000 Persons	2.00

7	Integrated School with Hostel	1000-1500 Students	2.50
8	School For differently abled	400 Students/45000 Pop	0.70
9	Academic College	1000-1500/1 Lac Pop	3.50
10	ITI	500 Students/ 10 Lac Pop	1.60
11	Polytechnic	400 Students/ 10 Lac Pop	2.40
12	Engineering College	1500-1700 students	10.00
13	Medical College	1500-1700 students	15.00
14	Other Professional College	250-500 Students/10 Lac Pop.	4.00
15	Para-Medical Institute	500 Students/ 10 Lac Pop	1.60
B	<i>Health Care Facilities</i>		
18	Health Unit/Dispensary	1 for 15000	0.10
19	Nursing Home/Maternity Centre	30 Beds/1 per 45000	0.25
20	Polyclinic	1 per 1 Lac Pop	0.10
21	General Hospital (500 Beds)	1 for 1 to 2 Lac	6.00
22	Multi-Speciality Hospital	200 Beds/1 Lac Pop	3.00
24	Intermediate Hospital (A)	200 Beds/1 Lac Pop	3.00
25	Intermediate Hospital (Maternity)	80 Beds/ 1 Lac Pop	1.00
C	<i>Socio-Cultural Facilities</i>		
24	Community Room	1 per 5000 pop	0.075
25	Community Hall and Library	1 for 15000	0.20
26	Recreational Club	1 for 1 Lac	1.00
27	Music, Dance & Drama Centre	1 for 1 Lac	0.10
28	Socio-cultural Centre/Exhibition-cum-fair ground	1 for 10 Lac	12.00
29	Club Houses	1 for 1 Lac	0.40
30	Museum	-	2.5
31	Community Centre/Janjghar/Banquet Hall	1 for 15000	0.60
32	Botanical / Zoological Park	1 for 1 Lac	20.00
33	Exhibition Area(s)	1 for 1 to 10 Lac	4.00
34	Cinema/Cineplex	1 for 1 Lac	0.30

35	Multiplex	1 for 1 Lac	0.60
36	Stadia/Sports Centre/Sports Complex	1 for 1 Lac	20.00
37	Playfield	1 for 25000	1.00
38	Mini-Playfield	1 for 15000	0.50
D	<i>Distribution Services</i>		
39	Post & Telegraph Office	1 for 1.5 Lac	0.20
40	Post Office	1 for 40000	0.10
41	Telephone Exchange (20,000 lines)	-	1.50
42	LPG Godown	1 for 50000(500 cylinder capacity)	0.10
43	Electricity Sub-Station 11 KV	1 for 15000	0.10
44	Electricity Sub-Station 66 KV	1 for 1 Lac	1.00
E	<i>Police and Fire Services</i>		
45	Police Station	1 for 90,000 pop	0.50
46	Police Post	1 for 40000 pop	0.20
47	Central/District Jail	1 for 10 Lac	5.00
48	Police Line	-	4.00
49	Civil defence and Home Guards	-	2.00
50	Police Training Institute	-	5.00
51	Fire Station	1 for 90,000 pop	0.50
F	<i>Slaughter House</i>		
51	Slaughter House	-	0.20
52	Abattoir	-	0.50

Note:

The space standards spelt out above shall not applicable to the Government Departments wherein the cases shall be decided on case-to-case basis in the interest of public welfare.

Chapter 7: BUILDING SPACE DESIGN NORMS

7.1 Parking

- i In plots situated in plotted colony, minimum 1.5 Equivalent Car Space (ECS) for each dwelling unit shall be required.
- ii In Group Housing minimum 1.5 Equivalent Car Space (ECS) for each dwelling unit shall be required. Further minimum 5% of the total car parking area shall be made available to the EWS category flats.
- iii In Integrated/ Multi Storey Commercial Building, Big Box Retail Stores and shopping mall 1.0 ECS for every 50 square metres of covered area shall be required.
- iv In offices, Cyber Park/ IT Park/ Cyber Cities, 1.0 ECS for every 40 square metres of covered area shall be required.
- v In shopping area and designated shopping markets being developed by competent authority, 65% of total site area shall be kept for parking purpose.
- vi In hospital, parking is to be provided as 1.0 ECS for every 2 beds and visitors parking as 1 ECS for every 4 beds.
- vii For industries and institutions, 1.0 ECS for every 100 square metres of permissible FAR of plot.
- viii For restaurant, parking shall be provided as 1.0 ECS for every 2 seats and for multiplex/ cinema/ theatre 1 ECS for every 4 seats.

For hotels and Motels:

Table 39: Parking for Hotels and Motels

Type	Minimum Guests parking requirement	Minimum employees and visitors' parking requirement
4 Star and Above	One-ECS for each guest room	One-ECS for every three guest rooms
3 Star	Two-ECS for every three guest rooms	One-ECS for every four guest rooms
2 Star	Two-ECS for every five guest rooms	One-ECS for every five guest rooms
Motels	One ECS for each guest room	25% of the site area

In case of provision of mechanical parking in the basement floor/ upper stories, the floor to ceiling clear height of the basement/ floor may be maximum of 4.75 metres.

No storage and commercial activities shall be permitted in the covered parking area

The misuse of the covered parking space shall immediately attract levy of three times the penalty of the composition fee prescribed for the excess covered area in the respective category.

Note: For sites other than residential plots, 1ECS = 23 square metres for open parking, 28 square metres for parking on stilts and 32 square metres for basement parking.

7.2 Courtyard

- I. The courtyard shall have a minimum area, throughout its height, of not less than the square of one-fifth the height of the highest wall abutting the courtyard. Provided that when any room (excluding staircase bay, bathroom and water-closet) is dependent for its light and ventilation on an inner courtyard, the dimension shall be such as is required for each wing of the building.
- II. Provided that such courtyard shall not be less than 12.0 square metres in area and the minimum width of every such courtyard in any direction shall not be less than 3.0 metres. In determining the said aggregate, floor area of the rooms and verandah abutting on the courtyard, following shall be considered:-
 - a. Only one half of the floor area of such rooms and verandahs as abut on another courtyard or an open space or road not less than 6 metres in width shall be taken in account;
 - b. The area of the courtyard for the purposes of this Code shall be the area open to sky, clear of all projections.

7.3 Plinth

- i The plinth of the main building shall be so located with respect to surrounding ground level that proper drainage of the site is assured. The height of the plinth shall not be less than 450 mm and more than 1.5 metres.
- ii The plinth of court-yard shall be at least 150 mm above the level of the street from where entry to plot has been taken and shall be satisfactorily drained.
- iii In no case, any part of the ramp/ steps connecting building plinth to street/ road shall lie on street/ road and obstruct traffic movement. However, the ramp/ step from the plot boundary to the entry of house building, if required shall be provided.

7.4 Minimum area, size, height and light and ventilation of different components of Residential premises

(2) Minimum area for a habitable room, kitchen and water closet shall be followed in accordance to tablet given as under:

Table 40: Size and height limitation

Sr. no.	Room type	Minimum area (in square metres)	Size (minimum width) (in metres)	Minimum Height (in metres)	Light and Ventilation (area of open-able windows, ventilators)
1	Habitable room	9.5	2.4	2.75	Total area not less than 1/8 th of the total floor area of the room.
2	Kitchen	5.5	1.8	2.75 (except for the portion accommodate floor trap of above floor)	Total area not less than 1/8 th of the total floor area of the room.
3	Pantry	3.00	1.40	2.75	Not applicable
4	Bathroom	1.80	1.20	2.45	
5	Water Closet	1.1	0.90	2.45	
6	Combined Bath and Water Closet	2.8	1.2	2.45	0.3 square metres on wall not less than 0.3 metres wide.

7	Store	No restriction	No restriction	2.10	Not applicable
8	Garage	14.85	2.75 x 5.40	2.40	
9	Doorways Habitable room	Not applicable	0.90	2.10	
10	Doorways for kitchen, bath, W.C	Not applicable	0.75	2.00	

1. Habitable room

In case of Group Housing Scheme the dwelling unit having more than one room may have one of the rooms with a clear floor area not less than 7.5 sq. metres with one side not less than 2.4 metres.

In case of air conditioned rooms, the height shall not be less than 2.4 metres measured from the surface of the floor to the lowest point of air conditioning duct or false ceiling; and. All doors and windows shall open directly or through a verandah or to a permanent open space or an open space abutting the building not less than 1.8 metres in width. No portion of a room shall be assumed to be lighted, if it is more than 3 metres or as stated in National Building Code 2005, away from the opening provided for lighting that portion.

2. Kitchen

- i In case there is a separate store, the floor area of the kitchen shall be reduced to 4.5 square metres.
- ii In case of houses constructed on plots up to 100 square metres, the size of the kitchen shall be reduced to 3.8 square metres.
- iii The kitchen which is intended for use as a dining space also shall have a floor area of not less than 9.5 square metres with a minimum width of 2.45 metres.
- iv For the purpose of this regulation, a kitchen shall be deemed to be a habitable room and all the aforementioned requirements regarding ventilation shall apply to it provided that the minimum area of the kitchen shall not be less than 5.5 square metres with a minimum width of 1.8 metres.
- v In case of Group Housing Scheme the minimum area of the kitchen shall not be less than 5.5 square metres with a minimum width of 1.8 metres.

3. Bathroom and Water Closet (W.C):

Every bathroom and water closet shall:-

- i. Preferably be so situated that at least one of its walls shall have opening for circulation of external air, with provision of exhaust fan.
 - ii. Not be directly over any room other than another W.C, washing place, bath or terrace unless it has a water-tight floor;
 - iii. Have a platform or seat made of water tight non-absorbent materials;
 - iv. Preferably be enclosed by walls and partitions and the surface of every such walls or partition, shall be finished with a smooth impervious material to a height not less than 1.5 metres above the floor of such room;
 - v. be provided with impervious floor covering sloping towards the drain with a suitable gradient and not towards verandah or any other room.
 - vi. Where the water-closet room in a building is not connected to exterior, it shall be ventilated by mechanical means or through a vertical shaft open to sky of a minimum size of 1.25 metre X 1.50 metre for ventilation to toilet, bath and water closet, but it shall be counted towards covered area.
 - vii. No room containing water-closet shall be used for any other purposes except as lavatory and no such room shall open directly into any kitchen or cooking space by a door/ window or another opening. Every room containing water-closet shall have a door completely closing the entrance to it.
2. **Soil or ventilating pipes** shall not be allowed on the exterior face of any building, provided these shall either be embedded in the walls or pipe ducts to be provided to accommodate them
 3. **Security rooms** each measuring maximum area of 3.0 square metres is permitted only at the entry and exit gates of premises.

7.5 Boundary Wall, Fence, Gate and Porch

- i The location of gate/ gates shall be as per zoning plan.
- ii Maximum permissible height of front side boundary wall shall be not more than 1.2 metres from the mean level of abutting street in front of the plot from where entry to the plot has been taken.
Note: The owner/ applicant if desires, is permitted to not construct boundary wall in front of plot, so that the said area can be utilized for parking.
- iii Maximum height of boundary wall at rear and side of plot shall not be more than 1.8 metres from the mean level of abutting street in front of the plot from where entry to the plot has been taken.
Note: In case of plots above 2000 square metres, maximum height of boundary wall at the rear and side of plot shall not be more than 1.8 metres from the abutting ground level.

- iv A railing/ grill with or without poly carbonate/ fibre glass sheet covering of 0.75 metre height shall be permitted over and above the maximum height of boundary wall at all sides.
- v The temporary porches of polycarbonate sheets/ fibre glass roof or any other temporary material covering on suitable structure, shall be allowed in residential plots with the condition that these shall be open on sides in the driveway area within the plot.
- vi The provisions of above **Code 7.5(2), (3), (4) and (5)** are not applicable to boundary walls of jails.
- vii Boundary wall upto the height of 2.4 metres may be permitted by the Competent Authority in industrial buildings, electric sub-stations, transformer stations, institutional buildings like hospitals, industrial buildings like workshops, factories and educational buildings like schools, colleges, including hostels and other uses of public utility undertakings and strategically sensitive buildings.

7.6 Staircase

- i Every building intended to be used as multiple residential building or commercial or educational and institutional or industrial building shall be provided with required number of staircases (accessible from a maximum distance of 30 metres (45 metres, if building has automatic sprinklers for firefighting) from any part of the building, extending from ground floor level to the highest floor, having following specification

Table 41: Stair Case space design standards

Sr. no.	Type of building		Minimum permissible clear width of staircase (in metres)	Minimum permissible width of tread (in metres)	Maximum permissible height of riser (in metres)
1	Residential	Plots upto 15 metres height	0.9	0.25 (without nosing)	0.19
		Plots above 15 metres height	1.2		
2	Commercial	Plots upto 50 square metres area	0.9	0.30 (without nosing)	0.15

		Plots above 51 square metres area	1.2		
3	Assembly building		2.0	0.30 (without nosing)	0.15
4	Educational building		1.5	0.30 (without nosing)	0.15
5	Institutional building		2.0	0.30 (without nosing)	0.15
6	Inland Container Depot & Custom bounded area		1.5	0.30 (without nosing)	0.15
7	Industrial building;		1.5	0.30 (without nosing)	0.15
8	Any other buildings		1.5	0.30 (without nosing)	0.15

- ii The minimum head-room in a passage under the landing of a staircase shall be 2.1 metres. The minimum clear head-room in any staircase shall be 2.1 metres.
- iii The maximum numbers of risers in single flight are limited to 14.
- iv If a service or a spiral staircase is provided, its width shall not be less than 1.0 metre and its average tread width shall not be less than mention in table of sub-Code (1).
- v Notwithstanding anything contained in sub-Code (1), the staircases in the private portion of a public building and industrial building not open to the general public, may be of the sizes mentioned for residential building.
- vi For residential plot sizes upto 100 square metres, there is no restriction for maximum permissible height of riser, subject to the condition that it shall not cause inconvenience to user.

7.7 Ramps and Lifts

1. Every building having more than 15 metres height shall be provided with a lift or a ramp with an inclination of 1:10 in addition to the staircases. In all residential building having more than 15 metres height, lift is mandatory to install in numbers depending on the occupancy of building.
2. In case of public building with only ground floor, ramp shall be provided for reaching its plinth level. Further, in case of public building is more than one storey lift or ramp shall be provided.

3. Ramps:

- a. The ramp to basement and parking floors shall not be less than 7.2 metres wide for two way traffic and 4 metres wide for one way traffic, provided with minimum gradient of 1:10.
 - i. The minimum width of the ramps in hospitals shall be 2.4 metres for movement of stretcher and for public use. In no case, the hospital ramps shall be used for vehicular movement, except at entry gate to the building.
 - ii. Ramps may also be provided in the setbacks which can be sloped considering unhindered movement of fire engine and in no case the gradient shall be less than 1:10. (to be read with basement)
 - iii. All structural design/ safety aspects as per latest Bureau of Indian Standards Codes and National Building Code, 2005 (as amended from time to time) shall be complied along with consideration of weight of Fire Engine & its manoeuvring.
 - iv. The minimum width of the ramps in hospitals shall be 2.4 m for stretcher and not for vehicular movement
 - v. A ramp shall have handrail on at least one side, and preferably two sides with minimum height of 0.90 metres, measured from the surface of the ramp. The handrails shall be smooth and extend to 0.30 metres beyond the top and bottom of the ramp. Where major traffic is predominantly children, the extra handrail shall be placed 0.76 metre height.
 - vi. Where ramps with gradients are necessary or desired, they shall conform to the following requirement:
A ramp when provided shall not have a slope greater than 1:20 or maximum of 1:12 for short distance up to 9 metres.

4. Lifts:-

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

- a. Clear internal depth 1.1 metres.
- b. Clear internal width 2.0 metres.
- c. Entrance door width 0.9 metre.
 - i. A handrail not less than 0.6 metre long and 1 metre above floor level shall be fixed adjacent to the control panel.
 - ii. The minimum size of lift lobby shall be 1.8 metres x 2.0 metres or more.
 - iii. The interior of the cage shall be provided with Braille symbols and auditor signage that audibly indicates the floor. When the cage reached on floor, it shall indicate that the door of the cage for entrance/ exit is either open or closed.

7.8 Passages and corridors

- i The minimum width of corridors and passages in a residential building shall be at least 1.25 metres and these shall be of fire resistant material.
- ii Minimum width of any corridor and passage in case of residential building with multiple dwelling units and for other type of building, shall be as given below:

Table 42: Permissible Width of Corridors

Sr. no.	Building type	Minimum permissible width of passage and corridor (in metres)
1	Residential	1.25
2	Commercial	1.25
3	Assembly Buildings	2.0
4	Educational building	2.0
5	Institutional building	2.0
6	Inland Container Depot & Custom bounded area	1.5
7	Industrial building	1.5
8	Hospital, nursing homes, etc.	2.4
9	All other building including hostels.	1.5

- iii The clear headroom height of passage and corridors shall, in no case, be less than 2.15 metres
- iv All surfaces including ceiling shall be of fire resistance materials.
- v All the passages and corridors shall be naturally lighted and ventilated and if not possible, provision for artificial lighting and mechanical ventilation shall be made.

7.9 Exit

- i 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 provisions of Part 4- Fire and Life Safety, National Building Code as amended from time to time.
- ii At least one primary entrance and exit to each building shall be usable by individuals in wheelchairs, indicated by a sign and on a level that would make the elevators accessible.

7.9.1 Arrangement of Exits

- i) Exits shall be so located so that the travel distance on the floor shall not exceed 22.50 metres for residential, educational, institutional and hazardous occupancies and 30.0 metres 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.

Note: Provided for fully sprinklered building, the travel distance may be increased by 50 percent of the values specified.

7.9.2 Width of Exit

- i. No exit doorways shall be less than 1 metre in width except assembly and institutional buildings where it shall not be less than 2 metres.
- ii. Exit doors 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 0.90 metre. Overhead door shall not be installed.

7.10 Means of Access

- i No Building shall be erected as to deprive any other building of its means of access.
- ii If there are any bends or curves in the approach road, sufficient width shall be permitted at the curve to enable the fire tenders to turn, the turning circle shall be at least of 9.0 metres radius.
- iii Other provisions of means of access for buildings other than plotted residential and commercial:

- a) The approach to the building and open spaces on its all sides upto 6.0 metres width, shall have composition of hard surface capable of taking the weight of fire tender, weighing upto 22 tonnes for low rise building and 45 tonnes for building 15 metres and above in height. The said open space shall be kept free of obstructions and shall be motor-able.
 - b. Main entrance to the premises shall be of adequate width to allow easy access to the fire tender and in no case it shall measure less than 6.0 metres. The entrance gate shall fold/ slide back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of the fire service vehicles. If archway is provided over the main entrance, the height of the archway shall not be of height less than 5.0 metres.
 - c. In case of basement extending beyond the building line, it shall be capable of taking load of 45 tonnes for a building of height 15.0 metres and above and 22 tonnes for building height less than 15.0 metres.
- iv Every person who applies for permission for erection or re-erection of building shall also submit NOC for accessing the road (whether National Highway, State Highway) if applicable from the concerned author it.

7.11 Light and Ventilation of building

- i Every room that is intended for human habitation shall abut on an interior or exterior open space or on to a verandah open to such interior or exterior open space.
- ii The setback area can be sunk for light, ventilation and access to basement, provided fire tender movement is not hindered.
- iii The whole or part of one side of one or more rooms intended for human habitation and not abutting on either the front, rear or side open spaces shall abut on an interior open space whose minimum width in all directions shall be 3.0 metres in case of buildings not more than 15 metres in height, and in case of buildings above 15 metres, the provision of **Code 7.2 (1)** shall apply
- iv Sunken courtyard up to the lowest floor of basement(s) shall be allowed as 'light well' within building envelop for light and ventilation for basement area.
- v Other provisions of light and ventilation for buildings other than plotted residential and commercial:
If exterior open air space is intended to be used for the benefit of more than one building on same plot/ site, then the width of such open air space shall be the one specified for the tallest building abutting on such open air space, shall be one third of the height of the building

vi Ventilation shaft:

For ventilating the spaces for water closets and bathrooms, if not opening on the front side, rear and interior open spaces, shall open on the ventilation shaft, the size of which shall not be less than the values given in the following table.

Table 44: Ventilation

Sr. no.	Height of Building (in metres)	Minimum size of Ventilation Shaft (in square metres)	Minimum width of Shaft (in metres)
1.	Upto 10.0	1.2	0.9
2.	Upto 12.0	2.8	1.2
3.	Upto 18.0	4.0	1.5
4.	Upto 24.0	5.4	2.4
5.	Upto 30.0	8.0	2.4
6.	Above 30.0	9.0	3.0

Note:

- i) For buildings above 30.0 metres height, mechanical ventilation system shall be installed on ventilation shaft.
- ii) For fully air-conditioned buildings the ventilation shaft shall not be required, provided the air conditioning system works on uninterrupted source of power supply.
- iii) Horizontal ducting for ventilation may be installed in building with exhaust fan of appropriate capacity for discharging used air to external face of building.

7.12 Cantilevered roof and chajja projections

- i No building verandah, chajja or other projections from the face of the building shall be allowed to be erected or re-erected on or over a road or beyond the boundaries of the applicants own land/ plot.
- ii Balcony of a width of maximum 1.80 metres in front and rear sides of a plot can be permitted within the plot, provided the width of balcony do not exceed half of the width of setback.
- iii On plots of the size of 300 square metres or above, where side setback has been provided, a balcony of maximum width of 1.0 metre, in side set back shall be permitted.
- iv Sun-shades over opening shall be allowed subject to the following:-
 - 1. Sun-shade of 0.23 metre width is permitted over any road/ over any park/ public place.
 - 2. Sun-shade if provided, shall be at a height of 2.3 metres from the ground level shall be permitted to project up to a maximum of 0.45 metre within the applicants own land, provided it does not exceed half of the width of setback/open space.

7.13 Mezzanine floor

- i A mezzanine floor or internal balcony shall not be permitted unless the height of the room is at least 5.0 metres and such mezzanine floor or balcony do not cover more than 1/2 of the room area. The area of such mezzanine floor shall be counted towards FAR.
- ii The clear height of such mezzanine floor or internal balcony shall not be less than 2.3 metres from the floor level to the soffit of ceiling.

7.14 Motor Garage

- i The minimum size of a private motor garage shall be 2.75 metres X 5.0 metres. The clear height of the garage shall not be less than 2.40 metres. The plinth of the motor garage shall not be less than 150 mm above the average ground level.
- ii A garage shall be permitted within zoned area and shall be counted towards covered area.
- iii Garage shall not be used for habitable purposes.

7.15 Minimum provisions with regard to dwelling unit

Each dwelling unit shall have following minimum provisions, for granting permission to construct or use/ occupy:

Table 45: Minimum provisions for Dwelling Units

Economic Weaker Section (EWS)	
(i)	Living/ bedrooms;
(ii)	One Pantry;
(iii)	One Bathroom and water closet (W.C) integrated

7.16 Basement

- 1 The construction of the basement shall be allowed by the Competent Authority in accordance with the provisions of Zoning Plan.
- 2 The basement shall be constructed within the zoned area and may be put to following uses:
 - a. Storage of household or other goods of ordinarily non-combustible material;
 - b. Strong rooms, bank cellars, etc.;
 - c. Air-conditioning equipment and other machines used for services and utilities of the building.
 - d. Modern automated laundry shall be allowed only in the basement of Hotel and Hospital/Nursing Home sites, group housing, service apartment, as an ancillary services for the purpose for which permission is granted by Competent Authority and meant for in-house services only subject to the condition that the effluent of the laundry shall be properly pumped up to ground floor inspection chambers and discharged to the main sewer;
 - e. Car wash, security room, ticketing booth, driver waiting room, toilets, loading/ unloading activities, lift/ escalator lobbies and parking
- 3 The basement may be used for habitable purpose subject to fulfilment of fire safety, light & ventilation and exit provisions on opposite directions. However, in case basement is used for habitable purpose, the area utilized will be counted towards total covered area of building i.e. FAR. The basement is used for uses other than specified in **Code 7.16(2)** above, shall be considered

for habitable use and shall be counted towards FAR, subject to fulfilment of fire safety, light and ventilation and exit provisions on opposite directions.

4 The use of basement shall be specified in the building plans at the time of submission, stated in **Code 2.1 and 2.2**.

5 The basement shall have the following provisions:

A. Light and ventilation of basement:

- i. An open area of a minimum width of 1.8 metres shall be provided across the full length and/ or width of the basement storey. This area shall be within the limits of the site and shall be paved with impervious material above a concrete bed. It shall be completely obstructed except that in this area steps may be allowed for access to it, if considered necessary.
- ii. In the case of buildings governed by the zoning, basement storeys shall be lighted and ventilated by means of windows of the minimum area within 1/10th to 1/25th of the total floor area, at least half of which must open subject to the condition that the deficit of light and ventilation shall be made up by providing artificial lighting and mechanical ventilation as per provision of National Building Code of India. In case of buildings governed by Architectural Control and the basement are for storage/ services, the provisions of light and ventilation shall be as shown on the control sheets. In case the basement is extended, the deficit in light and ventilation be proportionately increased subject to fulfilment of fire safety norms and structural stability is ensured by the Structural Engineer. In the second basement and basement below the lower ground floor where it is to be used for parking/ services, the provisions contained in National Building Code and Fire Safety Codes as applicable shall be followed. The basement story for any other purpose conforming to the land of the site can be allowed.
- iii. Adequate ventilation shall be provided for the basement. The ventilation requirements shall be the same as required by the particular occupancy according to Code. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans, air-conditioning systems, etc.

B Damp proofing of basement:

The walls of the basement story shall be properly damp proofed and if in contact with the soil, they must be effectively secured against dampness from the soil with the approved vertical and horizontal damp proof course.

C Height of the basement:

- i. The minimum clear height of the basement shall be 2.4 metres and maximum clear height of the basement shall be up to 4.75 metres from floor to the underside of the roof slab or ceiling subject to structural stability to be certified by the Structural Engineer.
- ii. The minimum height of the roof of basement shall be 0.9 metre and maximum 1.5 metres above the average surrounding ground level for plots upto 1000 square metres.
- iii. For plots above 1000 square metres, the roof of basement shall be either flushed with ground or the maximum height shall be 1.5 metres above the average surrounding ground level.

D Drainage of basement:

- (a) Open area adjoining a basement story, if any, shall be effectively drained to the satisfaction of the Competent Authority:
 - (b) The responsibility of draining a basement storey and for protecting it from rain shall be that of the owner.
 - (c) The access to the basement shall be separate from the main and alternative staircase providing access and exit from higher floors.
 - (d) Where the staircase is continuous in the case of buildings served by more than one staircase, the same shall be of enclosed type serving as a fire separation from the basement floor and higher floors. Open ramps shall be permitted if they are constructed within the building line subject to the provision of **Code 7.9**.
 - (e) The "Exit" requirements in basements shall comply with the provisions of Part 4 'Fire and Life Safety' of National Building Code of India.
6. Basement shall not be constructed beyond the zoned area or in case existing adjacent building, setback of 2.4 metres shall be taken from the existing adjacent building

7.17 Fire Protection

Fire protection measures provided in Part IV of National Building Code of India, dealing with the fire protection measures as amended from time to time, shall be followed. The fire provisions made in the building wherever applicable, shall have to be got verified from the Competent Authority or office authorized from fire safety point of view and accordingly a certificate shall be submitted by the owner.

Chapter 8: SUSTAINABLE MEASURES

8.1 Rain Water Harvesting

It shall be mandatory for all new buildings and the rainwater from the terrace/roof top shall be directed by proper means to a properly designed rainwater harvesting structure for domestic use or for recharging ground water table. Rainwater harvesting in a building site should include storage or recharging into ground of rainwater falling on the terrace/roof top or any paved or unpaved surface within the building site.

Ministry of Water Resources, Central Ground Water Board (CGWB) has issued the 'Manual on Artificial Recharge of Ground Water', should be referred for development of ground water recharge units.

The terrace shall be connected to the open well/bore well/ storage tank/recharge pit/trench by means of H.D.P.E. / P.V.C. pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchments, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rainwater, there shall be at least two rain water pipes of 100 mm diameter for a roof area of 100 sq. mtr.

However, rainwater harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.

Any method utilized to make the buildings energy efficient by adopting solar heating/solar lighting /green-houses shall be eligible for incentives in the form of fee concession, to be refunded after implementation certificate issued by RTP. The rate/amount of incentive shall be notified by the Competent Authority separately.

In the areas specified by the Competent Authority, through a notification arrangement of roof rain-water harvesting within the plot shall have to be made by the plot owner, constructing the building on the plot where the area of the rooftop is 100 square metres or more.

8.2 Ground Water Recharge:

- a) Recharging of ground water shall be mandatory not only for residential buildings but for all types of buildings, including Group Housing Societies having a plot area more than 500 square metres and above.
- b) The Ground Water Recharge shall be mandatory for open spaces like parks, parking, plazas, playgrounds and other common areas. The harvesting and recharge structures could be constructed by the Authority with the involvement of community based organizations like Resident Welfare Associations.

- c) Rain Water Harvesting System Measures:
- i The system of collection, conveyance and dispersion of rain-water for harvesting shall be made in such a manner that only clear water is able to enter and no contaminated waste water from the building or surrounding area finds its way in this system.
 - ii The entry points of the rain-water for harvesting shall be designed in such a manner that, in normal days, these remain covered. Arrangements of segregation of the rain-water from the first shower (Containing wash water) shall also be made.
 - iii The arrangement of quick filtration of rain-water shall also be made in the rain-water harvesting well/ tubewell so that rain-water does not pollute or choke the strata.
 - iv The complete system of rain-water harvesting shall be constructed within the plot area available with the owner.
 - v The recharge well shall be located at a distance of not less than 10 metres away from any structure handling sewage or industrial waste water (such as septic tank or effluent treatment plant etc.). This minimum distance of 10 metres shall not be applicable to manholes or sewer lines although it shall be ensured that they are leak proof.
 - vi The detailed proposal of the system comprising collection, conveyance and dispersion of rain-water harvesting well/ tube well shall have to be shown on the building plan submitted for approval.
 - vii An Architect/ Engineer duly engaged for supervision and execution of the construction of the building shall submit the certificate stating that the rain water harvesting system is functional at site and same conforms to the provisions of this code. However, if the Architect/ Engineer found guilty of misrepresentation of the facts, penal proceedings shall be initiated along with debarring the concerned Architect/ Engineer from practicing in the Union Territory of J&K.
- d) The construction of the building as laid down in sub-clause (1) shall be the part of occupation certificate. Unless such construction is completed as per the approval, no occupation certificate shall be issued.
- e) The owner of every building in the code shall ensure that the rain water harvesting structure is maintained in good repair for storage of water of Non-potable purposes and recharge of ground water at all time.

8.3 Provision of Energy Conservation Building Code

- a The applicant/ owner along with building plan application shall submit a certificate from an Architect confirming that the building plans confirms to the Energy Conservation Building Code.
- b Occupation certificate of building shall be issued by the Competent Authority only after the applicant/ owner submit a certificate from an Architect (who has supervised the construction of building) that the building has been constructed in accordance with the provision of the Energy Conservation Building Code.

- c All building placements, their windows and roof slopes along with tree foliage shall be planned to achieve maximum energy efficient designs in order to reduce dependence on mechanical and non-renewable energy resources which otherwise are environmentally and financially expensive.
- d Green building concept recognises sustainable development by effective performance in the following key areas:
- **Water Efficiency:** It shall encourage use of water in a self-sustainable manner through reducing, recycling and reusing strategies. The methods of rainwater harvesting can be integrated to reduce load of water requirement on the urban water supply system.
 - **Energy Efficiency:** It shall reduce energy consumption of infrastructural equipment through energy efficient street lighting, motor pumps etc. On site power generation using various renewable energy technologies and other clean fuels can also be integrated in the planning system.
 - **Waste Management:** It shall encourage effective waste management strategies by facilitating the segregating of waste at source and promoting re-use of products and materials.
 - **Indoor Environment Quality:** For development of green buildings, the norms as suggested by Ministry of Environment and Forest and various bodies such as LEED, GRIHA, IGBC may be applicable depending upon the requirements.

Green cities shall majorly emphasize on non-conventional sources of energy, at least 10% of city's peak electricity load. Solar energy, Waste-to-energy, Landfill Gas Energy and Wind energy is some of the alternative sources that can be integrated with the green city development to reduce the load on grid power. Further attempts should be made to guide and channel prevailing wind.

8.4 Water Re-Use and Recycling

- a All buildings having a minimum discharge of 50,000 litres and above per day shall incorporate waste-water recycling system. The recycled water shall be used for horticultural, flushing and cooling tower purposes.
- b The dual pipe system shall be adopted for these buildings.
- c It should be mandatory for a green city to practice the rainwater harvesting to enhance groundwater table though recharging and reduce municipal water demand. As a whole, water supply should comply with the R3 (Reduce Recycle Reuse) concept in order to address the water related issues. Grey water reuse shall be in built in the infrastructure set-up. It shall encourage use of water in a self-sustainable manner through reducing, recycling and reusing strategies. The methods of rainwater harvesting can be integrated to reduce load of water requirement on the urban water supply system.

8.5 Sustainable Building Materials

The following supplementary building materials (derived or processed waste) may be suitably used while constructing building in combination with conventional resources:

Roof finishes are important and should be preferably be of natural slate or ribbed metal in fast green colour.

Eaves should project at least two feet on all sides of a roof and Eaves, fascias, bargeboards and soffits should be or appear to be of natural wood.

All foundations above ground shall be either of rubble stone walls or finished with stone fascia. The main floor must create a strong connection to the ground with a solid base rising at least to window sill height or plinth level. Curtain wall forms of metal or concrete panels are not to be permitted. Components of building facades such as wooden frame of doors and windows will contribute to the timber theme and are strongly encouraged.

Entry areas should have a high quality of finish and detail as these areas leave some of the most lasting impressions. Building should have main entrances that are easily identifiable and which evoke a sense of entry. Entries should be weather protected either by overhanging gable eaves, arcades or veranda elements. Materials about the entry way should again include stone and wood elements.

Landscape elements should reinforce the rustic themes of a park like setting. Road barriers should not be steel or concrete, but made of simple stone posts supporting horizontal logs or wood. Where fences are necessary they should also be of stone and timber but continuous outdoor spaces are encouraged, rather than fenced areas.

Road surfaces and driveway surfaces should minimize expanses of earth, asphalt or concrete. In private driveway and entrance areas, consideration should be given to crushed gravel and stone or concrete pavers.

Street furniture items should be of rustic materials such as stone and solid wood-in benches, kiosks and barriers.

Textured surface treatments for pedestrian walkway and plaza areas should be small in scale, durable and attractive. Asphalt will not be permitted as a walkway finish. Plain concrete is discouraged. Concrete pavers and paving stones are encouraged.

Each individual unit should have a semi-private exterior space such as a patio or deck that is screened from direct overlook by the neighboring units within the same grouping, whether that screening is achieved through building form, overhanging roof, lattice or pergola elements. Street furniture items should be of rustic materials such as stone and solid wood-in benches, kiosks and barriers.

Landforms and geographical character must be respected while planning any road access and the raising of structure and its allied infrastructure. No retaining wall of concrete or stone shall be permitted for thrust placement of any building.

Doors should be of natural wood colors. Window frames and mullions in traditional colors of natural wood, brown, black, white, forest green or Pompeii red are preferred over other colours. All colour schemes must be submitted for approval. Earth tones that are compatible with other buildings will be encouraged. Colours in glaring contrast with other buildings will be discouraged.

Storage, garbage collection, snow removal equipment, mechanical or electrical equipment, transformers, utility tanks, satellite dishes, etc. must be designed appropriately to be contained inside building areas, placed underground or suitably screened and must be part of the initial approved design.

Chapter 9: NORMS FOR DIFFERENTLY-ABLED PERSONS

9.1 Provision/ facilities for Differently-abled Persons

- (1) In all public buildings/ places of public gathering, the level of the roads, access paths and parking areas shall be described in the plan, along with specification of the materials.
- (2) The specified facilities in public buildings for differently-abled persons shall be as follows:
 - a) **Parking:** For parking of vehicles of differently-abled people the following provisions shall be made:-
 - i) Surface parking for two car spaces shall be provided, near the entrance, for the differently-abled persons, with maximum travel distance of 30 metres from building entrance;
 - ii) the width of parking bay shall be minimum 3.6 metres;
 - iii) information stating that the space is reserved for wheel chair users shall be conspicuously displayed; and
 - iv) Guiding floor materials shall be provided or a device which guides the visually impaired persons, with audible signals or other devices which serve the same purpose, shall be provided.
 - b) Every building shall have at least one entrance accessible to the differently-abled and shall be indicated by proper signage. This entrance shall be approachable through a ramp together with the stepped entry.
 - c) **Ramped approach-** Ramp shall be finished with non-slippery material to enter the building. Minimum width of ramp shall be 1.5 metres with maximum gradient 1:12, length of ramp shall not exceed 9.0 metres having 0.8 metres high handrail on both sides extending 0.3 metres beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the handrail shall be 5 cms.
 - d) **Stepped approach-** For stepped approach size of tread shall not be less than 0.3 metres and maximum riser shall be 0.15 metres. Provision of 0.8 metres high handrail on both sides of the stepped approach similar to the ramped approach shall be made.
 - e) **Exit/ entrance door-** Minimum clear opening of the entrance door shall be 0.9 metres and it shall not be provided with a step that obstructs the passage of a wheel chair user.
 - f) **Entrance landing-** Entrance landing shall be provided adjacent to the ramp, with the minimum dimension 1.8 metres x 2.0 metres. The entrance landing that adjoin the top end of a slope shall be provided with floor materials to attract the attention of the visually impaired persons (limited to coloured floor material whose colour and brightness is conspicuously surrounding floor material that emit different sound to guide visually impaired persons, hereinafter referred to as “guiding floor material”). Finishes shall have a nonslip surface with a texture traversable by a wheel chair. Kerbs, wherever provided shall blend to a common level.

- g) **Corridor connecting the entrance/exit for the differently-abled-** The corridor connecting the entrance/exit for differently-abled leading directly outdoor 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 of corridor shall not be less than 1.5 metres;
 - iii) in case there is a difference of level, slope-ways shall be provided with a slope of 1:12;
 - iv) handrails shall be provided for ramps/slope-ways.
- h) **Stair-ways-** One of the stair-ways near the entrance/ exit, for the use of differently-abled, shall have the following provisions:-
1. the minimum width shall be 1.35 metres;
 2. height of the riser shall not be more than 0.15 metres and width of the tread 0.30 metre. The steps shall not have abrupt (square) nosing;
 3. maximum number of risers on a flight shall be limited to 12;
 4. handrails shall be provided on both sides.
- i) **Lifts-** Wherever lift is required as per Code, provision of at least one lift shall be made for the wheel chair users, with the following cage dimensions, recommended for passenger lift of 13 persons capacity by the Bureau of Indian Standards
- Clear internal depth 1.1. metres.
- Clear internal width 2.0 metres.
- Entrance door width 0.9 metre.
- Handrail not less than 0.6 metre long and 1.0 metre above floor level shall be fixed adjacent to the control panel;
- a) the lift lobby shall be of an inside measurement of 1.8 metres x 2.0 metres or more;
 - b) the time of an automatically closing door shall be minimum 5 seconds and the closing speed shall not exceed 0.25 metre/seconds\
 - c) the interior of the cage shall be provided with a device that audibly indicates the floor. When the cage reaches on floor, it shall indicate that the door of the cage for entrance/ exit is either open or closed.
- j) **Toilets-**One special water closet in a set of toilets shall be provided for the use of differently-abled, with essential provision of wash basin inside toilet near the entrance for the differently-abled. It shall have-

- i** the minimum size of 1.50 meters x 1.75 meters;
 - ii** minimum clear opening of the door of 0.90 meter and it shall swing out;
 - iii** suitable arrangement of vertical/horizontal handrails with 50mm clearance from the wall;
 - iv** at least 0.50 meter distance between the water closet seat and the floor.
- k) **Drinking Water-** Suitable provision of drinking water shall be made for the differently-abled persons near the special toilet provided for them.
- l) **Designing for Children-** In the building meant for the predominant use of children, the height of the handrail and other fittings and fixtures, shall suit the requirements of children

Chapter 10: STRUCTURAL MATERIALS

10.1 Materials

The requirement of building materials to be used in construction shall conform to Part V Building Materials of the National Building Code of India, as amended from time to time.

10.2 Foundations

- a The loads and forces on buildings shall be calculated in accordance with Part VI-Structural Design Section on Loads in the National Building Code of India, as amended from time to time.
- b The structural design of foundations and elements of substructures and superstructures of wood, masonry, reinforced, or pre-stressed concrete shall be in accordance with Part VI- Structural Design, Section 1-Loads, Section 2-Foundations, Section 3- Wood, Section 4- Masonry, Section 5- Concrete, Section 6- Steel and Section 7- Prefabrication and Systems Building, of the National Building Code of India, as amended from time to time.
- c After obtaining Occupation Certificate, the building shall not be modified or any additional structure be erected, which may induce such loads on foundation which may cause in stability of such settlements of the building or any part of the building.
- d For building more than three storeys high, foundations shall be designed after making standard tests and establishing the safe bearing capacity of the soil.

10.3 Building Services

The planning, design and installation of air-conditioning and heating installations of the building shall be in accordance with Part VIII, Building Services, Section 2-Electrical Installations and Section 3- Air-conditioning and Heating of the National Building Code of India, as amended from time to time.

10.4 Plumbing Services

The planning design and installation of water supply systems, drainage, sanitary installations and gas supply installations in buildings, shall be in accordance with Part IX- Plumbing Services, Section 1- Water Supply, Section 2- Drainage and Sanitation and Section 3- Gas supply of the National Building Code of India, as amended from time to time.

10.5 Construction Practices and Safety

The various construction activities like: demolition, excavation, blasting, actual construction from foundation level upto completion shall be in accordance with Part VII – Construction Practices and Safety of the National Building Code of India, as amended from time to time. The Safety Measures to be adopted during the various construction operations, including storage of materials on the construction site and Corporation/ public land shall be in accordance with Part VII- Construction Practices and Safety of the National Building Code of India, as amended from time to time.

10.6 Damp Proof Course

- a Wall of a building including a pier forming a part of the wall or a compound wall shall be provided with a damp proof course, except when built up of materials such as cement concrete known as 1:2:4 cement concrete with or without the addition of any damp proofing material.
- b The materials specified as Damp Proof Course shall be as indicated in the J&K Public Works Department or as per the Indian Standard Institution specifications, specified for this purpose and as amended from time to time.
- c In external wall, the horizontal Damp Proof Course shall be laid immediately above the plinth protection and a vertical damp proof course shall be provided on the interior face of the wall extending between the horizontal Damp Proof Course and the level of the upper surface of the concrete in finished floor.
- d In an internal wall, the horizontal Damp Proof Course shall be laid in level with the upper surface of the concrete in the finished floor. The section continuity of damp proof course between the internal and external wall shall be secured by the insertion any damp proof material.

Chapter-11: PUBLIC HEALTH INSTALLATIONS

11.1 Two pipe system in drainage

- a The drainage system of building shall be of two pipe system in which the soil and waste pipes are distinct and separate. The soil pipes being connected to the drain direct and waste pipes through a trapped gully. All traps of all appliances are completely ventilated in this system.
- b In Group housing, commercial complexes, commercial (other than plotted), institutional, industrial, other building specified by the competent authority in Accordance with **Code 8.3**, the water from waste pipes shall be treated within the premises from appropriate treatment plant. The treated water shall be used for flushing, horticulture and cooling tower purposes. Further, no soil/ waste pipe shall be allowed in common wall.

11.2 Minimum sanitary facilities required for various type of buildings

- 1 Dwellings with individual convenience shall have at least the following fitments namely:-
 - i. one bath room provided with a tap;
 - ii .one water closet; and
 - iii .For kitchen wash basin, one nahani trap in the floor or a sink trap raised from the floor shall be provided. Where only one water closet is provided in a dwelling, the bath and water closet shall be separately provided.
All waste water outlets shall be provided with suitable traps for preventing back flow of water or foul smell or both.
2. Dwellings (tenements) without individual conveniences shall have the following fitments namely: -
 - i. one water tap with draining arrangements in each tenement;
 - ii. one water closet and one bath for every two tenements; and water tap in common bath room and common water closet.
3. The requirements for fitments for drainage and sanitation, in case of buildings other than residences such as office buildings, factories, cinemas, concert halls, theatres, hospitals, hotels, restaurants, schools and hostels shall be in accordance with relevant Bureau of Indian Standards of "Basic Requirements for Water Supply, Drainage and Sanitation" with such modifications as may be made from time to time.

11.3 Method of disposal

- a. Every water borne drainage installation shall be connected with the public sewer, but in case no public sewer exists in the vicinity of the said premises the drainage system may as a temporary measure and subject to the previous written approval of the Competent Authority be connected to a septic tank from which the effluent shall be drained off -
- b. into absorption pits; or
- c. by sub-soil drain:

Provided that no absorption pit shall be allowed in the case of any premises or area in which domestic supply is taken from sub soil water:

Provided further that if in future a public sewer is constructed in the nearby area, which can serve the premises, the owner shall at his own expense cause the said drainage system to be connected to the sewer.

- a. Effective arrangements shall be made to treat the effluents upto the parameters/ guidelines issued from time to time by Central Pollution Control Board (CPCB) or J&K State Pollution Control Board from the sewer system so as to ensure that the untreated effluents do not enter any canal, river or water body.

11.4 Septic tank

(1) No septic tank shall be located -

- a) at a distance of less than 25 metres from a dwelling unit or any other building used for human habitation or for work or recreation;
- b) within a public through fare;
- c) within 60 (sixty) metres from any percolation well, watercourse or stream used or likely to be used for drinking or domestic purposes or for manufacture or preparation of any article of food or drink for human consumption and it shall be readily accessible so as to permit cleaning operation being carried out without interference with the operation of any water borne sanitary installation as a whole.

- 2) Every septic tank intended to serve a population of 24 (twenty four) or more persons shall be constructed into two separate compartments so that one compartment when required can be put out of use for cleaning purposes. The capacity of every compartment of the septic tank shall be 2½ (two and half) times the total water supply allowances for the total number of residents of the buildings in premises.
- 3) Every inlet pipe into a septic tank shall be effectively trapped.
- 4) The design of septic tank shall be in accordance with the National Building Code and guidelines issued by Public Works Department, J&K.

11.5 Absorption pit

- a In the matter of location, every absorption pit shall conform to same restrictions as are laid down for a septic tank in **Code 11.4**.
- b No absorption pit shall have any outlet into, a means of communication with any sewer, storm water drain and surface drain.
- c The walls of every absorption pit shall be at least 0.5 metres above ground level so as to exclude effectively the entry of storm water into the absorption pit.
- d The absorption pits shall be constructed in duplicate so that one pit can be put out of use for cleaning purposes. The capacity of the absorption pit shall be as approved by the Competent Authority.
- e Other details shall conform to the National Building Code.

11.6 Sub-soil irrigation for disposal of effluent

- (1) No Sub-soil irrigation work for disposal of effluent from a septic tank shall be laid out within a premise till a suitable area of open land, the situation and extent and sub-soil of which is previously approved by the Competent Authority, is set apart within the premises to be used as a farm or a garden.
- (2) The area set apart shall be one hectare for every 25,000 liters of effluent per day.
- (3) No part of any area reserved for sub soil irrigation, shall be within a distance of 25 metres from the nearest point of any dwelling unit or any other building used for human habitation or for work or for recreation and of any canal or irrigation well.
- (4) No such works shall be laid out within a distance of 75 metres from any percolation well, tube well, or water-course or stream used or likely to be used for drinking or domestic purposes or for the manufacture or preparation of any articles of food or drink for human consumption.

11.7 Zero waste water discharge

- a The group housings, industries, commercial, institutions and any other building specified by the competent authority shall ensure zero waste water discharge to main sewer line and shall install suitable treatment plant for treatment of waste water. The applicant shall submit completion certificate of installation of treatment plant from independent expert agency along with the application of Occupation Certificate.
- b For water conservation in the building, provision shall be made whereby the waste water generated from the sources such as dishwashing or washing machines, is used for sub-surface irrigation, or if treated, for non-potable purposes e.g. to flush toilets and for washing cars.

Note: The above restriction shall not apply in case of plots upto 4000 square meters.

11.8 Notice and certificate of completion of work

No connection to any public sewer shall be made nor any water borne sanitary and drainage installations intended to be connected through the connection, shall be brought into use until a certificate after completion of these works, has been applied

for by the applicant to the Competent Authority and a certificate has been issued by the letter to the effect that the sanitary installations and drainage have been satisfactorily completed in compliance with this Code. If no decision is communicated on the application for a certificate within 30 days of the receipt of the application, the certificate shall be deemed to have been granted.

11.9 Application for connection with public sewer

A: After the grant of a certificate referred to in the building Code or in the event of the said certificate having been deemed to have been granted, every person intending to connect a drain to a public sewer shall apply to the Competent Authority at least seven days before the date on which such connection is required.

B: The application shall be accompanied by a certificate referred to the **Code 11.8** and such amount as may be laid down from time to time by the Competent Authority and calculated on the basis of the current schedule of rates to meet the cost of the proposed connection.

C: On receipt of the application and subject to the requirement of the foregoing clauses, the Competent Authority shall sanction or reject the request.

D: In the event of the required connection having been sanctioned, it shall be made only under the supervision of an officer authorized by the Competent Authority.

11.10 Sewer connection

A: Every drain discharging into a public sewer shall join the sewer obliquely in the direction of the flow of the sewer.

B: If practicable, the connection shall be made at an existing junction in the sewer and if not possible, then there shall be an intercepting manhole before the connection.

11.11 Drainage of roof

The roof of every building shall drain rain water into gutters, chutes or trough and shall be carried down through adequate number of down pipes without causing dampness in any part of the wall or foundation of the building or any adjacent building:

Provided that in the case of detached or semidetached building not exceeding one storey, in height, rain water pipe, khasi or exposed parnalas may be provided for so long as these do not discharge into any public roadway, footpath or on private land of adjoining owner.

11.12 Inspection of work

Every person by or for whom any water borne sanitary installation or drainage installation or any other work in connection therewith is carried out for any existing or new building or any other premises, shall at all reasonable times, afford the Competent Authority or any other officer/official duly authorized by him, free access to such water borne sanitary installations or drainage installations or work in connection therewith, for the purpose of inspection.

11.13 Effect on the transferred areas

Where the planned areas are transferred to the Competent Authority then the norms/ bye-laws/ zoning bye-laws applicable to them at the time of transfer of these areas shall remain same, as defined by the concerned Department/ Authority.

Chapter 12: ENVIRONMENTAL CLEARANCE

12.1 Environmental clearances for building and construction.

- (1) The Competent Authority shall approve and certify the compliance of environmental clearances requirements for following categories building:

Table 46: Built Up Areas

Sr. No.	Building Category	Built up area (in square metres)
1	Category A	5000- 20000
2	Category B	Above 20000-50000
3	Category C	Above 50000-150000

2. The Competent Authority shall approve and certify the compliance of environmental clearances by ensuring the conditions stated below are fulfilled:

Table 47: Environmental conditions for Category A buildings

S.No	Medium	Environmental conditions	Schedule submitting self- certification
1	Natural Drainage.	The inlet and outlet point of natural drain system should be maintained with adequate size of channel for ensuring unrestricted flow of water.	Along with Occupation Certificate application.
2	Water Conservation- Rain Water	A rain water harvesting plan needs to be designed where the recharge bores (minimum one per 5000 sqm. of	Along with Occupation Certificate application.

	Harvesting and Ground Water Recharge.	built-up area) shall be provided. The rain water harvested should be stored in a tank for reuse in household through a provision of separate water tank and pipeline to avoid mixing with potable municipal water supply. The excess rain water harvested be linked to the tube well bore in the premise through a pipeline after filtration in the installed filters.	
2a		The unpaved area shall be more than or equal to 20% of the recreational open spaces.	Along with Occupation Certificate application.
3	Waste Management	Separate wet and dry bins must be provided at the ground level for facilitating segregation of waste.	Along with Occupation Certificate application.
4	Energy	In common areas, LED/ solar lights must be provided.	Along with Occupation Certificate application.
5	Air Quality and Noise	Dust, smoke and debris prevention measures such as screens, barricading shall be installed at the site during construction. Plastic/ tarpaulin sheet covers must be used for trucks bringing in sand and material at the site	Along with notice of commencement of construction
5a		The exhaust pipe of the DG set, if installed, must be minimum 10 metres away from the building. In case it is less than 10 metres away, the exhaust pipe shall be taken up to 3 metres above the building.	Along with Occupation Certificate application.
6	Green cover	A minimum of 1 tree for every 80 square meters of land shall be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species.	Along with notice of commencement of construction.
6a		Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done with the obligation to provide continued maintenance for such plantations.	Along with notice of commencement of construction.

Table 48: Environmental conditions for Category B buildings:

S. No.	Medium	Environmental conditions	Schedule submitting self- certification
1	Natural Drainage.	The inlet and outlet point of natural drain system should be maintained with adequate size of channel for ensuring unrestricted flow of water.	Along with Occupation Certificate application.
2	Water Conservation- Rain Water Harvesting and Ground Water Recharge.	A rain water harvesting plan needs to be designed where the recharge bores (minimum one per 5000 sqm. of built-up area) shall be provided. The rain water harvested should be stored in a tank for reuse in household through a provision of separate water tank and pipeline to avoid mixing with potable municipal water supply. The excess rain water harvested be linked to the tube well bore in the premise through a pipeline after filtration in the installed filters.	Along with Occupation Certificate application.
2a		The unpaved area shall be more than or equal to 20% of the recreational open spaces.	Along with Occupation Certificate application.
3	Waste Management	Separate wet and dry bins must be provided at the ground level for facilitating segregation of waste.	Along with Occupation Certificate application.
4	Energy	In common areas, LED/ solar lights must be provided.	Along with Occupation Certificate application.
4a		At least 1% of connected applied load generated from renewable energy source such as photovoltaic cells or wind mills or hybrid should be provided.	Along with Occupation Certificate application.

4b		As per the provisions of the Ministry of New and Renewable energy solar water heater of minimum capacity 10 litres/4 persons (2.5 litres per capita) shall be installed.	Along with Occupation Certificate application.
4c		Use of fly ash bricks: Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September, 1999 and as amended from time to time.	Along with notice of commencement of construction
5	Air Quality and Noise	Dust, smoke and debris prevention measures such as screens, barricading shall be installed at the site during construction. Plastic/ tarpaulin sheet covers must be used for trucks bringing in sand and material at the site	Along with notice of commencement of construction
5a		The exhaust pipe of the DG set, if installed, must be minimum 10 metres away from the building. In case it is less than 10 metres away, the exhaust pipe shall be taken up to 3 metres above the building.	Along with Occupation Certificate application.
6	Green cover	A minimum of 1 tree for every 80 square meters of land shall be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species.	Along with notice of commencement of construction.
6a		Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done with the obligation to provide continued maintenance for such plantations.	Along with notice of commencement of construction.

Table 49: Environmental conditions for Category C buildings:

S.No	Medium	Environmental conditions	Schedule submitting self- certification
1	Natural Drainage.	The inlet and outlet point of natural drain system should be maintained with adequate size of channel for ensuring unrestricted flow of water.	Along with Occupation Certificate application.
2	Water Conservation- Rain Water Harvesting and Ground Water Recharge.	A rain water harvesting plan needs to be designed where the recharge bores (minimum one per 5000 sqm. of built-up area) shall be provided. The rain water harvested should be stored in a tank for reuse in household through a provision of separate water tank and pipeline to avoid mixing with potable municipal water supply. The excess rain water harvested be linked to the tube well bore in the premise through a pipeline after filtration in the installed filters.	Along with Occupation Certificate application.
2a		The unpaved area shall be more than or equal to 20% of the recreational open spaces.	Along with Occupation Certificate application.
2b		The ground water shall not be withdrawn without approval from the competent authority.	Along with notice of commencement of construction.
2c		Use of potable water in construction should be minimized	Along with notice of commencement of construction.
2d		Low flow fixtures and sensors must be used to promote water conservation.	Along with notice of commencement of construction.

2e		Separation of grey and black water should be done by the use of dual plumbing system.	Along with notice of commencement of construction.
3	Waste Management	Separate wet and dry bins must be provided at the ground level for facilitating segregation of waste.	Along with Occupation Certificate application.
3a		All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.	Along with Occupation Certificate application.
3b		Organic waste composter/ vermiculture pit with a minimum capacity of 0.3 Kg/tenement/day must be installed wherein the STP sludge may be used to be converted to manure which could be used at the site or handed over to authorized recyclers for which a written tie-up must be done with the authorized recyclers.	Along with Occupation Certificate application.
4	Energy	In common areas, LED/ solar lights must be provided.	Along with Occupation Certificate application.
4a		At least 1% of connected applied load generated from renewable energy source such as photovoltaic cells or wind mills or hybrid should be provided.	Along with Occupation Certificate application.
4b		As per the provisions of the Ministry of New and Renewable energy solar water heater of minimum capacity 10 litres/4 persons (2.5 litres per capita) shall be installed.	Along with Occupation Certificate application.
4c		Use of fly ash bricks: Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September, 1999 and as amended from time to time.	Along with notice of commencement of construction
4d		Use of concept of passive solar design of buildings using architectural design approaches that minimize energy	Along with Occupation Certificate application

		consumption in buildings by integrating conventional energy-efficient devices, such as mechanical and electric pumps, fans, lighting fixtures and other equipment, with the passive design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass.	
4e		Optimize use of energy systems in buildings that should maintain a specific indoor environment conducive to the functional requirements of the building by following mandatory compliance measures (for all applicable buildings) as recommended in the Energy Conservation Building Code (ECBC) 2007 of the Bureau of Energy Efficiency, Government of India.	Along with Occupation Certificate application
5	Air Quality and Noise	Dust, smoke and debris prevention measures such as screens, barricading shall be installed at the site during construction. Plastic/ tarpaulin sheet covers must be used for trucks bringing in sand and material at the site	Along with notice of commencement of construction
5a		The exhaust pipe of the DG set, if installed, must be minimum 10 metres away from the building. In case it is less than 10 metres away, the exhaust pipe shall be taken up to 3 meters above the building.	Along with Occupation Certificate application.
6	Green cover	A minimum of 1 tree for every 80 square meters of land shall be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species.	Along with notice of commencement of construction.
6a		Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree	Along with notice of commencement of construction.

		that is cut) shall be done with the obligation to provide continued maintenance for such plantations.	
7	Sewage treatment plant	Sewage treatment plant with capacity of treating 100% waste water shall be installed. Treated water must be recycled for gardening and flushing.	Along with Occupation Certificate application.
8	Environment Management Plan	The environment infrastructure like Sewage Treatment Plant, Landscaping, Rain Water Harvesting, Power backup for environment, Infrastructure, Environment Monitoring, Solid Waste Management and Solar and Energy conservation, should be kept operational through Environment Monitoring Committee with defined functions and responsibility.	Along with Occupation Certificate application.

3. The applicant shall self-certify the above stated environmental conditions with the certification of supervision/ completion from the Architect or Engineer or Bureau of Energy Efficiency Certified Energy Auditors, as the case may be, responsible for supervising the construction of building and/ or installing the solar photovoltaic power plant. Sewage Treatment Plant, Solid waste management system, ECBC Code & others.
4. The applicant shall submit the self-certification of environmental conditions to the Competent Authority as per schedule given in **Code 12.1(2)**.
5. The Competent Authority shall verify the certification and shall issue consent/ comments within 10 (Ten) working days of receiving the certification. The Environmental Clearance certificate shall be deemed to be accepted, if it is in conformity with conditions stated above, but no consent/ comments have been passed by Competent Authority within specified time.
6. If the owner or Architect or Engineer or Consultant as mentioned in **Code 12.1(3)** as the case may be, submits a wrong/ false self-certification or if any additional construction or violation is reported to exist at site or has concealed any fact or mis-represented regarding environmental conditions stated in **Code 12.1(2)**, he shall be jointly and severally held responsible for such omission and

complaint against the Architect for suspension of his registration and the owner shall be liable to pay for the penalty as may be decided by the Competent Authority after giving an opportunity of hearing. Further, if it is emerged that the information is concealed by Engineer/ Consultant/ Owner, necessary penal proceedings will be initiated along with debarring Engineer/ Consultant/ Architect from practicing in the Union Territory of J&K.

7. In case environmental clearance is issued by Competent Authority, no separate prior environmental clearance shall be required.
8. In case the building is certified from GRIHA, there is no requirement for issue environmental clearance.

ANNEXURE "A"- Qualification and Competence of Architect/ Engineer/ Structural Engineer/ Proof Consultant

S.no	Professional	Qualification	Competency/ Functions
1	Architect	Registered with valid membership of the Council of Architecture, India as prescribed under the Architect's Act 1972.	The prepare, sign all plans and submissions of building plans under Code 4 Further supervise construction of any building and issue certificate of supervision and completion of all buildings pertaining to Architectural aspects, as stated in this code.
2	Engineer	Graduate in Civil Engineering from recognized Indian or foreign university, having Associate membership of Institute of Engineer, India.	Supervise all building construction including preparation of service plans, structural drawings, details and calculations of buildings upto 1000 square metres plot area and 15.0 metres height referred in Form BR-V(A1).
3	Structural Engineer	Post-Graduate in Structural engineering from recognized Indian or Foreign University, having Associate membership of Institute of Engineer, India with minimum three years experience in structural engineering practice with designing and field work.	The Structural Engineer shall be competent to prepare the structural design, calculations and details for all buildings supervision referred in Form BR- V(A2).
4	Proof Consultant	Structural Engineer or a group/ firm of Structural Engineers having post-graduate qualification in structural engineering, having Associate membership of Institute of Engineer, India with ten years experience in structural design and evaluation thereof, for multi-storeyed and specialized structure, and/ or an institute of the following type: (a) Institute of Structural Engineers (India). (b) Central Building Research Institute,Roorkee.	Evaluation/ checking of the structural design of the buildings referred irrelevant Form BR-V(A2).

	(c) Various engineering institutes, like: I. Indian Institute of Technology; II. Punjab Engineering College, Chandigarh; III. National Institute of Technology; IV. Any other institute of repute	
--	--	--

FORM I
Form of application

Class of Building –

- Residential
- Commercial
- Educational
- Institutional
- Warehousing
- Industrial
- Any other

From

.....

Sir,

I/We apply for permission to erect/re-erect/add/alter a building/wall in accordance with the plans submitted herewith on Site no. _____; Street no. _____; at _____/Khasra no. _____, Village _____ (strike out whichever is not applicable).

I/We attach::

Site plan (in triplicate) showing the position of site proposed to be built upon as required by the Code along with an un-editable Compact Disc/DVD or any other electronic medium permissible by competent authority from time to time containing the drawings so submitted;

Plans, elevations and sections (in triplicate) as required by the Code along with an un-editable compact Disc/DVD or any, other electronic medium permissible by authority from time to time containing the drawings so submitted;

Drainage plans (in triplicate), as required by Code along with an un-editable compact Disc/DVD or any, other electronic medium permissible by Director from time to time containing the drawings so submitted;

Structural drawings (for record) as per Form A1/A2, as may be applicable;

Specifications of the proposed building (in triplicate) in Form -II;

Certificate of conformity to regulation and structural safety for the relevant buildings (depending upon type and height) in Form A1 or A2; and Scrutiny fee @ Rs. 10 per square metre deposited as per prescribed mode _____

The construction of the building will be undertaken as per the approved building plans, structural design given by the Structural Engineer, and got supervised through the following Architect/Engineer:

A. Architect:

- Name of Architect:
- Council of Architecture Registration No. _____, valid upto
- Complete Address
- E-Mail
- Mobile no.

B.Engineer:

- Name of Engineer:
- Qualifications:
- Complete Address
- E-Mail
- Mobile no.

Dated _____

Enclosures

Signature of applicant

Complete Address

E-Mail

Mobile no.

FORM –II
Specifications

The materials to be used in the construction to be clearly specified under the following heads:-

Items	Specifications
Foundations	
Walls	
Damp-proof course	
Floors	
Roofs	
Windows and Doors and other wood-work <ul style="list-style-type: none"> • Steel work • Internal finish • External finish. 	

Signature of applicant

(No digital signatures are required)

Signature of Architect/Engineer

- i. Complete Address
- ii. E-Mail
- iii. Mobile no.

FORM A1**Certificate of conformity to Code and structural safety for Residential and Commercial Buildings upto 15 metres height.**

Certificate to be submitted along with the building application in Form 1 duly signed by the Architect and the Structural Engineer.

Details of the building for which the certificate is issued

Plot No. _____, Sector _____, Colony _____

City/Town _____.

Name of the owner _____.

Complete address of the owner _____.

A. Building Plan :

- Name of Architect:
- Council of Architecture Registration No. _____, valid up to _____
- Complete Address
- E-Mail
- Mobile no.

B. Structural Design:

- Name of Engineer:
- Qualifications:
- Complete Address
- E-Mail
- Mobile no.

Certificate

It is hereby certified that the plans submitted in Form BR-1 for the building detailed above, are in accordance with the Building Code and the approved zoning plan of the plot. The structure has been designed in accordance with the provisions of the National Building Code and the relevant Indian Standard Code (with latest amendments) including Bureau of Indian Standard Codes for structures resistant to earthquakes and other natural hazards. The local soil conditions, its load bearing capacity and the underground water table etc. have been kept in view while designing the same.

Dated _____

Signature of Owner

(No digital signatures are required)

Mobile no.

E-mail

Signature of
Architect

Signature of
Engineer/ Structural Engineer

FORM A2**Certificate of conformity to rules and structural safety for all buildings except as stated in Form A1**

Certificate to be submitted along with the building application in Form 1 duly signed by the Architect and Structural Engineer and the Proof Consultant.

Details of the building for which the certificate is issued

Plot Revenue Details _____, Sector _____, Colony _____
City/Town _____.

Name of the owner _____ . Complete address of the owner

A. Building Plan :

Name of Architect:

- Council of Architecture Registration No. _____, valid up to _____.
- Complete Address
- E-Mail
- Mobile no.

B. Structural Design

- Name of Engineer:
- Qualifications:
- Complete Address
- E-Mail
- Mobile no.

Certificate

It is hereby certified that the plans submitted in Form BR-1 for the building detailed above, are in accordance with the Code and the approved zoning plan of the plot. The structure has been designed in accordance with the provisions of the National Building Code and the relevant Bureau of Indian Standard Codes (with latest amendments) including Bureau of Indian Standard Codes for structures resistant to earthquakes and other natural hazards. The local soil conditions, its load bearing capacity and the underground water table etc. have been kept in view while designing the same.

Dated_____

Signature of Owner
(No digital signatures are
required)
Mobile no.
E-mail

Signature of Architect

Signature of Structural Engineer

The structural design has been checked and has been found to be in order. The design is in accordance with the provisions of the National Building Code and the relevant Bureau of Indian Standard Codes (with latest amendments) including Bureau of Indian Standard Codes for structures resistant to earthquakes and other natural hazards. The local soil conditions, its load bearing capacity and the underground water table etc. have been kept in view while designing the same.

Dated_____

Signature of Proof
Consultant along with
Mob. No. & E-mail

FORM III

Form of Sanction

From

To

Memo No.

Dated

Reference your application for permission to erect/re-erect-add to/alter a building on plot No. _____/ Khasra no. _____, Village _____ in accordance with the plans submitted with it.

Permission is hereby-

granted/sanctioned for the aforesaid construction subject to the provisions of the respective Acts and Building Code subject to the following amendments, terms and conditions;

Rejected for reasons given below :-

.....

Enclosures

Competent Authority,

FORM IV a

**For Residential and Commercial Buildings upto 15 metres height.
Application for permission to occupy**

From

.....

To

.....

Sir,

I/We hereby give you notice that the building/part-of-building described below and sanctioned vide your order No. _____, dated _____, has been completed on _____ in all respects according to the sanctioned plans and the structural design made for the same and the suggested modifications have been carried out.

Description of Building

Plot No. _____, Sector _____, Colony _____

City/Town _____.(or)

Khasra no. _____, Village _____

1. Name of the owner along with mob. No _____
2. E-mail _____.
3. Complete address of the owner _____ .

The modifications made to the building plans and carried out at site during the course of construction are submitted herewith:

Corresponding to the above modifications made in the building plans, the necessary amendments were also carried out in the structural design and implemented a site.

Completion certificate from the architect/engineer who supervised the construction of the building is submitted herewith.

Kindly issue an occupation certificate as required by Building Code Dated _____

Signature of applicant

(No digital signatures are required)

Signature of Architect/Engineer
supervising the construction at site

- i. Complete Address
- ii. E-Mail
- iii. Mobile no.

FORM-IV b**For all Buildings except as stated in Form IV a****Application for permission to occupy**

From

To

Sir,

I/We hereby give you notice that the building/ part-of-building described below and sanctioned vide your order No. _____, dated _____, has been completed on _____ in all respects according to the sanctioned plans and the structural design made for the same and the suggested modifications have been carried out.

Description of Building

Plot No. _____, Sector _____, Colony _____

City/Town _____.(or) Khasra no. _____, Village _____

1.Name of the owner along with mob. no. and E-mail _____.

Complete address of the owner _____ .

The modifications made to the building plans and carried out at site during the course of construction are submitted herewith:

Corresponding to the above modifications made in the building plans, the necessary amendments were also carried out in the structural design and implemented a site.

Completion certificate (Form VI) from the Architect/Engineer who supervised the construction of the building is submitted herewith.

Kindly issue an occupation certificate as required under the Building Code

Dated _____

Signature of applicant

(No digital signatures are required)

Signature of

i) Architect:

- a. Complete Address
- b. E-Mail
- c. Mobile no.

ii) Engineer supervising the
construction at site

- a. Complete Address
- b. E-Mail
- c. Mobile no.

FORM V (1)**For Residential and Commercial Buildings upto 15 metres height.****Completion certificate by an Architect/Engineer in respect of building on :**

Plot No. _____, Sector _____, Colony _____

City/Town _____.

Name of the owner _____.

Complete address of the owner _____.

It is hereby certified that the above work has been supervised by us and has been completed to my satisfaction in accordance with the sanctioned building plans and its structural design. The workmanship and all the material used for construction meet the specifications laid down in the National Building Code. No provision of the Building Code and no rules made, conditions prescribed or order issued thereunder has been transgressed in the course of the work.

Dated _____

Signature of

iii) Architect:

a. Complete Address

- b. E-Mail
- c. Mobile no.

“or”

iv) Engineer supervising the construction at site

- a. Complete Address
- b. E-Mail
- c. Mobile no.

FORM V (2)**For all Buildings except as stated in Form BR-V(1)****Completion certificate by the Architect and the Structural Engineer in respect of building on:**

Plot No. _____, Sector _____, Colony _____ City/Town _____.

Name of the owner _____.

Complete address of the owner _____.

It is hereby certified that the above work has been supervised by us and has been completed to our satisfaction in accordance with the sanctioned building plans and its structural design as checked and certified by the proof consultant. The workmanship and all the material used for construction meet the specifications laid down in the National Building Code. No provision of the Building Code and no rules made, conditions prescribed or order issued there under has been transgressed in the course of the work.

Dated _____

Signature of

i) Architect:

a. Complete Address

b. E-Mail

c. Mobile no.

ii) Structural Engineer

supervising the

construction at site

a. Complete Address

b. E-Mail

c. Mobile no.

FORM –VI

Completion Certificate by an Architect

I do hereby certify-

- that the following work has been supervised by me and has been completed to my satisfaction in accordance with the sanctioned plan.
- that no deviation from sanctioned plan is made while constructing the building/ deviation from sanction plan is made (details as below) and these deviations are duly shown on completion drawings. Due to these deviations ,human safety has not been compromised.
- that the workmanship and the whole of the materials used are good; that no provision of the Building Code, and no requisition made, conditions prescribed or order issued there under has been violated in the course of the work.

Details of construction on (floor-wise along with covered area on each floor)

City_____Street_____

Plot No._____House No. (if any)_____ (or)

Khasra no. _____, Village _____

Dated

Signature of Architect

- i. Complete Address
- ii. E-Mail
- iii. Mobile no.

FORM VII
Form of Occupation Certificate

From

To

Memo No.....

Dated

Whereas Shri/ Smt/ M/s has applied for the issue of an occupation certificate in respect of the building described below:-

City _____ Street _____ Site No. _____ House No.(if
any) _____

(or) Khasra no. _____, Village _____

Indicating description of the building, covered area, towers, nature of buildings etc.

I hereby:-grant permission for the occupation of the said building with following conditions; or refuse permission for the occupation of the said building for reason given below:-

Competent Authority

FORM VII
Form of Occupation Certificate

From

To

Memo No.....

Dated

Whereas Shri/ Smt/ M/s has applied for the issue of an occupation certificate in respect of the building described below:-

City _____ Street _____

Site No. _____ House No.(if any) _____

(or) Khasra no. _____, Village _____

Indicating description of the building, covered area, towers, nature of buildings etc.

I hereby:-

grant permission for the occupation of the said building with following conditions; or

refuse permission for the occupation of the said building for reason given below:

Competent Authority

Form-VIII

Form of application under self-certification

Class of Building –

- Residential
- Commercial
- Educational
- Institutional
- Warehousing
- Industrial
- Any other

From

.....

To

.....

Sir,

I/We apply for permission to erect/re-erect/add/alter a building/wall in accordance with the plans submitted herewith on Site No. _____;
Street No. _____; at _____.

I/We attach:

a site plan showing the position of site proposed to be built upon as required by the Code (in triplicate) an un-editable Compact Disc/DVD or any other electronic medium permissible by Competent Authority from time to time containing the drawings as required ;

Plans, elevations and sections as required by the Code (in triplicate) an un-editable Compact Disc/DVD or any other electronic medium permissible by Competent Authority from time to time containing the drawing as required;

Drainage plans (in triplicate), as required by Code along with an un-editable Compact Disc/DVD or any other electronic medium permissible by Competent Authority from time to time containing the drawings as required under this code;

Structural drawings (for record) along with structure Certificate as per Form II;

Fire Safety design as required in the National Building Code as approved by the Union Territory Fire Authority. Alternatively an undertaking to the effect that the fire safety plans duly approved by the Fire Services Authority will be submitted within sixty days;

Heating, Ventilation, Air conditioning (H.V.A.C.) service plans, wherever required; Specifications of the proposed building (in triplicate) in Form -II; Certificate of conformity to regulation and structural safety for the relevant buildings;

An affidavit from the owner and architect, as required under Code;

Scrutiny fee through an electronic transfer

The construction of the building will be undertaken as per the approved building plans, structural design given by the Structural Engineer, fire safety design as approved by the Competent Authority and got supervised through the following Architect/Engineer;

Signature of

i) Architect:

- a. Complete Address
- b. E-Mail
- c. Mobile no.

ii) Structural Engineer
supervising the
construction at site

- a. Complete Address
- b. E-Mail
- c. Mobile no.

Form IX

Certificate for structure conforming under self-certification

Plot No. _____ Sector _____ Colony _____

City/Town _____

Name of the Owner _____.

Complete address of the owner _____.

It is hereby certified that the plans submitted in Form-I for the building detailed above are in conformity with the Building Code and the approved zoning plan of the plot. The structure has been designed in accordance with the provision of National Building Code for structures resistance to earthquakes and other natural hazards. The local soil conditions, its load bearing capacity and the underground water table etc have been kept in view while designing the same.

Dated _____

Signature of Owner
Structural Engineer

Signature of Architect

Signature of

(No digital signatures are required)

Mobile no.

E-mail

FORM X

For Buildings Residential and Industrial Buildings applied under Code 2.2

Application for permission to occupy

From

.....

To

.....

Sir,

I/We hereby give you notice that the building/part of building described below and sanctioned vide your order No. _____, dated _____, has been completed on _____ in all respect according to the sanctioned plans and the structural design made for the same and suggested medications have been carried out.

Description of Building

Plot No. _____, Sector _____, Colony _____

City/Town _____.(or)

Khasra no. _____, Village _____

1. Name of the owner along with mob. No _____ and E-mail _____.

Complete address of the owner _____.

The modifications made to the building plans and carried out at site during the course of construction are submitted herewith:

Corresponding to the above modifications made in the building plans, the necessary amendments were also carried out in the structural design and implemented a site.

Completion certificate from the architect/engineer who supervised the construction of the building is submitted herewith.

Kindly issue an occupation certificate as required by Building Code - Dated _____

Signature of applicant

(No digital signatures are required)

Signature of

- i) Architect:
 - a. Complete Address
 - b. E-Mail
 - c. Mobile no.

ii) Engineer supervising the construction at site

- a. Complete Address
- b. E-Mail
- c. Mobile no.

FORM XI

Certificate of conformity to rules and structural safety Industrial Buildings.

Certificate to be submitted along with the building application in Form -III duly signed by the Architect and the Structural Engineer.

Details of the building for which the certificate is issued

Plot No. _____, Sector _____, Colony _____ City/Town _____.

Name of the owner _____.

Complete address of the owner _____.

A. Building Plan :

- Name of Architect:
- Council of Architecture Registration No. _____, valid up to _____.
- Complete Address
- E-Mail
- Mobile no.

B. Structural Design:

- Name of Engineer:
- Qualifications:
- Complete Address
- E-Mail
- Mobile no

Certificate

It is hereby certified that the plans submitted earlier for the building detailed above, are in accordance with the Building Code-2017 and the approved zoning plan of the plot. The structure has been designed in accordance with the provisions of the National Building Code and the relevant Bureau of Indian Standard Codes (with latest amendments) including Bureau of Indian Standard Codes for structures resistant to earthquakes and other natural hazards. The local soil conditions, its load bearing capacity and the underground water table etc. have been kept in view while designing the same.

Dated _____

Signature of

- i) Architect:
 - a. Complete Address
 - b.E-Mail
 - c.Mobile no.
- ii) Engineer/ Structural Engineer supervising the construction at site
 - a.Complete Address
 - b.E-Mail
 - c.Mobile no.

In case of the building is above 15 metres height, the certificate shall be signed by the proof consultant, as followed:

The structural design has been checked and has been found to be in order. The design is in accordance with the provisions of the National Building Code and the relevant Bureau of Indian Standard Codes (with latest amendments) including Bureau of Indian Standard Codes for structures resistant to earthquakes and other natural hazards. The local soil conditions, its load bearing capacity and the underground water table etc. have been kept in view while designing the same.

Dated_____

Signature of Proof Consultant along
with Mob. No. & E-mail

FORM XII

Occupation Certificate for Industrial Buildings applied

From

To

Memo No.....

Dated

Whereas Shri/ Smt/ M/s Has applied for the issue of an occupation certificate in respect of the building described below:-

City _____ Street _____

Site No. _____ House No. (if any) _____

(or) Khasra no. _____, Village _____

Indicating description of the building, covered area, towers, nature of buildings etc.

I hereby:-

grant permission for the occupation of the said building with following conditions; or refuse permission for the occupation of the said building for reason given below:-

Competent Authority

ANNEXURE “B”- List of Cities & Towns (Urban Local Bodies)

List of Cities & Towns (Urban Local Bodies)**S. No. Town/City**

- 1 Anantnag (M CI + OG)
- 2 Kulgam (MC)
- 3 Achhabal (MC)
- 4 Srinagar (M Corp. + OG)
- 5 Sopore (M CI + OG)
- 6 Bandipore (MC)
- 7 Khrew (MC)
- 8 Pattan (MC)
- 9 Baramula (M CI + OG)
- 10 Hajan (MC)
- 11 Ganderbal (MC)
- 12 Yari Pora (MC)
- 13 Sumbal (MC)
- 14 Bijbehara (MC)
- 15 Kupwara (MC)
- 16 Awantipora (MC)
- 17 Watra Gam (MC)
- 18 Pulwama (MC)
- 19 Seer Hamdan (MC)
- 20 Duru Verinag (MC)
- 21 Koker Nag (MC)
- 22 Chadura (MC)
- 23 Mattan (MC)
- 24 Tral (MC)
- 25 Qazi Gund (MC)
- 26 Handwara (MC)
- 27 Badgam (MC)
- 28 Uri (MC)

S. No. Town/City

- 29 Pahalgam (MC)
- 30 Magam (MC)
- 31 Khansahib (MC)
- 32 Pampora (MC)
- 33 Charar-i-Sharief (MC)
- 34 Beerwah (MC)
- 35 Aishmuquam (MC)
- 36 Frisal (MC)
- 37 Kunzer (MC)
- 38 Langate (MC)
- 39 Devsar (MC)
- 40 Shupiyani (MC)
- 41 Gulmarg (MC)
- 42 Badami Bagh (CB)
- 43 Pahalgam (MC)
- 44 Magam (MC)
- 45 Khansahib (MC)