

UTTAR PRADESH SHASAN AUDHYOGIK VIKAS ANUBHAG – 4

In pursuance of provision of Clause (3) of Article 348 of the Constitution the Governor is pleased to order the publication of the following English translation of the notification no. dated August, 2006.

NOTIFICATION

NO.77.4.2006/158N/85

LUCKNOW: DATED AUGUST, 2006

In exercise of the power under sub-section (2) of section 9 and section 19 of the Uttar Pradesh Industrial Area Development Act 1976 (U.P. Act no. VI of 1976) read with Section-21 of General Clauses Act 1904 (Uttar Pradesh Act no. 1 of 1904) and in supersession of the New Okhla Industrial Development Area Building Regulations and Directions 1986, published in Uttar Pradesh Gazette extra ordinary on Saturday, the 1st February 1986, the New Okhla Industrial Development Authority with the prior approval of the State Government, hereby makes the following regulations and directions for the purpose of proper planning and development of New Okhla Industrial Development Area.

THE NEW OKHLA INDUSTRIAL DEVELOPMENT AREA

BUILDING REGULATIONS AND DIRECTIONS 2006.

CHAPTER I BUILDING REGULATIONS AND DIRECTIONS

1. Short title, Extent and commencement: -

- 1.1 These regulations and directions may be called the **New Okhla Industrial Development Area Building Regulations and Directions 2006**.
- 1.2 They shall come into force with effect from the date of their publication in the Gazette.
- 1.3 They shall apply to the building activity within the urbanisable area of the New Okhla Industrial Development Area.
- 1.4 F.A.R. and ground coverage as indicated in these Regulations shall not be applicable in respect of those plots which were allotted on auction or tender basis and group housing prior to the coming into operation of these Regulations.
- 1.5 In those sectors where application of set backs, as indicated in these regulations, are likely to disturb the building line, set back provisions of previous Regulations shall continue to be in force. However, in case of any dispute in this regard the orders of Chief Executive Officer, NOIDA shall be final.

2. General-

- 2.1 In these bye-laws unless the context otherwise requires, the definition given under shall have the meaning indicated against each term.
- 2.2 The words and expressions not defined in these bye-laws shall have the same meaning or sense as in the New Okhla Industrial Development Area Act 1976 (UTTAR PRADESH Act no. 6) and Master Plan of NOIDA.

3. Definitions

- 3.1 **'Act'** means the Uttar Pradesh Industrial Area Development Act, 1976.
- 3.2 **'Air conditioning'** means the process of treating air so as to control simultaneously its temperature, humidity, cleanliness and distribution to meet the requirement of conditioned space.
- 3.3 **'Alteration'** means the structural change, such as addition to the area or height or the removal of

part of a building, or construction of cutting into or removal of any wall, partition, column, beam, joint, floor or other support, or a change to the fixtures of equipment of the building.

- 3.4 **'Applicant'** means the person who has legal title to a land or building and includes-
 - (a) an agent or trustee who receives the rent on behalf of the owner.
 - (b) an agent or trustee who receives the rent of or is entrusted with or is concerned with any building devoted to religious or charitable purposes.
 - (c) a receiver, executor or administrator or a manager appointed by any court of competent jurisdiction to have the charge of, or to exercise the rights or the owner and.
 - (d) a mortgagee in possession.
- 3.5 **'Approved'** means approved by the New Okhla Industrial Development Authority.
- 3.6 **'Area'** means the New Okhla Industrial Development Area.
- 3.7 **'Atrium'** A sky lighted central area, often containing plants, in some modern buildings especially for public of commercial nature.
- 3.8 **'Authority'** means the New Okhla Industrial Development Authority constituted under section 3 of the Act.
- 3.9 **'Balcony'** means a horizontal projection upto 1.0-metre including a handrail or balustrade to serve as passage or sitting out place. Half of the total area under the balcony beyond 1.0 metre shall be counted towards Floor Area Ratio.
- 3.10 **'Barsati'** means a habitable room with or without kitchen or toilet on the roof of a building.
- 3.11 **'Basement or Cellar'** means the lower storey of a building below or partly below ground level.

3.12 **'Building'** means any structure or erection or part of a structure or erection which is intended to be used for residential, commercial, industrial or other purposes whether in actual use or not, and in particular :-

- (a) **'Assembly Building'** refers to a building or part of a building where group of people congregate or gather for amusement, recreation, social, religious, patriotic, civil travel and similar purpose for example theatres, motion picture houses assembly hall, auditorium, exhibition halls, museums, skating rinks, gymnasium, restaurants, place of worship, dance halls, club rooms, passenger stations and terminals of air surface and other public transportation services recreation piers and stadia or, any other building declared as such for the purpose of these regulations and directions.
- (b) **'Business building'** refers to a building or part of a building which is used for transaction of business like Banks, Commercial office etc.
- (c) **'Educational Building'** refers to a building used for school, colleges or day-care purpose for more than 8 hours per week involving assembly for instructions, education or recreation.
- (d) **'Hazardous building'** refers to a building or part of a building which is used for the storage, handling manufacture or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and or which may produce poisonous fumes or explosions, or storage or handling manufacturing or processing which involve highly corrosive, toxic or noxious alkalies, acids or other liquids or chemicals, producing flame, fumes and explosive, poisonous, irritant or corrosive gases and for storage, handling or processing of any material producing explosive mixtures of dust or which result in the division of matter into the fine particles subject to spontaneous ignition.
- (e) **'Industrial building'** refers to a building or part of building in which products or materials of all kinds and properties are fabricated, assembled or processed such as assembly plants laboratories, power plants, smoke houses, refineries, gas plants, mills, dairies or factories.
- (f) **'Institutional building'** refers to a building or part of a building which is used for purposes

such as 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 panel or correctional detention in which the liberty of the inmates is restricted and provides sleeping accommodation for the occupants and includes hospital, saniteria, custodial, institutions and penal institutions like jails, prisons, mental hospitals and reformatories.

- (g) **'Mercantile Building'** refers to a building or part of a building which is used for the purpose of a shop, store, market display and sale of merchandise either wholesale or retails or office storage or service facilities incidental to the sale or merchandise and includes cinema halls, petrol pumps, hotels and restaurants, nursing homes, lodge cum guest house, weighing bridges etc.
- (h) **'Residential building'** refers to any building in which sleeping accommodation is provided for normal residential purpose with or without cooking or dining or both facilities and includes one or two or multifamily dwelling, lodging or rooming houses, dormitories apartment houses, flats and hostels.
- (i) **'Storage building'** refers to a building or part of a building used primarily for the storage or sheltering of goods, store houses, garages, hangars, truck terminals, elevators grain, barns or stables.
- (j) **'Facilities'** refers to a Post office, Police Station, Fire Station, Telephone Exchange, Electric Substation, Water Works, taxi/ auto rickshaw stand and other public facilities and utilities.

3.13 **'Building activity'** means erection, re-erection, making material alteration and demolition of any building.

3.14 **'Building Height'** means the vertical distance measured in the case of the flat roofs from the average level of the centre line of the adjoining street to the highest point of the building adjacent to the street, wall and in the case of pitched roof up to the point where the external surface of the outer wall intersects the finished surface of the slopping roof, and in the case of gables facing the road, the midpoint between the eaves level and the ridge. Architectural features serving no other functions except that of the

decorations shall be excluded for the purpose of taking heights, If the building does not abut on a street, the height shall be measured above the average level of the ground around and contiguous to the building.

- 3.15 **‘Building line’** means the line upto, which the plinth of a building adjoining a street or an extension of a street or on a future street may lawfully extend. It includes the lines, prescribed in the NOIDA MASTER PLAN / Sector Plans or specifically indicated in any scheme or layouts, plans, or in these regulations and directions.
- 3.16 **‘Canopy’** means projection at lintel level over an entrance of a building.
- 3.17 **‘Cabin’** means a room constructed with non-load bearing partition/partitions with minimum width of 1-0 metre provided light and ventilation standards prescribed in these bye-laws and met with or the provision of light and ventilation is to the satisfaction to the Authority.
- 3.18 **‘Carpet Area’** means the covered area of the usable rooms of any floor, the measurement of the carpet area in relation to a building being worked out according to the method of measurement of the carpet area of building laid down by the Indian Standards Institution from time to time.
- 3.19 **‘Chajja’** means a sloping or horizontal structural overhung usually provided over opening of external walls to provide protection from sun and rain or from architectural considerations.
- 3.20 **‘Chimney’** means an upright shaft containing one or more flues provided for the conveyance to the outer air or any product of combustion resulting from the operation of any heat producing appliance or equipment employing solid, liquid or gaseous fuel.
- 3.21 **‘Combustible material’** means a material, which burns or adds heat to a fire when tested for combustibility.
- 3.22 **‘Conversion’** means the change of an occupancy or change in building structure or part thereof resulting into change or space or use requiring additional occupancy certificate.
- 3.23 **‘Corner site’** means a site at the junction of and fronting on two or more intersecting street.
- 3.24 **‘Courtyard’** means a space permanently open to the sky enclosed fully or partially by a wall at the ground level or any other level within or adjacent to a building.
- 3.25 **‘Damp-proof course’** means course consisting of some appropriate water-proofing material provided to prevent penetration of dampness or moisture.
- 3.26 **‘Detached building’** means a building whose walls and roofs are independent of any other building with open spaces on all sides as specified.
- 3.27 **‘Direction’** means the direction issued by the Authority under section-8 of the Act, and would include, unless the context otherwise indicates, any executive instruction issued hereunder.
- 3.28 **‘Drain’** with its geometrical variations means a line of pipes including all fittings and equipment’s, such as manholes inspection chambers, traps, gullies and floor traps used for the drainage of a building, or a number of buildings or yard appurtenant to the building, within the same curtilage and includes open channels used for conveying surface water.
- 3.29 **‘Drainage’** means the removal of any liquid by a system constructed for this purpose.
- 3.30 **‘Enclosed staircase’** means a staircase separated by fire resistant walls from the rest of the building.
- 3.31 **‘Existing building or use’** means building structure or its use as sanctioned/ approved/regularised by the competent authority, existing before the commencement of the regulations.
- 3.32 **‘Exit’** means a passage, channel or means of access from any building or floor area to a street or other open space of safety.
- 3.33 **‘External walls with its geometrical’** means an out walls of a building not being a party wall even though adjoining to a wall of another building and also means abutting on an interior open spaces of any building.
- 3.34 **‘Fire Alarm System’** means an arrangement to call joints or detectors sounders and other equipment’s for all floors by the area of the plot.
- 3.35 **‘Fire Lift’** means a lift especially designed for use by fire personnel in the event of fire.

- 3.36 **‘Fire Resistance’** means the time during which it fulfils its function of contributing to the fire safety of a building when subject to prescribed conditions of heat and load or restraint.
- 3.37 **‘Fire Resisting Door’** means a door or shutter fitted to a wall opening constructed and erected with the requirement to check the transmission of heat and fire for a specified period.
- 3.38 **‘Fire Resisting Material’** means the material, which is normally used, for fire resistance.
- 3.39 **‘Floor’** means the lower surface in a storey on which one normally walks in a building and unless otherwise specially mentioned does not refer to mezzanine floor.
- 3.40 **‘Floor Area Ratio (FAR)’** means the quotient obtained by dividing the total covered area (plinth area) on all floors by the area of the plot.
- 3.41 **‘Footing’** means the part of a structure, which is in direct contact with and transmitting loads to the ground.
- 3.42 **‘Foundation’** that part of the structure, which is in direct contact and transmitting loads to the ground.
- 3.43 **‘Gallery’** an intermediate floor or platform projecting from wall of an auditorium or a hall providing extra floor area, additional seating accommodation, etc.
- 3.44 **‘Garage Public’** means a building or portion thereof designed other than a private garage, operated for gain, designed or used for repairing, servicing, hiring, selling or storing motor driven or other driven vehicle.
- 3.45 **‘Garage Private’** means a building or outlet designed or used for the storage of private owned motor driver or other vehicles.
- 3.46 **‘Habitable Room’** means a room occupied or designed for occupancy by one or more persons for study, living sleeping, eating, kitchen if it is used as a living room but not including bathrooms, water closet, compartments laundries, serving and storage pantries, corridors, cellars, attics and spaces that are not used frequently or during extended periods.
- 3.47 **‘Jhamp’** means a downward vertical or sloping projection hanging below the balcony to provide protection from direct sun and rain.
- 3.48 **‘Layout Plan’** means a plan of the entire site showing location of plots/building blocks, roads, open spaces, entry/exits, parking, landscaping etc. indicating the activity for all land parcels.
- 3.49 **‘Ledge of Tand’** means a shelf like projection, supported in any manner, whatsoever, except by means of vertical support within a room itself.
- 3.50 **‘Licensed Technical Personnel’** means a qualified Architect/Engineer/Town Planner/Draftsman/Group who has been licensed by the Authority.
- 3.51 **‘Loft’** means an intermediary floor between two floors or a residual space in a pitched roof above normal floor level with a maximum height of 1.5 metres and which is constructed or adopted for storage purpose.
- 3.52 **‘Masonry’** means an assemblage of masonry units properly bonded together with mortar.
- 3.53 **‘Masonry Unit’** means a unit whose net cross-sectional area plans parallel to the bearing surface in 75 percent or more of its gross cross-sectional area measured in the same lane. It may be either clay brick, stone, concrete block or sand-lime brick.
- 3.54 **‘Master Plan’** means the Master plan of the Authority in respect of the Industrial Development Area prepared under the Act.
- 3.55 **‘Mezzanine floor’** means an intermediate floor between two floors above ground level accessible only from the lower floor.
- 3.56 **‘Mumty or stair cover’** means a structure with a covering roof over staircase and its landing built to enclose only the stairs for the purpose or providing protection from weather and not used for human habitation.
- 3.57 **‘Non-combustible’** refers to a material which does not burn nor add heat to a fire when tested for combustibility.
- 3.58 **‘Occupancy’** means the main purpose for which a building or a part of building is used or intended to be used and in respect of the classification of a building according to occupancy shall deemed to include subsidiary occupancies which are contingent upon it.
- 3.59 **‘Open space’** means an area forming an integral part of the plot left open to the sky.

- 3.60 **‘Owner’** means the owner is a person, group or persons, a company, trust, institute, registered body, State or Central Government and its attached subordinate departments, undertakings and like in whose name the property stands registered in the revenue records.
- 3.61 **‘Parapet’** means a low wall or railing build along the edge of a roof of a floor.
- 3.62 **‘Parking space’** means an area enclosed or unenclosed to park vehicles together with a drive way connecting the parking space with a street and permitting ingress and egress of the vehicles.
- 3.63 **‘Partition’** means an interior non-load bearing wall, one storey or part storey in height.
- 3.64 **‘Permit’** means a permission or authorisation in writing by the Chief Executive Officer of the Authority or any other officer authorised by it to carry out the work regulated by these regulations.
- 3.65 **‘Plinth’** means the portion of a structure between the surface of the surrounding ground and surface of the floor, immediately above the ground level.
- 3.66 **‘Plinth area’** means the built-up covered area measured at the floor level of any storey including basement and ground floor.
- 3.67 **‘Plot’** means a piece of land enclosed by definite boundaries.
- 3.68 **‘Porch’** means a covered surface supported on pillars or otherwise for the purpose of the pedestrian or vehicle approach to a building.
- 3.69 **‘Road/Street’** means any highway street, lane, pathway, alley, stairway, passage way, carriage way, footway square, place or bridge, whether a through-fare or not even which the public have a right of passage access or have passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme, and includes all bounds, channels, ditches, storm water drains, culverts, side walks, traffic islands, roadside trees and hedges, retaining walls, fences barrier and railings within the street lines.
- 3.70 **‘Road/Street level or grade’** means the officially established elevation or grade of the central line of the street upon which a plot fronts and if there is no officially established grade, the existing grade of the street at its mid-point.
- 3.71 **‘Road/Street line’** means the line defining the side limits of a street.
- 3.72 **‘Room height’** means the vertical distance measured from the finished floor surface to the finished ceiling surface, where a finished ceiling is not provided, the underside of the joints or beams or tie beams shall determine the upper point of measurement.
- 3.73 **‘Row Housing’** means a row of houses with only front, rear and interior open spaces where applicable.
- 3.74 **‘Semi-detached building’** means a building detached on three sides with open spaces as specified.
- 3.75 **‘Service lane’** means a lane provided at the rear or side of a plot for service purposes.
- 3.76 **‘Set back’** means a line usually parallel to the plot boundaries and laid down by the Authority, beyond which nothing can be constructed towards the plot boundaries.
- 3.77 **‘Side depth’** means horizontal distance between the front and rear site boundaries.
- 3.78 **‘Smoke stop door’** means a door for preventing or checking the spread of smoke from one area to another.
- 3.79 **‘Storage’** means a place where goods of non hazardous nature are stored and included cold storage and banking safe vault.
- 3.80 **‘Store room’** means a room used as storage space.
- 3.81 **‘Storey’** means the portion of a building included between the surface of any floor and the surface of the floor next above it then the space between any floor and the roof above it.
- 3.82 **‘Table’** means a table annexed to these regulation.
- 3.83 **‘To abut’** with its geometrical variations and cognate expressions means abutting on road in such a manner that any portion of the building is on the road boundary.
- 3.84 **‘To erect’** to erect a building means :-
- (i) to erect a new building on any side whether previously built upon or not.

- (ii) to re-erect any building of which portions above the plinth level have been pulled down or destroyed, and
 - (iii) conversion form on occupancy to another.
- 3.85 **‘Travel distance’** means the distance an occupant has to travel to reach an exit.
- 3.86 **‘Unsafe building’** unsafe buildings are those which are structurally unsafe, insanitary or not provide with adequate means of egress or which constitute a fire hazard or otherwise dangerous to human life or which in relation to existing use constitute a hazard to safety or health or public welfare by reason of inadequate maintenance dilapidation or abandonment.
- 3.87 **‘Varandah’** means privy with at least one side open to the outside with the exception of one metre parapet on the upper floors to be provided on the open site.
- 3.88 **‘Water closet or W.C.’** means privy with arrangement for flushing the pan with the water but does not include a bathroom.
- 3.89 **‘Width of road’** means the whole extent or space within the boundaries or road measured at right angles to the course or intended course of direction of such road.
- 3.90 **‘Window’** means an opening to the outside other than a door, which provides all or part of the required light or ventilation, or both to an interior space.

CHAPTER II BUILDING PERMIT AND OCCUPANCY

4. **Building permit required.**—No person shall erect any building without obtaining a prior building permit thereof from the Chief Executive Officer in the manner hereinafter provided.
5. **Application for building permit :—**
- 5.1 Every person who intends to erect building or part within the jurisdiction of the Authority shall give application in writing to the Chief Executive Officer in the Form given in Appendix-I
- 5.2 Such application shall be accompanied by plans and statements in triplicate. The plans may be of ammonia print/computer drawing or photographic prints of which at least one cloth mounted shall be retained in the Authority for record after issue of the building permit or a refusal thereof or.
- 5.3 Such application shall not be considered until the person giving the application has paid the fees mentioned in regulation no. 12. The receipt of a copy, therefore, duly attested by a Gazetted officer, of such payment, shall be attached with the application.
- 5.4 In case of objections, the fees so paid shall not be refunded to the applicant but the applicant shall be allowed to resubmit the plan without any additional fees after complying with all the objections within a period of one year from date of the objection order.
- 5.5 No application for building permit shall be necessary for the following alterations provided they do not violate any provisions regarding general building requirements; structural stability and fire safety requirements:
- (i) Providing or closing or a window, door or ventilator not opening towards other's property.
- (ii) Providing intercommunications doors.
- (iii) Construction of:
- (a) Parapet Walls between 1.05 meter to 1.2 metre height.
- (b) Boundary walls as per NOIDA Building Regulations & Directions.
- (iv) Whitewashing and painting.
- (v) Replacing fallen brick, stones, pillars and beams etc.
- (vi) Retiling and reterracing
- (vii) Plastering and patch work
- (viii) Flooring.
- (ix) Renewal of roof at the same height.
- (x) Construction of chhajjas as per NOIDA Regulation.
- (xi) Reconstruction of portions of buildings damaged by any natural calamity, to the same extent as previously approved.
- (xii) Erection or re-erection of internal partitions provided the same are within the purview of the Building Regulations & Directions.
- 5.6 Notwithstanding anything heretofore contained, no building permit shall be necessary for carrying out by any department of the Central or any State Government or any local bodies, Authority empowered in this behalf of any works for the purpose of inspecting repairing or renewing any sewers, mains pipes, cables or other apparatus.
6. **Information accompanying application for layout plan or Building Permit**
- 6.1 **Residential building on plots other than group housing (Plotted):**
- (i) The plan shall show—
- (ii) Key Plan – A key plan drawn to a scale of not less than 1:10,000 shall be submitted along with the application for a development / building permit showing the boundary locations of the site with respect to neighbourhood landmarks;
- (iii) the boundaries of the plot and the name / number of the properties and road abutting the plot;

- (iv) plot number of the property on which the building is intended to be erected;
- (v) all existing building and physical features standing on, over or under the site,
- (vi) building envelope at each floor level in relation to the site,
- (vii) the total plot area and the break-up of covered areas on each floor with their percentages in terms of the total area of the plot;
- (viii) total height of the building;
- (ix) setbacks;
- (x) details of projections and structures in setbacks;
- (xi) sewerage and drainage lines upto discharge point, rain water harvesting and water supply lines;
- (xii) details of boundary wall and its plinth, culvert and ramp, trees, concealing of water tank on roof with jaali;
- (xiii) car parking and landscaping, if applicable;
- (xiv) scale used and the direction of north point relating to plan of proposed building;

6.2 Other Buildings

6.2.1 The site plan shall show:--

- (i) the boundaries of the plot and the name / number of the properties and roads abutting to the plot;
- (ii) plot number of the property on which the building is intended to be erected;
- (iii) all existing buildings and physical features standing on, over or under the site;
- (iv) building envelope at each floor level in relation to the site;
- (v) the total area and the break-up of covered areas on each floor with their percentages in terms of the total area of the plot;
- (vi) total height of the building;
- (vii) setbacks;
- (viii) details of projections and structures in setbacks;
- (ix) sewerage and drainage lines upto discharge point and water supply lines;

- (x) details of boundary wall, plinth, culvert and ramp, trees;
- (xi) scale used and the direction of north point relating to plan of proposed building;
- (xii) parking plan indicating the parking spaces of all the buildings for maximum permissible covered area;
- (xiii) landscape plan;
- (xiv) location and size of temporary structures like stores, labour hutments, site office; and
- (xv) electrical load requirement.

6.2.2 **Building Plan** – The plan of the building, elevations and sections accompanying the application shall be drawn to a scale not less than 1:200

- (i) the plan shall include the floor plans of building floors together with the covered area;
- (ii) the plan shall specify the use of all parts of the building;
- (iii) the plan shall show water supply, sewerage, drainage lines and the like;
- (iv) the plan shall include sectional drawing showing clearly the thickness of walls, size and spacing of framing members and floor slabs. The sections shall also indicate the height of the rooms and the parapet. At least one cross section shall be taken through the staircase;
- (v) the plan shall show all street elevations;
- (vi) the plan shall include terrace plan indicating the drainage and the slope of the roof;
- (vii) the plan shall give dimension of the permissible projections in setbacks;
- (viii) the plan shall give direction of the north point in relation to the plan and scale used.

6.2.3 **Building plans for all types of multi – storied buildings** –For multi –storied buildings which are more than 15 metres in height, the following additional information shall be indicated in the building plans in addition to those mentioned in clause (6.2.2) above;

- (i) access for fire appliances and vehicles and details of vehicular turning circle and clear motorable access way around the building;

- (ii) size (width) of main and alternate staircase along with balcony, corridors and ventilated lobby approach;
- (iii) location and details of lift enclosures;
- (iv) location and size of fire lift;
- (v) smoke stop lobby doors, if provided;
- (vi) refuse area, refuse chutes, refuse chamber, service ducts, etc. if any;
- (vii) air conditioning system, if provided, with position of dampers, mechanical ventilation system, electrical services, boilers, gas pipes or the like;
- (viii) details of exits including provision of ramps for hospital and special lifts;
- (ix) location of generator, transformer and switch gear room;
- (x) smoke exhauster system, if any;
- (xi) details of fire alarm system;
- (xii) location of centralized control, connecting all fire alarm system, built in fire protection arrangements and public address system;
- (xiii) location and dimension of static water storage tank and pump rooms with fire fighting inlets for mobile pump and water storage tank;
- (xiv) location and details of first aid fire fighting equipment and installations;
- (xv) location and details of fixed fire protection installations such as sprinklers, wet risers, hose – reels, drenchers, CO₂ installation, etc.

6.3 **Service Plans** – Details of private water supply and sewage disposal system independent of the Municipal Services, if any and rain water harvesting system and solar passive architecture as per the Government of Uttar Pradesh orders.

6.4 **Specification** – General specification of materials to be used in different parts of the building.

Documents

- (i) Ownership documents; copies of allotment letter, possession certificate, the lease deed (transfer deed in case of transfer), and dimension plan issued by the authority.

- (ii) Form for first application to erect, re-erect, demolish or to make material alteration in a building (Appendix 1).
- (iii) Certificate prescribed in Appendix- 3 for undertaking the supervision by the Licensed Technical Person. Any change of the technical personnel during construction work shall be intimated to the Chief Executive Officer in writing.
- (iv) Structural stability certificate from the Architect/Structural Engineers as per Appendix-15.
- (v) Certificate for sanction of Building Plan as per Appendix-4.
- (vi) In case where basement is proposed to be constructed an Indemnity bond on Rs. 100/- stamp paper duly attested by a Notary.
- (vii) Specification of proposed building as per Appendix -10.
- (viii) Application for drainage of premises as per Appendix-11.
- (ix) Photocopy of the registration of the Licensed Technical Person duly authenticated with Plot No. for which it is submitted.
- (x) Application Form for water and sewer connection (if applicable).
- (xi) Photocopy of receipt of fees deposited, water and sewer connection charges, service connection and ramp charges and such other charges if any as required by the Authority from time to time.
- (xii) Three copies of drawings (one cloth mounted) duly signed by the Licensed Technical Person and owner.
- (xiii) Certificate of registered structural engineer and owner regarding earthquake resistance of the building, if applicable.
- (xiv) Two copies of the drawings giving details of provisions for fire safety, security as per National Building Code.
- (xv) Approval From the competent authority in case of hazardous buildings.

- (xvi) Soft copies of the drawings in floppy/compact disc.
- (xvi) Valid time extension ,if applicable
- (xvii) For buildings above 30 metre in heights clearance from Airport Authority/Civil Aviation shall have to be taken.
- (xix) Any other document as may be required by the Authority from time to time.
- (xx) In case of revision and revalidation original sanction plan to be surrendered.

6.5 Site – plan shall be drawn to a scale as follow:

Table

Site area	Scale
Upto 0.1 Ha	Not less than 1:200
Upto 0.1 Ha-1.0 Ha	Not less than 1:500
More than 1.0 Ha	Not less than 1:1000

- 7. Recommended notation for colouring of plans.**— The site and building plans shall be coloured as specified in table on next page. Where items of work are not identified, the colouring notation used shall be indexed:

Sl. No.	Item	Site Plan			Building Plan		
		White Print	Blue Print	Ammonia Print	White Print	Blue Print	Ammonia Print
1	Plot lines	Thick Black	Thick Black	Thick Black	Thick Black	Thick Black	Thick Black
2	Existing street	Green	Green	Green	-	-	-
3	Permissible building line	Thick Dotted Black	Thick Dotted Black	Thick Dotted Black	-	-	-
4	Existing work (outline)	Black	White	Blue	Black	White	Blue
5	Work proposed to be demolished	Yellow Hatched	Yellow Hatched	Yellow Hatched	Yellow Hatched	Yellow Hatched	Yellow Hatched
6	Proposed Addition and alterations Entirely new work	Red filled in Red Not to be coloured	Red	Red	Red	Red	Red
7	Drainage	Red Dotted	Red Dotted	Red Dotted	Red Dotted	Red Dotted	Red Dotted
8	Water supply	Black Dotted Thin	Black Dotted Thin	Black Dotted Thin	Black Dotted Thin	Black Dotted Thin	Black Dotted Thin

- 8. Proposal for certain buildings permit to be scrutinized.**— Building permit for all buildings more than 15 metres in height and buildings with more than 400 Square Metre ground, coverage shall be subjected to the scrutiny of a duly

authorised officer of the Fire Service of the State of Uttar Pradesh

9. **Preparation and signing of plans.**— All the plans shall be prepared duly signed by such technical personnel as may be licensed on the behalf by the Chief Executive Officer. NOIDA.
10. **Qualifications of licensed personnel.**— The qualification of such technical personnel and their competence to carry out different jobs shall be as given in Appendix—2.
11. **Fee for building permit.**— Application for building permit will be considered after payment of building permit fees through challan, a photostat copy of which is to be submitted alongwith.
12. **Building permit fee and calculation there of –**
 - 12.1 The scale of fees for building permit shall be as follows.
 - (i) Residential building including group housing Rs.10.00 per square metre. covered area on all floors.
 - (ii) Industrial building Rs. 20.00 per square metre covered area on all floors.
 - (iii) Mercantile or business buildings Rs.30/- per square metre covered area on all floors.
 - (iv) Institutional building Rs. 30.00 per square metre covered area on all floors.

- 12.2 The fee for internal additions and alterations shall be 10 per cent of the original building permit fee paid for plan in question. In case original building permit fee paid is not known, fee for the whole building shall be calculated on area basis and 10 percent of this shall be charged as per submission fee. If apart from alterations, some additional area is proposed to be covered, then the fee for such additional area shall be worked out on the area basis and shall separately be added in the above fee.
- 12.3 If the use of the building is permitted to be changed then the fee in case of additions and alterations of buildings, shall be calculated with reference to the proposed use.
- 12.4 In case of re-erection of existing building after demolition, the fee chargeable shall be the same as erection of new buildings.
- 12.5 The fee for revised plan of a building, which has already been sanctioned, shall be $\frac{1}{4}$ of the fee chargeable on the sanctioned plan, subject to the conditions that the covered area of the building has not increased then in the original sanction plan.
- 12.6 The area covered under the basement or mezzanine, service floor as the case may be shall be counted towards the covered area for the purpose of calculation of fees.
- 12.7 The fee in case of buildings with principal and subsidiary occupancies, in which the fees leviable are different then the fees for the total building scheme shall be as per the rates for individual occupancies.
- 12.8 The revalidation fee of a building permit shall be 10 per cent of the original building permit fee paid with the application, if the application is made within the period of validity of the building permit. In case the building is under construction as per the sanctioned plans and the application is made after the validity period from the date of sanction then the revalidation fee shall be original building permit fee.
- 12.9 In case of construction without revalidation a fees of Rs. 60 per square metre of covered area shall be levied in addition to building permit fee, if all provisions as per byelaws are complied with.
- 12.10 In case of construction without applying of building permit/sanctioned a compounding charge at the rate of 300/- per square metre of covered area shall be levied, provided all the provisions as per byelaws are complied with.
- 12.11 The authority may be empowered to revise the fees/charges mentioned in this clause.
- 12.12 **Withdrawal of application** – The applicant may withdraw his application for a building permit at any time prior to the sanction and such withdrawal shall terminate all proceedings with respect to such applicants but the fees paid shall in no case be refunded.
13. **Sanction or refusal of Building Permit** –
- 13.1 The Chief Executive Officer shall verify or cause to be verified the facts given in the application for permit and Annexures from technical, administrative and legal point of view. The title of land shall also be verified. He may either sanction or refuse a building permit or may sanction it with such modifications and thereupon shall communicate the decision to the applicant in the prescribed Form given in Appendix – 4
- 13.2 if within sixty days of the receipt of the application for building permit, the order of refusal or sanction or objection is not issued by the Chief Executive Officer the application with its annexure shall be deemed to have been allowed and the permit sanctioned provided such fact is immediately brought to the notice of Chief Executive Officer in writing by the applicant within twenty days after the expiry of the said period of sixty days. But nothing herein shall be construed to authorise any person to do anything in contravention of the Building Regulations and Directions and the Master Plan.
- 13.3 The Chief Executive Officer or any officer designated by him shall intimate the objections, inadequacy in documents, if any as far as possible in the first instance itself and ensure that no new objections are raised when they are resubmitted after compliance of earlier objections.
- 13.4 Once the plans have been scrutinised and objections if any have been pointed out, the applicant shall modify the plans to comply with

the objections raised and resubmit them. If the objections remain un-removed for more than sixty days the plan shall be rejected.

- 13.5 **'Penal action'** The Chief Executive Officer of the Authority reserves the exclusive right to debar / black list the Town Planner, Architect / Engineer / Supervisor, Plumber if found to have deviated from the professional conduct or to have made any misrepresentation or on default either in authentication of the plan or in supervision of the construction against these Regulations and Directions and the sanctioned building plans.
- 13.6 If the Chief Executive Officer of the Authority finds at anytime violation of these Regulations and Directions or misrepresentation of fact, or construction at variance with the sanction or these Regulations and Directions inclusive of the prescribed documents he shall be entitled to revoke the sanction and take appropriate action against such professional and such professional shall not be permitted to submit building plans/fresh plans till finalization of the case, before debarring or blacklisting such professional found to be indulging in professional misconduct or where he has misrepresented any material fact, the Chief Executive Officer or an Officer authorized by him shall give him an opportunity to explain his case.
- 13.7 Allottee submits the application for seeking the completion certificate without actually completing the building. If during the inspection for issue of completion certificate any building is found incomplete the allottee will be penalised 50% of C and D charges or Rs. 5000/- which ever is less and his/her/their application for completion shall be rejected. On such rejection of application the allottee will be required to apply afresh along with penalty charges and time extension if required. The action against all the concerned Architects will taken in following steps
- (i) First time – Warning to Architect
 - (ii) Second time – black listed in Noida Authority for one year.
 - (iii) Third time – refer to Council of Architecture for cancellation of Registration.
14. **'Appeal against refusal or sanction with modifications of a building permit'** Any applicant aggrieved by an order of refusal of a building permit or its sanction under these regulations or directions, may, within thirty days from the date of communication of such order appeal to the Chairman of the Authority and be accompanied by a true copy of the order appealed against, and receipt of appeal fee which shall be 50% of the original plan fee. The decision of the Chairman on such appeal shall be final, conclusive and binding.
15. **'Duration or validity of a building permit'** A building permit sanction under these regulations and directions shall remain valid for a period of two years except residential plots other than Group Housing plot for which validity of drawing shall be three years from the date of sanction or as specified in the terms and conditions of allotment and during that period completion certificate to be submitted and if this is not done no such building activity shall be carried on without getting the permit revalidated before the expiry of this period. Validity of building permit shall expire once occupancy certificate is issued. For further construction fresh building permit shall be required.
16. **'Notice for commencement of building work'** The applicant to whom a permit has been sanctioned under these regulations shall give a notice to the Chief Executive Officer in the Form given in Appendix 5 for the commencement of the building activity
17. **'Work to be carried out in full accordance of these regulations and directions'** Neither the granting of the permit nor the approval of the drawings and specification, nor inspection made by the Authority during erection of the building shall in any way relieve the owner of such building from full responsibility for carrying out the work in accordance with the requirement of the regulations and directions.
18. **'Addition or alteration during construction'**– Any addition or alterations from the sanctioned plans are intended to be made, permission of the Chief Executive Officer shall be obtained before the proposed additions / alterations are carried out. It shall be incumbent upon the applicant to whom a building permit has been sanctioned to

submit amended plans for such additions or alterations. The provisions relating to an application for permit shall also apply to such amended plans.

19. **‘Cancellation of permit for building activity’**
If at any time after the permit has been sanctioned, the Chief Executive Officer is satisfied that such permit was sanctioned in consequences of any material mis-representation or fraudulent statement contained in the application given or the information furnished, the Chief Executive Officer may cancel such permit and any work done thereunder, shall be deemed to have been done without permit.
20. **‘Document at site’** The following documents are to be kept at site during the construction of the building and for such a period thereafter as required by the authority
 - (i) A copy of building permit.
 - (ii) Copy of approved drawings and specifications.
21. **‘Completion certificate’**
 - (i) **Notice for covering up underground drain and sanitary work** :- the owner / applicant who was granted building permit shall serve a notice duly signed by the Licensed architect/ Engineer / Plumber alongwith fee for inspection of sewer work by the officer deputed by the Chief Executive Officer at least ten days prior to covering of underground drains and sanitary works.
 - (ii) **Notice of completion of drains, sanitary and water supply work** – The owner/applicant who has been granted building permit shall serve a notice in the Form given in Appendix 12 duly signed by licensed Architect/ Engineer / Plumber alongwith fee for inspection of such work by the officer deputed by Chief Executive Officer.
 - (iii) **Approval/Refusal of drain / sanitary work** - within thirty days from the receipt of respective notice as referred in clause 26.1 and 26.2 the site shall be inspected by the officer deputed by the Chief Executive Officer, Approval / Rejection of such work shall be conveyed within fifteen days from the date of such notice.
22. **Minimum area for sanction / completion –**
 - (i) in case of residential building on plotted development, a minimum of 50% of permissible ground coverage which include a habitable room with the provision of toilets / bathroom and W.C. with a kitchen complete in all respects shall be considered for sanction and also for the occupancy certificate. In case of group housing minimum 50% of the floor area ratio shall be considered for issue of sanction / completion certificate.
 - (ii) in case of commercial plots, plans considered for sanction shall be equivalent to the area of the ground floor coverage. Part completion would be given only after complete ground coverage has been done as per sanctioned plans.
 - (iii) in case of industrial plot, a minimum of 50% of permissible ground floor coverage in the shape of working hall would be considered for sanction as well as for completion, provision for latrine and urinals would also have to be made in the 50% coverage as per Factory Act.
 - (iv) in case of institutional buildings, minimum area for sanction or issue of occupancy certificate shall be 50% of floor area ratio or as stipulated in the project report approved by the authority.
23. **Provisions of following items in building shall be mandatory for issue of completion certificate**
 - i) Flooring;
 - ii) Electrical wiring whereas electrical fittings shall not be mandatory.
 - iii) Plumbing and chrome plated fittings in at least one toilet and kitchen
 - iv) Parking and Landscaping as required under these rules;
 - v) Number plate;
 - vi) Boundary wall and Gate shall be mandatory.
 - vii) Internal and external finishing (Plastering may not be mandatory);
 - viii) Building shall be lockable i.e. all external doors and windows shall have to be provided. In case grill is provided in the windows then fixing of glasses in the windows panes shall not be mandatory;

- ix) No overall violation of Building Regulations, Zonal Plan Regulations and Master Plan should be there in the overall building at the time of issue of occupancy certificate.
24. **'Notice of Completion'** Every owner shall have to submit a notice of completion of the building to the Chief Executive Officer regarding completion of work described in the building permit (prescribed in Appendix – 6). Notice of the completed building shall be submitted by the owner through the Architect / Engineer / Supervisor as the case may be who has supervised the construction. The Performa given in Appendix – 6 accompanied by three copies of completion plan (as in case of sanctioned plan among with one cloth mounted copy) and with the following documents:–
- (i) Copy of transfer deed and transfer memorandum wherever applicable.
 - (ii) Copy of sanction letter.
 - (iii) Certificate in Appendix 16 and 17.
 - (iv) Clearance from the Fire Officer, wherever required.
 - (v) Clearance from Chief Controller of Explosive Nagpur, wherever required.
 - (vi) Clearance from Uttar Pradesh Power Corporation Limited regarding provision of transformer / sub station / ancillary power supply system etc. wherever required.
 - (vii) Certificate from the lift manufacture wherever required.
 - (viii) Certificate from Air-Conditioning Engineer manufacturer wherever required.
 - (ix) Certificate of registration of Architect with the Council of Architecture, New Delhi (duly signed by Architect).
 - (x) Any other information / document which the Chief Executive Officer may deem fit.
 - (xi) Challan copy receipt from Bank for fees for appendix 16 and 17 as applicable at the time of applying for occupancy certificate.
 - (xii) Floppies/Compact Disc of all drawing submitted.
 - (xiii) Photographs of building taken from front, side and rear set backs.
- (xiv) Valid time extension issued from concerned department if required.
- (xv) An affidavit on Rs. 10/- of Uttar Pradesh non judicial stamp paper duly notarised by owner regarding Rain Water harvesting wherever required. The provision of rain water harvesting shall be provided by the allottee in case of plot area is more than 300 square metre in all categories.
- (xvi) A certificate by an architect is also required in this regard on the letter head duly signed by an Architect.
25. **'Occupancy certificate necessary for occupation'** No building erected re-erected or altered shall be occupied in whole or part until the issue of the occupancy certificate issue by the Chief Executive Officer in the Form given Appendix – 7. Provided that if the Chief Executive Officer fails to issue the occupancy certificate or send any intimation showing his inability to issue such certificate within sixty days of the date of receipt of the application for completion certificate by him, the building may be occupied without waiting for such certificate by him information to this affect shall have to be sent to the Chief Executive Officer by the owner before occupying the same. In case objections are intimated by the Chief Executive Officer showing inability to issue occupancy certificate the owner shall take necessary action to remove the objections. If the objections remain un-removed for a period of 6 months the application for issue of occupancy certificate shall stand automatically rejected. Thereafter the Chief Executive Officer shall take suitable action for removal of unauthorised construction.
26. **'Inspection by Chief Fire Officer'** In the case of buildings identified in clause – 6.4 the work shall also be subject to the inspection of the Chief Fire Officer NOIDA and the occupancy certified shall be issued by the Chief Executive Officer only after the clearance from the Chief Fire Officer NOIDA.
- 26.1 **Inspection of various stages'** The Chief Executive Officer may at any time during the erection of a building or the execution of any work or development make an inspection thereof

without giving previous notice of his intention to do so.

- 26.2 **'Unsafe building'** An unsafe building shall be considered to constitute danger to public safety hygiene and sanitation and shall be restored by repair or demolished or dealt with as otherwise directed by the Chief Executive Officer of the Authority.
- 26.3 **'Unauthorised development'** In case of unauthorised development the Chief Executive Officer shall —
- (i) take suitable action which may include demolition of unauthorised works, sealing of premises, prosecution and criminal proceedings against the offenders in pursuance of relevant Acts in force.
 - (ii) take suitable action against the licensed technical person or the Architect concerned.
27. **Temporary occupation.**— Where the Chief Executive Officer on the certificate of the licensed technical personnel is satisfied that the temporary occupation of a building or any portion thereof before its completion does not adversely affect public welfare may permit temporary occupation in the Form given in Appendix-8 of such building or portion thereof as the case may be, for such as he deems fit.

**CHAPTER III
GENERAL REQUIREMENTS**

SITE REQUIREMENTS

28. **Surface water drain.**—Any land, passage or other area within the Curtilage of building shall be effectively drained by surface water drains or such other means, and connected to surface water drains.
29. **Distance form electric lines.**— No varandah balcony of like shall be allowed to be erected or any additions or alterations made to the building, between the building and any overhead electric supply line maintaining the distance as indicated below:

	Vertically	Horizontally
(a)Low and medium voltage	2.4 metres	1.2 metres
(b)High voltage lines upto and including 33000 volts.	3.7 metres	1.8 metres
© Extra high voltage lines beyond 33000volts	(+0.305 metre for every 33000 volts or part thereof)	(+0.305 metre for every additional 33000 volts or part thereof)

30. **Site and land use pattern.**— No building permit on any site shall be sanctioned if the proposed land use does not conform to the Master Plan. If the construction of the building is for public worship, which, in the opinion of the Authority will wound the religious feelings of any class or persons in the vicinity thereof, no permission to construction building for such purpose may be given on the site. Further, if the use of the site is for the purpose of establishing a factory, warehouse or work place which will be a source of annoyance to, or injurious to the health of the inhabitants of the neighborhood building, permit in respect of such building may not be given.
31. **Means of access.**— No building shall be erected so as to deprive any other building of the means of access. For buildings identified in clause no 6.4, the following provisions of means of access shall be ensured:

- (i) The width of the main street on which the building abuts shall not be less than 9 metres.
- (ii) A building shall abut on a street or streets or open spaces directly connected from the street by a hard surface approach, width of which is not less than 9 metres.
- (iii) If there are any bends or curves on the approach road, a sufficient width shall be provided at the curve to enable the firm appliances to turn, the turning circle being at least of 9.0 metres. Radius.

32. **Setback** —

32.1 **Residential building - Plotted development**

32.1.1 Front setback shall be as follows: -

Depth of the plot in Metres	Minimum Set Back from the boundary of the plots in metre
Upto 9.0	1.0
Above 9.0 and not exceeding 12	2.0
Above 12 and not exceeding 18	3.0
Above 18 and not exceeding 27	4.5
Above 27 and not exceeding 36	6.0
Above 36 and not exceeding 45	9.0
Above 45 and not exceeding 60	12.0
Above 60	15.0

32.1.2 '**Rear open space**'

- (i) Every building shall have a rear yard forming an internal part of the site, of an average width of 3 metres and at no places measuring less than 1.80 metres.
- (ii) In case of corner plots less than 300 square metre in area the rear set back shall be average width of 2.4 metres and at no place measuring less than 1.80 metres.

32.1.3'Side open space'

- (i) Every semi-detached and detached building on plots of 300 square metre area and above shall have open space one side of 3 metres width as per set back plan prepared by the authority.
- (ii) In case of corner plots of area less than 300 square metre the side set back shall be minimum 1.2 metres upto 40% of the buildings length towards the side road facing.

32.1.4 In the case of semi detached building the habitable rooms shall abut either on the exterior open space or an interior open space.

32.1.5 In case of corner plot including row housing the side open space shall be provided towards longer side of the site. However, the set back for the corner plot shall be as per set back plans prepared by the Authority

32.1.6'Interior open space' Habitable rooms not abutting on either the front, rear or side open space shall abut as interior open space whose minimum width shall be 3 metres for building upto 10 metre height.

In case of building higher than 10 metres minimum width of such open space shall be increased by 1 metre for every 3 metre increase in height.

32.2 'Industrial buildings' Generally set back in case of industrial buildings shall be as given the table below:

Serial No.	Plot Size in sq. metres.	Front (in metre s.)	Rear (in metre s.)	Side (in metres.)	
				I	II
1.	Up to 100	3.00	-	-	-
2.	From 101 to 200	4.50	1.50	-	1.50
3.	From 201 to 300	4.50	2.00	-	2.50
4.	From 301 to 400	4.50	3.50	-	3.00
5.	From 401 to 500	6.00	3.50	-	3.50
6.	From 501 to 600	6.00	4.00	3.50	3.50
7.	From 601 to 1000	7.50	4.50	4.00	4.00
8.	From 1001 to 5000	9.00	4.50	4.50	4.50
9.	From 5000 to 30000	9.00	9.00	4.50	4.50
10.	Above 30000	15.00	15.00	15.00	15.00

Note:

Set backs mentioned above are subject to confirmation from the set-back plans prepared by the Authority.

32.3 All Other Building

Serial No.	Plot Size in sq. metres.	Front (in metre s.)	Rear (in metre s.)	Side (in metres.)	
				I	II
1.	Up to 75	1.00	-	-	0
2.	Above 75 to 150	3.00	1.50	-	0
3.	Above 150 to 300	3.00	3.00	-	0
4.	Above 300 to 500	4.50	3.00	3.00	0
5.	Above 500 to 1000	6.00	3.00	3.00	3.00
6.	Above 1000 to 2000	9.00	3.00	3.00	3.00
7.	Above 2000 to 4000	9.00	6.00	6.00	6.00
8.	Above 4000 to 10000	15.00	6.00	6.00	6.00
9.	Above 10000 to 20000	15.00	9.00	9.00	9.00
10.	Above 20000 to 40000	20.00	9.00	9.00	9.00
11.	Above 40000	25.00	9.00	9.00	9.00

Note:

Set backs mentioned above are subject to confirmation from the set-back plans prepared by the Authority.

- (i) Where permissible ground coverage is not achieved within set backs, the set back of the preceding category may be followed.
- (ii) In case of control drawings or layout is sanctioned with more than the minimum prescribed setbacks, the same shall be followed in the sanction of the building plan.
- (iii) Notwithstanding anything contained in these directions, the Authority may, where having regard to the features of a particular zone and the width of a road abutting any building and the Master plan considers it expedient to do so permit such open space or set back in relation of a building as it thinks fit.

33. 'Floor area ratio' Floor Area Ratio. Ground coverage and height limitations.

33.1 'Residential Building' In case of residential building on plotted development other than group housing and hotel building the maximum covered area on each floor shall be as follows:

S. N.	Plot Area	Max. Ground Coverage	Max. FAR in %	No. of Dwelling units	Max. height (in mt.)
1.	Upto 100	66	150	2	10
2.	Above 100 upto 250			3	15
a.	First 100	Same as (1) above			
b.	Next 150 or part thereof	60	150		
3.	Above 250 upto 500			3	15
a.	First 250	Same as (2) above			
b.	Next 250 or part thereof	50	150		
4.	Above 500 upto 1000			3	15
a.	First 500	Same as (3) above			
b.	Next 500 or part thereof	40	150		
5.	Above 1000			3	15
a.	First 1000	Same as (4) above			
b.	Above 1000 or of part thereof	40	150		

'Exemptions from open spaces' the following exemptions from open spaces shall be permitted.

- (i) Every open space provided whether interior or exterior shall be open to the sky and no cornice chajja, roof or whether shade more than 0.75 metres wide shall project over the said open space. Such projection shall not be allowed at a height less than 2.1 metre from the corresponding finished floor level and 2.4 metres maximum.
- (ii) Canopies each not exceeding 4.5 metres in length and 2.40 metres in width over any entrance provided it has a minimum clear height of 2.10 metres and maximum of 2.4 metres. Below the canopy, in case of non residential buildings the size of canopy may be relaxed by the Chief Executive Officer. In one storey building only one such canopy shall be permitted for each individual detached block. In more than one storeyed building two canopies shall be permitted over ground floor or higher floor entrance.
- (iii) In residential buildings, first floor and subsequent upper floor balconies at floor levels without a Jhump (hanging below from the upper balcony) of a width of 1.00 metres overhanging front and side road set backs within one's own land shall be permitted.
- (iv) The projections (cantilever) of cupboards and shelves shall be permitted and are exempted from covered area calculations. Such projections shall be upto 0.75 metres in depth and 2.4 metres in length.
- (v) Bay window projection of 2.4 metres length and upto 0.75 metres depth shall also be exempted from floor area ratio.

33.2 Group Housing

GROUP HOUSING			
	Max. Ground Coverage	FAR	Height
1	Coverage	30	2.00
2	Density	As mentioned in the sector layout plan or scheme	

33.2.1 Floor Area Ratio shall not include—

- i) A chajja projection (in setbacks) of a width of 0.75 metre at lintel or roof level. No construction of any type or any material shall be permitted over projections.
- ii) Canopies each not exceeding 4.50 metres in length and 2.40 metres in width over any

entrance provided it has a minimum clear height of 2.10 metres and maximum of 2.4 metres. Below the canopy, in case of non-residential buildings the size of canopy may be relaxed by the Chief Executive Officer. In one storey building only one such canopy shall be permitted for each individual detached block. In more than one storied building two canopies shall be permitted over ground floor or higher floor entrance.

- iii) Basement (basements), shall be permissible within the setback line on each floor. However maximum permissible area under basement shall be limited upto:
 - a) Basement area, if used for services, storage etc. then maximum area under such facilities shall be equivalent to maximum permissible ground coverage.
 - b) Basement area, if used for parking, then area equivalent to parking requirement shall be permitted.
 - c) Basement, if used for any other use, shall be permitted upto the setback line and this useable area shall be included in the FAR of the building. Stilt area of non-habitable height 2.25 metres from beam bottom proposed to be used for parking, landscaping etc.
- iv) Loft upto 1.2 metre height.
- v) Other features as mentioned below:-

Sl. No.	Features	Description
1.	Decorative Column	Columns purely decorative and not load bearing shall be permitted in setback. Such columns of any material and number shall be permitted but maximum size of each column shall not exceed 300 millimetre x 300 millimetre.
2.	Buttresses	Buttresses, any number, shall be permitted in setback up to maximum width of 750 millimetre in set back.
3.	Moulding, Cornices and Murals.	Murals, moulding and cornices if provided along under any projection shall be permitted upto a maximum width of 150 millimetre over and above the maximum permissible dimensions of a projection or a canopy.
4.	Planters and Sun Control Devices	Projection in form of planter, cantilevered fins, egg crates and other sun control devices shall be permitted in setback upto maximum width of 750 millimetre. Maximum depths of such planters shall not exceed 600 millimetre.

5.	Jali	Jali of any material shall be permitted over projections which are primarily meant to cover window, Air conditioning units and dessert collar. Maximum width or such jalties shall not be more than 75 millimetre.
6.	Casing Enclosure to cover Rain Water pipe.	Casing/enclosures of any material to cover rain water pipe shall be permitted in setback upto depth of maximum 250 millimetre and maximum width of 600 millimetre.

- vi) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide, swing, uncovered staircase (unenclosed and uncovered on three sides except for 0.9 metre high railing/wall and open to sky), overhead tanks on top of buildings, open shafts, culverts on drains.
- vii) Open ramps with no area enclosed below it of usable height of 2.1 metre.
- viii) Any other feature purely ornamental in nature not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer depending on case to case basis.
- ix) Only in case of commercial building, Atrium shall be kept free from FAR and ground coverage. In case any commercial activity is proposed in Atrium or any saleable area or any other structure which is counted in FAR and ground coverage its respective area shall be added in total FAR & ground coverage.

33.2.2 All the common facilities prescribed below will have to be provided and shall be counted in the prescribed FAR of Group Housing.

- i) Air-conditioning plant, electrical installation, generator room, water works etc.
- (ii) Watchman shelters and watch towers as per Table for Watchman Shelter.
- (iii) Toilet blocks for visitors, drivers, guards etc.
- (iv) Shops and community facilities as per population norms as specified in the lease deed. In case of plots were minimum population required for provision of convenient shopping is not achieved then:--
- (v) Area for convenient shopping equivalent to 0.75 percent of total plot area shall be allowed.

- (vi) Minimum four kiosks of 40 square feet of carpet area and two shops of 100 square feet carpet area shall be provided mandatory. Shops can be amalgamated however maximum carpet area of such shop shall not exceed 200 square feet.
- (vii) Maximum height of shops and kiosks shall be 4.0 metre from floor to ceiling.
- (viii) Ground coverage and Floor Area Ratio shall be as per convenient shopping norms.
- (ix) In case of provision of shopping in lease deed the same shall prevail.

33.2.3 Any other utilities as decided by Chief Executive Officer depending on its requirement.

- i) Distance between two adjacent building blocks shall not be less than half of the height of tallest building.
- ii) The Chief Executive Officer shall have a right to impose such restriction and limitations as to the number of storeys and extent of height of the building as he considers fit where protected areas, ancient or historical monuments lie within a radius of one and half kilometre from the boundary line of such group housing.
- iii) In density calculation each servant quarter will be reckoned as half dwelling unit.
- iv) A group housing shall conform to the provisions of the Sector Plan and Zonal Development Plan of the area in terms of setbacks, ground coverage, Floor Area Ratio and height restrictions, if any.
- v) The provisions contained in this clause shall not apply to housing for economically weaker sections, low income groups, informal sector undertaken by the State Government, Authority or any other public body approved in this behalf by the State Government.
- vi) Basement (Basements) in the Group Housing shall be permitted within the setback line only i.e. area after leaving setbacks. The internal height of the basement (floor to ceiling) shall be minimum 2.4 metre and maximum 4.5 metre. Except wherever height of equipment's such as electric generator, air conditioner and fire hydrant etc. is more than 4.5 metre additional height equivalent to height of equipments shall

be permitted, subject to a maximum of 9.0 metres.

- vii Toilet block for visitors, drivers etc. comprising of a water closet, a bath and 2 urinals shall be provided.
- viii In case of group housing having more than two storey, steps must be taken to ensure water at higher floors. For this purpose booster pumps and overhead tanks must be installed.
- ix At least one of the lifts provided shall be of the specification of goods lift.

33.3 Industrial Building / Film Centre

S. N.	Plot Area	Max. Ground Coverage	Max. FAR in %	Max. height (in mt.)
1.	Upto 100	60	120	15
2.	Above 100 upto 450			15
a.	First 100	Same as (1) above		
b.	Next 350 or part thereof	60	100	
3.	Above 450 upto 2000			15
a.	First 450	Same as (2) above		
b.	Next 1550 or part thereof	55	80	
4.	Above 2000 upto 12000			15
a.	First 2000	Same as (3) above		
b.	Next 10000 or part thereof	55	70	
5.	Above 12000 upto 20000			15
a.	First 12000	Same as (4) above		
b.	Next 8000 or of part thereof	50	65	
6.	Above 20000			15
a.	First 20000	Same as (5) above		
b.	Above 20000	50	60	

‘Exemptions from open spaces and FAR’ the following exceptions from open spaces & FAR shall be permitted.

- (i) Every open space provided whether interior or exterior shall be open to the sky and no cornice chajja, roof or whether shade more than 0.75 metres wide shall project over the said open space. Such projection shall not be allowed at a height less than 2.1 metre from the corresponding finished floor level and 2.4 metres maximum.
- (ii) Canopies each not exceeding 4.50 metres in length and 2.40 metres in width over any entrance provided it has a minimum clear height of 2.10 metres and maximum of 2.4 metres. Below the canopy, in case of non-residential buildings the size of canopy may be relaxed by the Chief Executive Officer. In one storey building only one such canopy shall be permitted

for each individual detached blocks. In more than one storied building two canopies shall be permitted over ground floor or higher floor entrance.

- (iii) In Industrial buildings, first floor and subsequent upper floor balconies at floor levels without a Jhump (hanging below from the upper balcony) of a width of 1.00 metres overhanging front and side road set backs within one’s own land shall be permitted.
- (iv) The projections (cantilever) of cupboards and shelves shall be permitted and are exempted from covered area calculations. Such projections shall be upto 0.75 metres in depth and 2.4 metres in length.
- (v) Bay window projection of 2.4 metres length and upto 0.75 metres depth shall also be exempted from floor area ratio.
- (vi) A Watchman shelter – A Watchman shelter shall permitted be within the front set back.
 - (a) Watchman shelter not exceeding 10 square metre in area and 3 metres in height on the housing plot of 0.50 acres and above permitted.
 - (b) One watchman shelter of 5.0 square metre shall be allowed above 400 square metre and up to 800 square metre.
 - (c) In case of Industrial / Institutional plots one watchman shelter of 5.0 square metre shall be allowed upto 800 square metre, 2 watchman shelters of 5 square metre each above 800 square metre and upto 1.2 acre and 2 watchman shelters of 10 square metre each for plot bigger than 1.20 acre with maximum height of 3 metres.
 - (d) In the case of corner plots such shelter shall be constructed adjoining one of the sides of the plot and shall be combined with the gate provided for side entry into the premises leaving corner free for clear view. The height of plinth of shelter will not be more than 0.25 metres (10”) above the side road facing the plot. However, it shall be ensured that this does not obstruct the free movement inside the plot of any kind of vehicle, particularly for the fire tender in case of fire.

Notes:

- (i) Two watchman shelter of area 5.0 square metre each or 10 square metre as case may be can be club together at one place.
- (ii) The area beyond 10.0 square metre and up to maximum of 50 square metre or 2.5% of total permissible Floor Area Ratio whichever is less, shall be counted in Floor Area Ratio. This area shall be permitted to be used for generator room time office, metre room.
- (iii) No projection shall be permitted on road/public land.
- (iv) The additional coverage subjected to maximum of 100% of permissible floor area ratio shall be allowed by making of payment of augmentation charges at the prevailing allotment rates on the following conditions.
 - (a) No heavy plant and machinery causing noise, vibrations, hazard shall be installed.
 - (b) Maximum height of the building shall not be more than 15 metres.
 - (c) In case of specialised industrial zones setbacks, ground coverage and floor area ratio shall be decided/approved by the authority prior to the allotments.

33.3.1 Flatted Factories

- i. Minimum area 100 square metre
- ii. Maximum in Gr. Coverage 35%
- iii. Setbacks

Plot size	Front	Rear	Side-I	Side-II
1000 to 2000	9.00 metres	9.00 metres	6.00 metres	6.00 metres
2001 to 4000	12.0 metres	9.00 metres	7.50 metres	6.00 metres
4001 and above	15.00 metres	9.00 metres	9.00 metres	7.5 metres

- iv. Maximum floor area ratio (in percentage) 140
- v. Maximum height of floor 3.75 metres
- vi. Corridors:
 - a) Minimum width if entry to units is on both sides 2.5 metres
 - b) Maximum height of riser 0.15 metres

- c) Minimum width of tread 0.30 metres
- d) Minimum width of landing 2.10 metres
- e) Winders are not permitted

(vii) 'Lift'

(a) 'Passenger flatted lifts'

- (i) shall be provided in factory blocks which are more than two storeys in height including the ground floor whether it is raised on stills or not
- (ii) one passengers lift of 10 passengers carrying capacity shall be provided per 1000 square metre of total carpet area or part thereof.

(b) 'Goods lifts'

- (i) shall be provided for flatted factories blocks which are more than two storeys in height including the ground floor whether it is raised on stills or not
- (ii) one goods lift with 2.00 ton carrying capacity shall be provided per 2500 square metre of total carpet area of part thereof.

(viii) **Basement:** 100% of the total covered area permissible on ground which will not be counted towards floor area ratio calculations.

33.4 Commercial Building

'Hotel building' Commercial Building other than commercial Complex and Mandi.

Sl No.	Use	Maximum ground Covered percentage	FAR	Max. height
1.	Hotel Building (a) Below three star category (b) Three star category (c) Above three star category	30% 30% 25%	1.25 1.5 2.0	24.0 m No Limit No Limit
(2) Other Commercial Activities				
1	Convenient Shopping Centre	40%	0.80	15.0m
2	Sector Shopping	40%	1.20	15.0m
3	Sub District Centre, Shopping along street and other Master Plan level Shopping Centres	30%	1.50	No Limit
4	Bank	30%	1.50	No Limit
5	Cinema	As per cinema	As per cinema	As per cinema

		tography Act of UP	tography Act of UP	tography Act of UP
6	Dharam Kanta	30%	0.30	15.0 m
7	Petrol Pump	30%	0.30	15.0 m
8	Wholesale Market	30%	1.30	No Limit
9	Gas Godown	30%	0.30	15.0 m
10	Ware House and godowns	30%	1.30	No Limit
11	Dharam Shala/Lodge/ Guest House	30%	1.30	30.0 m
12.	Community Centre, club Building and Barat Ghar	30%	0.85	15.0m
13.	Sport and amusement complex, Swimming Pool, Shooting Range.	20%	0.40	15.0m
14.	Low Density Sports & Amusement Complex, Recreational Club, Social Cultural Centre.	10%	0.20	15.0m
15.	Bus Terminal, Light Transit Terminal, Bus Depots/Workshop, Booking Offices, Transport Nagar.	30%	1.30	No Limit
16.	Multiplex	30%	As per Govt. Order	No Limit

Note:

- (1) The above regulations are for general applications.
- (2) The authority shall however prepare and provide Architectural control drawing/Architectural control for each commercial project
- (3) Notwithstanding anything contained in these regulations, the Authority may where it considers expedient to do so, having regard to the special features of a particular zone and the width of road abutting and the Development Plan, permit such ground coverage, height and setback in relation of a building or a group of buildings as it thinks fit.

33.5 Institutional Building

Educational Building

Purpose	Ground Coverage %	FAR %	Max. Heights (in metres.)
a) Nursery School – cum – creche	30	60	15
Primary School	40	75	15
Secondary school	40	100	15
b) Engineering College / Management Institute	30	100	No Limit

33.6 Health: Nursing Home, Hospital & Other facilities.

Sl. No.	Area of Plot	Max Ground Coverage	FAR	Max. Height (in metres)
i)	For plot area upto 1250	50	1.25	12.50

ii)	For plot area above 1250 upto 2500	45	1.35	16.00
iii)	For plot area above 2500 to 5000 square metre	40	1.60	24.0
iv)	For plot area above 5000 square metre	35	1.75	No Limit

33.7 All other types of Buildings

S.N.	Building	Ground Coverage	FAR	Height
1	Govt. Semi Govt. Corporate Office	30%	1.50	No Limit
2	Religious Building	30%	0.60	15.0m
3	Dispensary	30%	0.60	15.0m
4	Hostel, Boarding Hostel	30%	1.30	30.0m
5	Museum, Art Gallery and Exhibition Centre	30%	1.30	No limit
6	Information Technology and Information Technology Enabled Services.	30%	2.00	No Limit
7	Other Utilities	30%	0.85	15.0m

34. Other Provisions—Buildings other than Residential (Plotted Development) & Industrial

34.1 Permissible structures in setbacks

- i) A chajja (projection) of maximum width of 0.75 metre at lintel or roof level. No construction of any type or any material shall be permitted over projections other than mentioned herewith.
- ii) Underground water tanks with top flush with the adjoining ground level.
- iii) Canopies each not exceeding 4.50 metres in length and 2.40 metres in width over any entrance provided it has a minimum clear height of 2.10 metres and maximum of 2.4 metres. Below the canopy, in case of non-residential buildings the size of canopy may be relaxed by the Chief Executive Officer. In one storey building only one such canopy shall be permitted for each individual detached blocks. In more than one storied building two canopies shall be permitted over ground floor or higher floor entrance.
- iv) Open plinth steps and plinth ramps within 1.0 metre from setback line.
- v) Watchman Shelters and Watch Towers

No projection of watchman shelters and watch towers shall be allowed outside the plot line. Maximum height of watchman shelter shall be 4 metre and watch towers 15 metres. Total area as mentioned below, under such shelters shall be split up in desired number of watch man shelter and watch towers.

Table for Watchman Shelter

S. No.	Plot Size	Total Area for watch man shelter and watch tower	Max. area under each watch men shelter	Max. area under each watchmen tower	Max. area under each time office	Total area under each watch tower
1	Upto 0.5 acres	15 sqm	15 sqm	5 sqm	Nil	Nil
2	Above 0.5 acres up to 10 acres	30 sqm	24 sqm	5 sqm	Nil	Nil
3	Above 10 acres upto 25 acres	45 sqm	24 sqm	5 sqm	12 sqm	24 sqm
4	Above 25 acres upto 50 acres	60 sqm	24 sqm	5 sqm	12 sqm	24 sqm
5	Above 50 acres an additional 50 acres	An additional 10 sqm and part thereof	24 sqm	5 sqm	24 sqm	48 sqm

- vi) Meter room
- vii) Other features as mentioned in Group Housing clause.
- viii) Open transformers without any permanent enclosure keeping in view the necessary safety requirements.
- ix) In specific cases water bodies and pools, and other landscape features may be permitted with approval from the Chief Executive Officer, provided the fire safety requirements are not affected.
- x) Any other feature purely ornamental in nature not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer depending on case to case basis.
- xi) No temporary structure shall be permitted in front setback or in setback of sides abutting road.

- xii) Open diesel generator set, filtration plant, electrical distribution equipments, feeder pillar, telephone distribution equipments shall be permitted in open setback as a service utility, provided due clearance from Fire Department, has been taken.

34.2 Floor Area Ratio shall also include—

- i) Mezzanine
- ii) Mumty for staircase
- iii) Cupboards
- iv) Balconies
- v) Bay windows
- vi) Metre room of following sizes shall be permissible within the open space in the setback of plot. This shall be counted towards FAR.
 - a) 33 Kilo Volt with internal arrangement - 5.0 metres x 5.0 metres x 3.2 metre
 - b) 33 Kilo Volt with external arrangement- 6.0 metres x 3.5 metres x 3.2 metres
 - c) 11 Kilo Volt with external arrangement – 4.5 metres x 4.5 metres x 3.2 metres
 - d) Low Transmission metre room - - 2.5 metres x 2.5 metres x 3.0 metres

Note: In case of specific requirement of size more than above mentioned sizes, the same shall be permitted only after verification by UTTAR PRADESH Power Corporation Ltd., Noida.

- vii) The shafts provided for lifts shall be taken for covered area calculations only of one floor and included in ground coverage.
- viii) Only in case of commercial building, Atrium shall be kept free from FAR and ground coverage. In case any commercial activity is proposed in Atrium or any saleable area or any other structure which is counted in FAR and ground coverage, its respective area shall be added in total FAR and ground coverage.

34.3 Floor Area Ratio shall not include

- i) A chajja projection (in setbacks) of a width of 0.75 metre at lintel or roof level. No construction

of any type or any material shall be permitted over projections to provide access to the chajja.

- ii) Canopies each not exceeding 4.50 metres in length and 2.40 metres in width over any entrance provided it has a minimum clear height of 2.10 metres and maximum of 2.4 metres. Below the canopy, in case of non-residential buildings the size of canopy may be relaxed by the Chief Executive Officer. In one storey building only one such canopy shall be permitted for each individual detached blocks. In more than one storeyed building two canopies shall be permitted over ground floor or higher floor entrance.
- iii) Basement (Basements) shall be permissible within the setback line on each floor. However, only in case of building other than commercial maximum permissible area under basement shall be limited upto
 - (a) Basement area, if used for services, storage etc. then maximum area under such facilities shall be equivalent to maximum permissible ground coverage.
 - (b) Basement area, if used for parking, then area equivalent to parking requirement shall be permitted.
 - (c) Basement, if used for any other use, shall be permitted upto the setback line and this useable area shall be included in the FAR of the building.
 - (d) Stilt area of non habitable height proposed to be used for parking, landscaping etc.
- iv) In buildings for Hotels, Hospitals, Nursing Homes, Specialised Health Centre and such similar buildings a service floor upto 100 percent of maximum permissible ground floor coverage. The maximum height of service floor between floor to ceilings shall be 2.25 metres.
- v) Loft up 1.2 metre height.
- vi) Other features as mentioned in Table 3.
- vii) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide, swing, uncovered staircase (unenclosed and uncovered on three sides except for 0.9 metre height

railing/wall and open to sky), overhead tanks on top of buildings, open shafts, culverts on drains.

- viii) Open ramps with no area enclosed below it of usable height of 2.1 metre.
- ix) Any other feature, primarily ornamental in nature, not enclosing or covering space of commercial use may be permitted by Chief Executive Officer depending on its merits on case to case basis.

34.4 Basement area shall not exceed beyond building envelope.

The internal height of the basement (floor to ceiling) shall be minimum 2.4 metre and maximum 4.5 metre, except wherever height of equipments such as electric generator, air conditioner and fire hydrant etc. is more than 4.5 metre additional height equivalent to height of equipments shall be permitted subject to maximum 9.0 metres.

34.5 15 percent of the prescribed FAR shall be added towards common areas, which shall include

- i) Air-conditioning plant, electrical installation, generator room, water works, water tank etc.
- ii) Watchmen shelters and watch tower
- iii) Garbage shafts and lift shafts
- iv) Fire escape staircases
- v) Toilet blocks for visitors, drivers, guards etc.
- vi) Mumty, machine room for lifts
- vii) Any other utilities as decided by Chief Executive Officer depending on its merits.

34.6 In plots above 10 acres following public utilities/facilities such as mentioned below shall be not counted in FAR—

- i. Taxi stand
- ii. Bus terminal and the like
- iii. Telephone exchange
- iv. Fire station
- v. Public toilets detached from the main building.

35 **'Maximum covered area in respect of basement or cellar'**

- (i) Residential Building (Plotted development) 50% of maximum permissible ground floor coverage
- (ii) All other building including residential Group Housing
Same as ground coverage or as per parking requirements, if used for parking.

Note: Water tanks on roof and their supports, lift rooms, ventilators air conditioning and similar service equipments, roof structures, chimneys other than pent houses, parapet walls and architectural features not exceeding 1 metre in height, provided the aggregate area of such structures including pent houses does not exceed one third of the roof of the building upon which they are erected, shall not be counted in the height of the building.

36 **'Exemption from Floor Area Ratio'**

- (i) In residential building the basement shall be exempted from Floor Area Ratio.
- (ii) Basement or cellar if used for any other purpose than given below in all types of non-residential building shall be included in floor area ratio calculations.
- (iii) Storage of any kind.
- (iv) Library and reading rooms.

The area of staircase hall on one of the floor shall be excluded from Floor Area Ratio calculations.

Ramps if provided will not be connected towards area for the purpose of ground coverage in Floor Area Ratio calculation.

NOTE: –

- (i) If a building abuts on two or more roads of different widths, the building shall be deemed to face upon the road that has the greater width and the height of the building shall be regulated by the width of that road.
- (ii) Water tanks on roof and their supports, lift rooms ventilating, air conditioning and similar

services, equipment, roof structure, chimneys other than per houses, parapet walls and architectural features not exceeding 1 metre in height provided the aggregate area of such structures including pent houses does not exceed one-third of the roof of the building open which they are erected, shall not be included in the height of the buildings.

- (iii) **'Group housing'** The development of site for group housing shall be governed by the design standard indicated in the layout plan of sector, suiting the site and socio-economic requirements of the occupants to be decided by the Chief Executive Officer of the Authority.
- (iv) In case of group housing having more than two storeys, steps must be taken to ensure water at higher floors, for this purpose booster pumps and overhead tanks must be installed, lifts and suitable staircase should be provided for more than four story high buildings. Width for staircase shall not be less than 1.00 metres including railings.

Notes:

- (i) Floor area shall be calculated as covered area on all floors unless specifically excluded.
- (ii) The coverage shall be calculated on the basis of the whole area reserved for group housing
- (iii) in density calculation for group housing each servant's quarter shall be reckoned as one family (standard size of family 5.0 persons).
- (iv) Design of group housing shall conform to the provisions of the master plans and zonal development plans of the area.
- (v) A group housing shall conform to the provisions the Master plan and Zonal development plans of the area.
- (vi) The provisions contained in this clause shall not apply to low cost group housing undertaken by the State Government, any local authority within the State of Uttar Pradesh or any other public body approved in his behalf by the State Government.

37 **'Parking spaces'** – Following guidelines for parking for different types of buildings has been prepared and shall be followed.

37.1 A separate parking plan shall be submitted for approval along with building plans indicating clearly the parking spaces for all types of vehicles calculated on the basis of maximum permissible covered area/FAR and the circulation area.

Parking of vehicles shall not be permitted in the setback area except Residential (other than Group Housing and Industrial) which is to be left open for circulation light and ventilation landscaping and for movement of fire tenders, except residential (other than Group Housing) and Industrial

When parking space for cars is to be provided, it shall not be less than 20 square metres in open area and under stilts & basement - 30 square metre per vehicle and for scooters and cycles, the parking spaces provided shall not be less than 3 square metre and 1.40 square metre respectively.

Serial No.	Occupancy	Parking Space
1.	2.	3.
1.	Residential	
	i) Multi family residential	One parking space for every 100 square metre carpet area.
	ii) Lodging establishment, tourist homes and hotels with lodging accommodation	One parking space for every 2 guest rooms.
2.	Educational	One parking space for every 50 square metre covered area or fraction thereof of the administrative office are and public service area and where any educational building has any auditorium it shall have an additional parking space for every twenty seats. In addition to the above one bus parking space for every 200 children and one scooter space for every 500 children and one cycle space for every 50 children shall also be provided for primary and higher secondary school
3.	Institutional (Medical)	One parking space for every 20 beds
	Office	One Parking space for every 50 square meter covered or fraction thereof.
4.	Assembly	One parking space for every 20 seats
5.	Commercial	One parking space for every 50 square metre carpet area or

6.	Commercial (Shopping)	fraction thereof. One parking space for every 25 square metre carpet area or fraction thereof.
7.	Industrial	One parking space for every 200 square metre Carpet area or fraction thereof.
8.	Storage	One parking space for every 100 square metre carpet area and one parking for every 200 sq.m. carpet area or fraction thereafter.

Notes:

i. For building of different types, parking space for vehicles shall be provided within the premises as stipulated below.

37.2 Other type of vehicles

(i) For non-residential and non-assembly buildings, in addition to the parking space area provided above, 100 percentage additional parking space shall be provided for parking of other types of vehicles. Out of this 60% be kept apart exclusively for bicycles.

For assembly building, parking space to the extent of 10 percent of the seating capacity in the case of motorcycles and scooters and 25 percent of the seating capacity in case of bicycles shall be provided.

(ii) In addition to the parking space provided for buildings of commercial, industrial and storage, at the rate of one such space for loading and unloading activities for each 1000 square metre of covered area and fraction thereof exceeding the first 200 square metre of covered area shall be provided.

(iii) Parking lock up garage shall be included in the Floor Area Ratio calculation unless they are provided in basement (S) of a building or under a building constructed on stilts with no external wall.

(iv) Ramp wherever provided shall not be counted towards covered area for the purpose of ground coverage or the Floor Area Ratio calculation.

37.3 Parking Residential Group Housing Commercial and Institutional

(i) Basement or Basements up to the building envelop line, leaving required setbacks all around, shall be allowed for the use of parking and services and shall not be counted in Floor Area Ratio. Other requirements shall remain same as per the regulations.

- (ii) The basement beyond the ground coverage shall be kept flushed with ground and is to be properly landscaped and shall be designed to take full load of the fire tender, wherever required.
- (iii) The basement may in addition to parking could be utilized for generator room, lift room fire fighting pumps, water reservoir, electric sub station, air conditioning plants and toilets, if they satisfy the public health and safety requirements and for no other purposes.
- (iv) The basement shall be properly ventilated with mechanical means of ventilation.

Note: Notwithstanding anything contained in these directions the Chief Executive Officer may where having regard to the features of a particular sector and the width of a road abutting any building / plot and the master plan consider it expedient to do so order for the preparation of architectural control detailed drawing for any of all the major projects specifically, especially of non residential character which may or may not deviate partly or wholly from the provisions of these directions. For such purpose, Chief Executive Officer may constitute a high powered committee, which shall submit its report to him for final decision.

38 Land Scaping

- (i) Institutional, Industrial, commercial units/Group Housing (Flatted) shall be required to plant a minimum number of trees in their premises as follows –

Plot area (in Sqm.)	No. of trees required	Minimum open spaces to be kept for soft landscaping
Upto 2000	One tree per 80 Sqm. Of open space out of which minimum 50% trees to be in the category of evergreen trees, having height of 6.0m. or more	25% of open area. In case of industrial plots no soft landscaping is required.
From 2001 to 12000	One tree per 80 Sqm. of open space out of which minimum 50% trees to be in the category of evergreen trees, having height of 9.0m. or more.	25% of the open area
More than 12000	One tree per 80 Sqm. Of open space out of which minimum 50% trees to be in the category of evergreen trees, having height of 12.0m. or more	25% of the open area

- (ii) In case of plotted development in group housing large size Industrial, Commercial and Institutional complex plantation provision shall be as per landscape Master Plan and following norms shall be followed,
 - (a) On road upto 12m. wide ornamental trees will be planted @ 5.0m c/c of single variety in each pocket.
 - (b) On 18m and 24m wide road, alternate variety of evergreen and ornamental trees shall be planted @ 7.5m. c/c
 - (iii) Recreational, Institutional Green: In addition to the requirement as mentioned in clause 1(a) detailed landscape plan will have to be got approved from the Authority with specifications.
 - (iv) Residential plots other than group housing (flatted)
 - (a) One tree in every plot for plot size upto 120 square metre.
 - (b) Two trees in every plot for plot size 120 to 300 square metre.
 - (c) Three trees in every plot for plot size more than 300 square metre.

39 Rain Water Harvesting

Provision for Rain Water Harvesting in all categories of plots exceeding 300 square metres in area shall have to be provided.

CHAPTER IV REQUIREMENTS OF PARTS OF BUILDINGS

40. 'Plinth' –

- (i) the plinth in no case shall be less than 0.45 metre except in the case of public housing where the minimum could be reduced to 0.30 metres.
- (ii) Every interior courtyard or garage shall be raised at least 0.15 metre above, the level of surrounding ground level and shall be satisfactorily drained.
- (iii) **Basement or Cellar:**
 - (a) It shall be in every part at least 2.40 metres in height from the floor to the underside of the roof slab of ceiling. Internal maximum height of basement shall not be more than 4.0 metres.
 - (b) The access to the basement shall be separate from the main alternative staircase.
 - (c) In the case of basement for business and mercantile buildings, access-ways shall be provided with a travel distance not more than 10 metres.
 - (d) In the case of semi detached building or row building a minimum distance of 2.0 metres shall be kept from adjoining property while constructing basement. In case of corner plots the 2.0 metres distance can be reduced equivalent to side set back towards the side adjoining road.
 - (e) No toilet kitchen, W.C., sink etc. shall be permitted to be provided in the basement, unless provision for a proper sanitary / disposal system is made.
 - (f) Basement shall be allowed below the ground floor within the set back lines and could be extended below the courtyard and shaft etc. except garage block. In case of group housing and non-residential building the basement area which falls outside the building line (if any) shall be flushed with the ground and slab of the roof of the basement shall be so designed to take the full load of fire tender and water tank.

- (g) In all types of buildings the height of the ceiling of basement shall be minimum 0.90 metres and maximum 1.2 metre above the centre of the road level (carriage way). In case the basement is flush with the ground level adequate light and ventilation shall be ensured.

41. Requirement of parts of building (Size and width): The minimum size and width of various parts of buildings shall be as given in the Table hereunder:

Sl. No.	Component of the Building	Requirement for plot upto 50 square metre	Requirement for plot above 50 sqm
1.	Habitable room	Area min. 7.5 sqm width min 2.1 in Height min 2.75m	Area min.9.5 sqm width min 2.4m height min. 2.7
2.	Kitchen	Area min.3.3 sqm width min 1.5m Height min 2.75m	Area min.5.0 sqm width min 1.8m Height min 2.7m
3.	Pantries	Not Applicable	Area min.3.0 sqm width min 1.4m Height min 2.75m
4.	Bathroom	Area min.1.2 sqm width min 1.0m Height min 2.2m	Area min.1.5 sqm width min 1.2m Height min 2.2m
5.	W.C.	Area min.1.08 sqm width min 0.9m Height min 2.2m	Area min.1.08 sqm width min 0.9m Height min 2.2m
6.	Combine bath and W.C.	Area min.1.8 sqm width min 1.0m Height min 2.2m	Area min.2.8 sqm width min 1.2m Height min 2.2m
7.	Store Room	No restriction on minimum size but where the store room exceed 3 sqm ventilation must be provided as per habitable room min height prescribed of store room is 2.1 m	No restriction on minimum size but where the store room exceed 3 sqm ventilation must be provided as per habitable room min height prescribed of store room is 2.1 m
8.	Projection	Permitted within the set back upto 0.75m for canopy see clause 27(b)	Permitted within the set back upto 0.75m for canopy see clause 27(b)
9.	Garage		Dimension min 2.75× 6.0m, height min. 2.40m
10.	Passage	Width min. 0.9m height min. 2.1m	Width min 0.9m height min 2.10m
11.	Doorways	Width min. 0.80m width min.0.75m for toilet (clear height 2m)	Width min. 0.80m width min.0.75m for toilet (clear height 2m)
12.	Stair Case	Width min 0.75(for	Width min 0.90m

		straight flight)width min 0.90m (for winding staircase) (no restriction for internal ladders	but in case of public and semi public building the min width is 1.20m
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42. 'Kitchen' (i) Every room to be used as a kitchen shall have-

- (ii) On an upper floor, it will have an impermeable floor.
 - (a) Directly open an interior or exterior open space, but not into an open shaft and
 - (b) In residential building more than 15 metres height, refuse chutes shall be provided.
- (iii) Other requirement - Any room to be used as kitchen shall have
 - a. Unless separately provided a pantry means for the washing of kitchen utensil which shall lead directly or through a sink to grated and trapped connection to the waste pipe.
 - b. A chimney not less than 500 square metre Centimetres in area fire wood coal or like material is used which will generate smoke.
 - c. Windows of not less than 0.75 square metre in area opening directly on to an interior or exterior open space, but not into a ventilating shaft and.
 - d. In case of multi storeyed residential building more than 15 metres in height refuse chutes should be provided.

43. Pantries.— Pantries shall have: a carpet area of not less than 3 square metre with smaller side not less than 1.4 metre.

44. Bathroom and water Closets. – The size of the bathroom shall not be less than 1.44 square metre with minimum width of 1.2 metre. The minimum carpet area for water closet shall be 1.08 square metre with a minimum width 0.9 sq.m. In case of combined bathroom and W.C. the minimum carpet area shall be 3 metres and the small side shall not be less than 1.2 m.

Every bathroom or water closet shall:

- i. be so situated that at lease one of its wall shall open to external air;

- ii. not be directly over or under any room other than another latrine, washing place, bath or terrace, unless it has a water-tight floor;
- iii. have the platform or seat made of watertight non-absorbent material;
- iv. be enclosed by wall partitions and the surface or every such wall or partition shall be finished with a smooth impervious material to a height of not less than 1.0 metre above the floor of water closet and 1.8 metres above the floor of bathroom;
- v. be provided with an impervious floor covering sloping towards the drain with a suitable grade;
- vi. not open directly into any kitchen or cooking space by a door, window or other opening. Every room containing water closet shall have a door completely closing the entrance to it.

45. Mezzanine floor.— The minimum size of mezzanine floor if it is used as a living room shall be 9.5 square metre. The aggregate area of such mezzanine floor shall not be more than 25 per cent of the proposed plinth area of the building. **It shall be included in F.A.R.**

A mezzanine floor if it is used as a living room shall be permitted over a room or a compartment provided it—

- (a) conforms to the standards of lighting and ventilation in relation to the use for which it has been proposed;
- (b) is so constructed as not to interfere under any circumstances with the ventilation of the space over and under it;
- (c) is not so sub-divided as to make it liable to be converted into ventilation of the space over and under it;
- (d) is not so sub-divided as to make it liable to be converted into unventilated compartment; and
- (e) is not used as a kitchen.

46. 'Loft' Loft shall be permitted in residential building and shops only. Area of such loft shall be restricted to 10% of the covered area of respective floor Maximum height between loft and ceiling shall be 1.50 metre and minimum height to be not less than 0.9 metres and why minimum the clear height below the loft shall be

as stipulated for the space be as stipulated for the space below it –

Loft shall be permitted with the maximum covered of 10 percent of the proposed covered area.

47. Store room.— The area of a store room shall not be less than 2.0 square metre. However, in case of residential building the maximum area thereof shall not exceed 7.0 square metre.

48. Ledge or Tand.— A ledge or tand in habitable room shall not cover more than 25 per cent of the carpet area of the room in which it is constructed and it shall be provided at a minimum height of 2.1 metre. The projection should not be wider than 1 metre.

49. 'Cupboards'

i. The projections (cantilever) cupboards and shelves shall be permitted and would be exempted from covered area calculation, such projections shall be upto 75 centimetre in the setbacks for residential building provided the width of such cupboards or shelves does not exceed 2.4 metre externally on one wall surface of any part of the building.

ii. Notwithstanding anything contained in clause (46) above continuous cupboards or shelves with 75 cm. Cantilever, projections shall be permitted provided the same is constructed underneath the sill portion of the window (not exceeding 90 centimetre from floor level) this is applicable for all types of building.

iii. **'Bay window'** the projection of bay windows (cantilevered) upto 75 centimetre depth and 2.4 metres width externally shall be permissible in setback.

50. 'Garages'

i. **Private garage** – The size of a private garage in residential building shall not be less than 2.75 × 5.40 metres when any rooms is provided on top a private garage in a residential building, it shall conform to the requirement of habitable room and if intended as a living unit for servants, the same shall have a verandah for cooking and water closet. The garage if located in the side open space shall be constructed within 6 metres form the rear plot line or as indicated specifically in the layout or site plan.

ii. **'Public Garage'** – Only one public garage on each floor shall be permitted in buildings if constructed in the exterior open space or terrace.

51. Roofs— The roof of the building shall be effectively drained and should not cause dampness in any part of the wall, roof and foundation of the building or any adjacent building.

52. Chimneys.—

i. Chimneys, where provided shall conform to the requirements of IS:1645-1960 Indian Standard Code of Practice for Fire safety or building (general) Chimneys, flues, fuel pipes and hearths.

ii. Notwithstanding anything contained in regulation 52(i) chimneys shall be built at least 0.9 metre above flat roofs and the top of the chimneys shall not be below the top of adjacent parapet wall. N the case of slopping roofs, the chimney top shall not be less than 0.6 metres. above the roof where chimney penetrates.

53. 'Boundary walls'

i. The height requirement of boundary walls shall be as follows:

(a) Nature of road Abutting	Min. height	Max. height
Front	0.75 m	1.50 m
Side	1.50 m	2.00 m
Rear	1.50 m	2.00 m

(b) In the case of row-housing schemes, the front boundary wall shall include the portion of the side boundary walls from boundary line to building line.

(c) In the case of corner side the height of the boundary wall shall be restricted to 0.75 metres for a length of 5.0 metres on the front and side of the intersections and remaining height of 1.50 metres shall be made up of railing. If gate is to provided in this portion the gate shall be such to ensure visibility above 0.75 metre in height.

(ii) The provisions of sub-clause(i) shall not be applicable to boundary walls of institutional building educational building and such other

residential buildings and such other residential building as are used as hostels.

- 54. 'Parapet'** – Parapet walls and hand rails provided on the edge of roof terrace, balcony etc. where accessible shall not be less than 0.9 metres and not more than 1.20 metres in height.
- 55. 'Provision of lifts'** – Provision of lift shall be made for building more than 1.5 metres in height below which provision of lifts shall be optional.
- 56. 'Interior open space'** – Habitable rooms not abutting on either the front rear or side open spaces shall about an interior open space whose minimum width shall be 2.4 metres and area 7.2 square metre for building upto 15 metres height.
- 57. 'Mezzanine Floor'**
- (i) Mezzanine floor may be permitted with the minimum height 2.10 metres between any two floors above ground level in all types of building provided the same is counted as part of total permissible floor area ratio and height of the building.
 - (ii) Working hall in industrial buildings: The internal height of the working hall in industrial buildings shall be such as may be prescribed by the Uttar Pradesh Factory Act amended from time to time.
 - (iii) **'Service floor'** In case of commercial institutional buildings, service floor for provision of electrical or mechanical services, shall be provided. If allowed maximum height of service floor (from floor to ceiling without false ceiling) shall not be more than 2.1 metre. and it shall not be counted towards floor area ratio but it shall be included in total height of the building. Not more than one service floor shall be allowed.
- 58. 'Film centre'**
- (i) More than one studio of different sizes shall be permitted within the permissible Floor area ratio on plot.
 - (ii) Minimum height of the studio shall be kept 3.0 metres and maximum 18.00 metres.
 - (iii) Quarters for chowkidar and skeleton staff working round the clock shall be allowed. The maximum covered area for this purposes shall not be more than 15% of the permissible covered area within floor area ratio.

- (iv) Canteen and other infrastructure required shall be permitted to the extent 5 percentage of the permissible covered area within floor area ratio.
 - (v) Minimum percentage for sanction of building plan and issue of occupancy certificate shall be minimum 50% percentage of the permissible floor area ratio.
 - (vi) Other regulation as applicable on industrial units shall also be applicable to the film centre.
- 59. 'Garage'**—The minimum height of a garage shall be 2.40 metre.
- 60. Lighting and ventilation requirement'**
- (i) The rooms shall have for the admission of light one or more apertures such as windows and fanlights opening directly to the external air or into an open verandah the maximum width of such a verandah shall be 3 metres.
 - (ii) Where the light and ventilation requirement are not met through day lighting and natural ventilation, the same shall be ensured through artificial lighting and mechanical ventilation as per the latest provision of the National Building code, the minimum aggregate area of opening of buildings shall be as under:

Type of Building	Minimum lighting and ventilation area required
a) Residential / Business and mercantile	10% of the carpet area of each room or space.
b) Industrial building manufacturing hall only	
Plot size	
i. upto 100 square metre	12% of the carpet area of each room or space.
ii. 101 to 400 square metre	16% of the carpet area of each room or space
iii. 401 square metre and above	20% of the carpet area of each room or space
c) Institutional Building	16% of the carpet area of each room or space.

- 61. Ventilation shaft.**— Ventilation spaces for water closet and bathroom, if not opening on front side, rear of interior open spaces, shall open to the ventilation shafts, the size of which shall not be less than as given in the table below:

Sl No.	Number of Storeys	Size of ventilation shafts in sq.m.	Minimum width in metre
1	2	3	4
1.	1,2	... 1.20	0.50
2.	1,2,3,4	... 2.00	1.20
3.	1,2,3,4,5,6	... 4.00	1.50
4.	1,2,3,4,5,6,7,8	... 5.40	1.80
5.	1 to 10	... 8.00	2.40

- 62. General Exits.**— (i) (a) Every building meant for human occupancy shall be provided with exits sufficient to permit safe escape of occupants, in case of fire or other emergency.
- (b) In every building exit shall comply with minimum requirements of this part, except those not accessible for general public use.
- (c) No building shall be altered so as to reduce the number, width or provision of exit to less than that required.
- (d) All exits shall provide continuous means of access to the interior of a building or to an exterior open space leading to a street.
- (ii) The following general provision shall apply to all the building except residential buildings up to three storeys in heights:
- (a) Exits shall be clearly visible, and routes to reach the exit shall be clearly marked and sign posted, to guide the occupants of floor concerned.
- (b) Fire fighting equipment shall be suitably located and clearly marked.
- (c) Alarm devices shall be installed to ensure prompt evacuation of the population concerned.
- (d) Exits shall be reached without passing through another occupied unit.
- 63. Types of exits.**—Exits shall be either of horizontal or vertical type. An exit may be doorway, corridor passage-way, to an internal staircase or external staircase ramps, varandah and or terrace which have access to the street or the roof or a building. An exit may also include a horizontal exit leading to an adjoining building at the same level.
- 64. Number and size of exits.**—The requisite number and size of various exits shall be provided, based on the population in each room, area and floor based on the occupant load,

capacity or exits, travel distance and height of building as provided in regulation.

Explanations.—Lifts and escalators shall not be considered as exits.

- 65. Arrangement of exists:** Exists shall be so located so that the travel distance on the floor shall not exceed 15.0 metres for residential, educational, institutional and hazardous buildings, and 20.0 metres for assembly commercial industrial and storage buildings. Whenever more than one exist is required for a floor of a building exit shall be placed as remote from each other as possible. All the exists shall be accessible from the entire floor area at all floor level.
- 66. Capacity.**—
- (i) The unit of exit width, used to measure capacity of exits shall be 50 centimetres. A clear width of 25cms. Shall be counted as an additional half unit. Clear widths less than 25 cms. Shall not be counted for exit width.
- (ii) The occupants per unit exit width shall be as given in the table below:

Serial No.	Group of occupancy or building	Number of occupancy	
		Stairways	Doors
1.	Residential	...25	75
2.	Educational	...25	75
3.	Institutional	...25	75
4.	Assembly	...60	90
5.	Business	...50	75
6.	Mercantile	...50	75
7.	Industrial	...50	75
8.	Storage	...50	75
9.	Hazardous	...25	40

- (iii) After finding out the population of any floor or calculated by dividing the floor area (gross) by the occupants load from the table given below, the width of doors, stairways and corridors shall be calculated by dividing the population by the capacity of each exit from the table given in Regulation 66(ii). The number of units of doors or stairways (widths) required can be found out from the above and applying provisions of regulation 73 and 75 and exact width of the doors or corridors or stairways can be found out.

OCCUPANT LOAD

Serial No.	Group of occupancy or building	Occupant load area in square meters per person
1.	Residential	12.50
2.	Educational	4
3.	Institutional	15
4.	Assembly	
	(a) with fixed or loose seats and dance floors	0.6
	(b) without seating facilities including dining rooms	1.5
5.	Mercantile :	
	(a) Streets, floor and sales basement	3
	(b) Upper sale floors	6
6.	Business and Industrial	10
7.	Storage	30
8.	Hazardous	10

NOTE:-- (i) The gross area shall mean plinth area or covered area:

(ii) Occupants load in dormitory portions of homes for the aged, orphanages, insane asylums or the like where sleeping accommodation is provided, shall be calculated at not less than 7.50 square metre gross area per person.

67. 'Building having more than FOUR storeys to have at least two exits' There shall not be less than two exits for building over four storeys in height serving every floor area and at least one of them shall be internal enclosed stairway.

68. Stairways for multi-storey buildings.— For building referred to in clause 6.2.3 there shall be a minimum of two staircases and one of them shall be an enclosed stairway and the other shall be on the external wall of the building and shall open directly to the exterior open space or to any open space of safety.

69. Minimum width provision for stairways.— Notwithstanding anything contained in these regulations the following width provision shall be made for stairways:

(a) Residential building	0.90 mtr.
(b) Assembly building	
(i) upto 200 person	1.50 mtr.
(ii) upto 300 persons	2.50 mtr.
(iii) upto 500 persons	3.50 mtr.
(c) Institutional building like hospitals.	2.00 mtr.
(d) Educational building like school,	2.00 mtr.

colleges.	
(e) All other building—	
(i) population of 100 on floor.	1.00 mtr.
(ii) population of 150 on floor.	1.50 mtr.
(iii) populations of 200 on floor.	2.00 mtr.

70. Other requirements of individual exits

(i) Doorways.—

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

(b) No exit doorway shall be less than 1.0 metre in width m except in the case of doorway of toilet, in which case it shall not be less than 0.75 metre wide. Doorways shall not be less than 2.0 metre in height.

(c) Exit doorways shall open outside, that is away from the room but shall not obstruct the travel along any exit. This shall not apply to residential buildings up to 3 stories in height. No door, when opened, shall reduce the required width of stairway or landing to less than 0.90 metre overhead or sliding doors shall not be installed. Exit door shall not open immediately upon a flight or stairs; a landing equal to at least the width of the door shall be provided in the doorway, level of landing shall be the same as that of the floor which it serves.

(ii) Revolving doors—

(a) Revolving doors, shall not be used as required exit except in residential, business and mercantile building but shall not constitute more than half the total required door width.

(b) When revolving doors are considered as required exit way

- Each revolving door shall be credited one-half a unit exit width.

- Any stairway served by a revolving doors shall discharge through a lobby or foyer.

(iii) Stairways—

(a) Interior stairs shall be constructed of a non-combustible materials throughout in case of all buildings excepting residential buildings up to three stories in height.

- (b) Interior staircase shall be constructed as a self contained unit with at least one side adjacent to an external wall and shall be completely closed in case of all building except residential building up to three stories in height.
- (c) A staircase shall not be arranged around a lift shaft unless the latter is entirely enclosed by a material of fire resistance.
- (d) The minimum width of an internal staircase shall be 1.0 metre excepting in case of residential buildings including group housing where minimum width shall be 0.90 metre.
- (e) The minimum width of treads without nosing shall be 0.25 metre for an internal staircase of residential building of any size, and industrial building constructed on plots up to 600 square metre and business/mercantile building constructed on plots up to 150 square metre. In case of other buildings the minimum width of tread shall be 0.30 metre.
- (f) The maximum height of the riser shall be 0.20 metre in case of residential buildings of any size, industrial buildings constructed on plots up to 600 square metre and business/mercantile buildings constructed on plots about 150 square metre. In case of other buildings the maximum riser shall be 0.15 metre. The number of risers shall be limited to 12 per flight.
- (g) Handrails shall be provided with a minimum height of 0.90 metre from the center of the tread.
- (h) For buildings more than 24 metres. in height access to main staircase shall be gained through at least half an hour fire resisting automatic closing doors placed in the enclosing wall of the staircase. It shall be of swing type door opening in the direct of the escape-route.
- (i) The exit sign with arrow indicating the way of the escape route shall be provided at a height of 0.50 metre. from the floor level on the wall and shall be illuminated by electric light connected to corridor circuits.
- (j) In case of single staircase it shall terminate at the ground floor level and the access to the basement shall be by a separate staircase.
- (k) In the case of residential building and business/mercantile building constructed on plots

to 150 square metre three winders at the start of the staircase at each floor level will be allowed.

- (l) The areas of the stairway even if open types, except where it is 0.60 metre projecting out from a wall without riser as a subsidiary control shall be counted towards the covered area.

71. Fire escape on external stairs.—

- (i) Fire escape shall not be taken into account in calculating the evacuation time of a building.
- (ii) Entrance to fire escapes shall be separate and remote from the internal staircase.
- (iii) All fire escapes shall be directly connected to the ground.
- (iv) The route to the fire escapes shall be free of obstructions at all times except a door way leading to the fire escapes which shall have the required fire resistance.
- (v) Fire escapes shall be constructed of non-combustible materials.
- (vi) Fire escapes stairs shall have straight flight not less than 0.75 metre. wide with treads and risers not more than 0.19 metre. The number of risers shall be limited to 16 per flight.
- (vii) Handrails shall be of a height not less than 0.90 metre.

72. Spiral stair fire escape.— The use of spiral stair fire escape shall be limited to low occupant load and to a building up to 9 metres height unless they are connected platforms, such as balconies and terraces to allow escape to pause. A spiral stair fire escape shall be not less than 0.50 metre in diameter.

73. Ramps.—

- (i) Ramps with a slope of not more than 1 in 10 may be submitted for stairway. Larger slopes shall be provided for special uses but in no case greater than 1 in 8. For slopes exceeding 1 in 5 and slipping the ramps shall be surfaced with approved non-slipping material.
- (ii) The minimum width of the ramps in hospitals shall be 2.25 metres.
- (iii) Handrails shall be provided on both sides of the ramps and not less than 0.90 metre. in height.

- (iv) Ramps shall lead directly to outside open space at ground level or court yard or safe place.
- (v) For buildings above 24 metres in heights, access to ramps from any floor of the building shall be through smoke stop doors.
- (vi) The minimum headroom in a passage under the landing of a staircase and under the staircase shall be 2.10 metre.

74. Corridors.—

- (i) The minimum width of a corridor shall not be less than 0.90 metre in the case of two residential buildings up to three storey in height and 1.00 metre in the case of other building.
- (ii) In case of more than one main staircase of the building inter-connected by a corridor or other enclosed space, there shall at least one smoke stop door across the corridor or enclosed space between the doors in the enclosing walls of any two staircase.

75. Refuge Area.—

- (i) For all building exceeding 15 metre. in height, refuge area shall be provided as follows:
 - (a) The floors above 15 metres and upto 24 metres one refuge area on the floor immediately above 18 metres.
 - (b) For floors above 25 metres and up to 36 metres. one refuge area on the floor immediately above 24 metres.
 - (c) For floors above 36 metres. one refuge area per every five floors above 36 metres
- (ii) The refuge area shall be provided on the external walls as cantilever projections or in any other manner (which will not be counted in F.A.R.) with a minimum area of 18 square metre and to be calculated based on the population on each floor at the rate of 1 square metre per person.

76. Fire Safety requirements.—

- (i) Building shall be so planned, designed and constructed as to ensure fire safety and this shall be done in accordance with Part-IV 'Fire protection' of the National Building Code of India 1970 corrected up to date.
- (ii) In case of multi-storied buildings above 15 metre in height, building which are more than three

stories and building with more than 400 square metres ground floor coverage and all other buildings of industrial, storage, assembly and hazardous type building scheme, provisions of Uttar Pradesh Agni Nivaran aur Agni Suraksha Adhinium (Act no. 6 of 2005) 2005 shall apply.

CHAPTER V
STRUCTURAL SAFETY AND SERVICES

77. **Structural design.**—The structural design of any item of masonry, timber, plain concrete and steel in a building shall be carried out in accordance with Part-VI (structural design, Section-1 Boards, Section-2, Foundation, Section-3 Wood, Section-4 Masonry, Section-5 Concrete, Section-6, Steel as in the case may be) of National Building Code of India prepared by ISI, and as prevalent at the time of execution of the work.
78. **Quality of material and workmanship.**— All materials and workmanship shall be good quality conforming generally to accepted standards of Public Works Department of Uttar Pradesh and Indian Standards Specifications and Codes as included in Part-V building materials and Part-VII constructional Practices and Safety of National Building Code of India 1970 revised up to date.
79. **Building services.**—The planning design and installation of electrical installation, air conditioning and heating work, installation of lifts and escalators in a building shall be carried out in accordance with Part-VIII (Building Services, Section-2, Electrical installations, Section-3, Air conditioning and heating, Section-5, Installation of lifts and escalators, as the case may be) of National Building Code of India prepared by ISI, and as prevalent at the time of execution of the work.
80. **Plumbing.**—The planning design, construction and installation of water supply, drainage and sanitation and gas supply system in a building shall be in accordance with the part-IX (Plumbing Services, Section-1, Water Supply, Section-2, Drainage and Sanitation, Section-3, Gas Supply as the case may be) of National Building Code of India prepared by ISI, and as prevalent at the time of execution of the work.
81. **Water Supply Requirements.**—The requirements of water supply in a building shall be as given in Tables 1 to 3.
82. (i) Subject to the provisions of any law for the time being in force, the sanitary fittings and installations in a building shall be as given in Table 4 to 13.
- (ii) Every factory building within the area shall be provided with such latrines and urinals as may from time to time be prescribed by or under the provision of the Factories Act, 1948.

APPENDIX-1
(See Regulation No. 5(1))

FORM FOR FIRST APPLICATION TO ERRECT RE-ERRECT, DEMOLISH OR TO MAKE MATERIAL ALTERATION IN A BUILDING.

To,
The Chief Executive Officer,
New Okhla Industrial Development Authority,
Uttar Pradesh.

Sir.

I hereby give application that I intend to erect/re-erect/demolish or to make material alteration in the building No..... of Shazra No. on/in plot No. in Sector/colony Bazar/Street Block/Mohalla/Bazar in accordance with the New Okhla Industrial Development Area Building Directions and I forward herewith the following plans and specification (Item No. 1 and 2 below) in triplicate, (one copy of each cloth bound) duly signed by me and the licenced Architect/Engineer/Draftsman/Group License No. who will supervise its erection and copies of other statement/document/documents applicable (Item No. 3 to 12 below)

1. Site Plan.
2. Building Plan including Service Plan.
3. Supervision of Building work (Appendix-3)
4. General specification sheet (Appendix-10)
- 5. Ownership documents**
6. Attested/photostat copies of Receipt for payment of application fee.
7. Application for drainage of premises (in duplicate Appendix (11)
8. Detail description of work & specification of materials (appendix-12) in triplicate.
- 9. N.B.O. form Appendix-13 in duplicate.**
- 10. Indemnity Bond (In case of basement only) Appendix-14**
11. Structural stability certificate from the licensed technical personnel (Appendix-15)
12. Dimension Plan (Certified on behalf of **NOIDA**).

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

Signature of the applicant

Name of Applicant (IN BLOCK LETTERS)

Address of the applicant.

Dated :

Note :- Strike out which is not applicable.

APPENDIX-2
(See Regulation No. 10)
Qualification of Licensed Technical Personnel for
Preparation of scheme for Building Permit and supervision

1. The qualification of the technical personnel and their personnel and their competence to carry out different jobs for building permit and supervision for the purpose of licensing by the authority shall be as hereinafter indicated.

ARCHITECTS

2. Qualification: -- The qualification for licensing Architect will be the Associate Membership of the Indian Institute of Architects or such Degree or Diploma, which makes him eligible for such membership or qualification mentioned in Schedule XIV of Architects Act, 1972 and registered with the Council of Architecture as provided by the provision of the Architects Act. 1972.
- 2(1) A licensed Architect shall be competent to carry out work related to building permit; and shall be entitled to submit the followings:
 - i) all plans and related information connected with building permit;
 - ii) Structural details and calculations for building on plots upto 300 square metres and upto two storey high: and
 - iii) certificate of supervision for all buildings.

ENGINEERS

- 3(1) Qualification:- The qualification for licensing of the engineers will be corporate membership (Civil) of the Institution of Engineers or such degree/diploma in Civil Municipal or Structural Engineering which makes him eligible for such membership or which is recognised by the Uttar Pradesh Public Service Commission for the post of an Assistant Engineer.
- (2) A licensed engineer shall be competent to carry out the work related to building permit; and shall be entitled to submit the followings;
 - i) All plans and related information connected with building permit on plots upto 12000 square metres and up to four storey.
 - ii) Structural details and calculation for all buildings.
 - iii) Certificate of supervision for all buildings.

DRAFTSMAN

- 4(1) Qualification:- The qualification for licensing of the Draftsman will be :-
 - i) Three years Diploma in Architectural Assistantship or Architectural Draftsmanship.
 - ii) Draftsmanship in Civil Engineering from I.T.I. with five years experience under Architect/Engineer, from a recognised institution which would enable him for the post of Senior Draftsman recognised by the Uttar Pradesh public Service Commission.
 - iii) Diploma in Civil Engineering with 2 years experience.
- (2) A licensed draftsman shall be entitled to submit;
 - i) All plans and related information for buildings permit on plots upto 75sq. meters and upto two storey;
 - ii) Certificate of supervision of building on plots upto 75 sq. metres and upto two storey.

GROUP OR AGENCY

5. When a group or agency comprising of qualified Architect/Engineer/Draftsman is practicing, then the qualification and competence of work will be the combination of the individual qualification and competence given under paras 2,3 and 4 above and the agency shall be licensed by the Authority.

APPENDIX-3

(See Regulation No. (10)

FORM FOR SUPERVISION OF BUILDING WORK

To,
The Chief Executive Officer,
New Okhla Industrial Development Authority,
Uttar Pradesh.

Sir.

I hereby certify that the erection/re-erection/material alteration/demolition in/of building No..... of Shazra No. on/in plot No. Block/Mohalla/Bazar Road/Street Sector/Colony shall be carried out under my supervision and I Certify that all the material (type and grade) and the workmanship of the work shall be generally in accordance with the general and detailed specifications submitted alongwith and that the work shall be carried out according to the sanctioned plans.

Signature of Architect/
Engineer/Draftsman/
Group
Name of Architect
Engineer/Draftsman
Group **(IN BLCOK LETTERS)**...
License No. of Architect/
Engineer/Draftsman/
Group.....
Address of the Architect/
Engineer/Draftsman/
Group.....

Dated :

Note :- Strike out which is not applicable.

APPENDIX-4
(See Regulation No. 19)

FORM FOR SANCTION OR REFUSAL OF BUILDING PERMIT

From,
The Chief Executive Officer,
New Okhla Industrial Development Authority,
Uttar Pradesh.

To
.....
.....

Sir.

With reference to your application No. dated..... for grant of permit for the erection/re-erection/material alteration/demolition in/of Building No..... of Shazra No. on/in plot No. in Sector/colony..... Road/StreetBlock/Mohalla/Bazar I have to inform you that the sanction has been granted/refused by the Authority on the following grounds.

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

Officer Stamp
Office (communication)
No.....
Dated :

Signature
Name of Officer
Designation of the Officer

Note :- Strike out which is not applicable.

APPENDIX-5
(See Regulation No. 16)

FORM FOR NOTICE FOR COMMENCEMENT OF BUILDING WORK

To,
The Chief Executive Officer,
New Okhla Industrial Development Authority,
Uttar Pradesh.

Sir.

I hereby notify that the erection/re-erection/material alteration/demolition in/of building No..... of Shazra No. on/in plot No. Block/Mohalla/Bazar..... will be commenced on as per your permission and plans sanctioned vide letter No. Dated under the supervision of Licensed Architect/Engineer/Draftsman/Group. License No.

Signature of the
Applicant
Name of the
Applicant (IN BLOCK LETTERS)
Address of the
Applicant

Dated:
Note :- Strike out which is not applicable.

APPENDIX-6
(See Regulation No. 24)
FORM FOR COMPLETION CERTIFICATE FOR BUILDING WORK

To,
The Chief Executive Officer,
New Okhla Industrial Development Authority,
Uttar Pradesh.

Sir.

I hereby certify that the erection/re-erection/material alteration/demolition in/of building No of Shazra No. on/in plot No. Sector/colony..... Road/StreetBlock/Mohalla/Bazar has been supervised by me and the completion plan is attached herewith in triplicate (one copy cloth bounded). The plans were sanctioned vide letter No. dated and the work has been completed to my best satisfaction. The workmanship and all the materials which have been used are strictly in accordance with the general, detailed specifications. No provision of the regulations, directions, no requisition made, conditions, prescribed or order issued there under have been transferred in the course of work. The land fit for construction for which it has been developed or re-developed.

Signature of the licensed

Architect/ Engineer
Group Draftsman
Name of the Licensed
Architect/ Engineer/Draftsman/
Group
Address of the Licensed
Architect/ Engineer/Draftsman/
Group

Dated :

Note :-- Strike out the words which are not applicable.

APPENDIX-7
(See Regulation No. 25)
FORM FOR OCCUPANCY CERTIFICATE

From,
The Chief Executive Officer,
New Okhla Industrial Development Authority,
Uttar Pradesh.

To

.....
.....

Sir.

I hereby certify that the erection/re-erection/material alteration/demolition in/of building No of Shazra No. on/in plot No. Sector/colony..... Road/Street Block/Mohalla/Bazar completed under the supervision of Licensed Architect/Engineer/Draftsman/Group License No. has been inspected by the officers of the Authority and declare that the building **conforms** in all respects to the requirements of the Regulations/Directions in respect of occupancy, Structural safety based upon the structural stability certificate and the completion certificate submitted by the concerned Licensed technical personnel, fire safety, hygienic and sanitary conditions inside and the surrounding and is fit for occupation.

Signature
Name
Designation

Dated :

Note :-- Strike out the words which are not applicable.

APPENDIX-8
(See Regulation No. 25)

FORM FOR TEMPORARY OCCUPANCY CERTIFICATE

From,
The Chief Executive Officer,
New Okhla Industrial Development Authority,
Uttar Pradesh.

To
.....
.....
.....

Sir.

I hereby certify that the erection/re-erection/material alteration/demolition in/of building No of Shazra No. on/in plot No. Sector/colony..... Road/StreetBlock/Mohalla/Bazar completed under the supervision of licensed Architect/Engineer/Draftsman/Group License No. has been inspected by me/officers of the Authority and declare that the building does not conforms in following respects to the requirements of the NOIDA Regulations/Directions as amended upto date.

- 1.
- 2.
- 3.
- 4.
- 5.

However, a temporary occupancy certificate is being issued for a period of subject to the condition that the above mentioned defects/discrepancies will be got corrected and a fresh completion certificate is submitted to the Chief Executive Officer for further necessary action.

Office stamp

Signature

Office (communication).....

Name of the office.....

No.

Designation

Dated :

Note :-- Strike out the works which are not applicable.

APPENDIX – 9

ADDITIONAL FIRE PROTECTION REQUIREMENTS FOR BUILDINGS MORE THAN 15 METRES IN HEIGHT AND OTHER BUILDING MENTIONED IN REGULATION NO. 6(3)

GENERAL

The Chief Executive Officer, Uttar Pradesh by whatsoever name called, hereinafter called the Chief Fire Officer may insist on suitable provision in building from fire safety and fire fighting point of view depending on the occupancy and height of buildings.

STAIRCASE ENCLOSURES

The internal enclosing walls of staircase shall be brick or reinforced concrete constructed having fire resistance of not less than two hours. All staircase shall have excess through self closing door, enclosed latest half an hour resistance. These shall be single swing doors opening in the direction of the escape. The doors shall be fitted with check section door closers.

The staircase enclosures on external wall of the building shall be ventilated to atmosphere at each landing. Permanent vent at the top equal to 5 percent of the cross section area of the enclosures and openable sashes at each floor level with area equal to 15 percent of the sectional area of the enclosures on the external walls shall be provided. The roof of the shaft shall be at least 10 metre above the surrounding roof. There shall be no glazing or glass brick in any internal enclosing wall of staircase. If the staircase is in the core of the building and cannot be ventilated at each landing, a positive pressure of 5 millimetre water gauge by an electrically operated blower shall be maintained.

The mechanism for pressuring the staircase shaft shall be so installed that the same shall operated automatically and also with manual operation facilities, when the automatic fire alarm operates.

LIFT ENCLOSURES

The walls enclosing lift shafts shall have a fire resistance of not less than two hours, Shafts shall have permanent vents at the top not less than 1800 sq. millimeter in clear area. Lift motor rooms preferably be sited at the top of the shaft and shall be separated from the lift shafts by the enclosing wall of the shaft or by the floor of the motor rooms.

Landing doors in lift enclosures shall open in the ventilated or pressurized corridor/lobby and shall have fire resistance of not less than one hour.

The number of lifts in one lift bank shall not exceed four. Shaft for fire lift in a lift bank shall be separated from each other by a brick masonry or re-enforced cement concrete wall of fire resistance of not less than two hours.

If the lift shaft and lift lobby are in core of the building, a positive pressure of not less than 2.5 millimeter and not more than 3 millimeter water gauge by electrically operated blower shall be maintained in the lift lobby and positive pressure not less than 5 mm millimeter water gauge shall be maintained in the lift shaft. The mechanism for pressuring lift shaft and lift lobby shall be so installed they shall operated automatically when the automatic fire alarm operates. The mechanism shall have facilities to be operated manually.

Exit from the lift lobby shall be through a self closing smoke stop door of half an hour fire resistance.

The lift mechanic room shall be separate and no other machinery shall be installed therein.

Lifts shall not normally communicate with the basement. However, one of the lifts may be permitted to reach the basement level provided the lift lobby at each basement level is pressurized and separated from the rest of the basement areas, by smoke actuated fire resisting door of two hours fire resistance.

BASEMENT

Each basement shall be separately ventilated. Vents with cross sectional area (aggregate) not less than 2.5% of the floor area spread evenly round the perimeter of the basement shall be provided in the form of grills or breakable stall board lights or pavement light by way of shafts.

The staircase of basement shall be enclosed type having fire resistance of not less than two hours and shall be situated at the periphery of the basement and shall communicate with basement through a lobby provided with fire resisting self closing doors of half an hour fire resistance. If the travel distance exceeds 18.50 metres additional staircase at proper place shall be provided.

SERVICE DUCTS.

Service ducts for electrical conduits, cables etc. shall be enclosed by walls having a fire resistances of not less than two hours. Doors for inspection or access shall also have a fire resistance of not less than two hours.

If the cross sectional area exceeds 1.0 sq. metre it shall be sealed where it passes floor by carrying the floor through the duct. The floor within the duct shall be pierced for any service pipe of ventilation trunk and shall fit as closely as possible around and such pipe or trunk.

REFUSE CHUTES AND REFUSE CHAMBERS.

Hoppers to reuse chutes shall be situated in well ventilated positions and the chutes shall be continued upwards with an outlet above roof level and with an enclosure wall of non-combustible material with fire resistance not less than two hours. The hoppers shall not be located within the staircase enclosures. Inspection panel and hopper (charging station) opening shall be fitted with tight fitting metal doors, covers, having a fire resistance of not less than one hour.

Refuse chutes shall not be provided in staircase walls or air-conditioning shafts.

Refuse chambers shall have walls and floors or roofs constructed of non-combustible and impervious material and shall have a fire resistance of not less than two hours. They shall be located at a safe distance from exit routes.

LIFTS AND FIRE LIFTS.

Public address system in the lift car with speaker or telephone assembly shall be provided. Provision for a fire shall be made as per the following details:

- a) To enable fire personnel to reach to the floor with the minimum delay, one of the lifts shall be so designed so as to be available for the exclusive use of the Fireman in any emergency and be directly accessible to every dwelling lettable floor space on each floor.
- b) The lifts shall have floor area of not less than 1.5 square metre. It shall have loading capacity of not less than 600 kilograms (8 persons per lift) with automatic closing doors.
- c) The electric supply shall be on a separate service from electric supply mains in a building and the cables run in route safe from fire i.e. in the lift shaft. In case of failure of normal electric supply it shall automatically trip over to alternative supply.
- d) The operation of a fire lift shall be by a simple toggle or two button switch situated in a glass fronted box adjacent to the lift at the entrance level when the switch is on, landing call points will become imperative and the lift will return to normal working. This lift can be used by a occupant in normal times.
- e) The words, "FIRE LIFT" shall be conspicuously displayed in fluorescent paints on the lift landing door at each floor level.
- f) For building above 15 metre in height collapsible gates shall not be permitted for lifts and shall have solid doors with fire resistance of two hours.

ELECTRICAL SERVICES

8. a) The electrical distribution cables or wiring shall be laid in separate duct. The duct shall be sealed at every alternative floor with non-combustible materials having the same fire resistance as that of the duct.
- b) Water mains, telephone lines, inter-com lines, gas pipes or any other service line shall not be laid in the duct for electric cables.
- c) Separate circuit for water pumps, lifts staircase corridor lighting and blowers for pressurizing system shall be provided directly from the main switch gear panel.

STAIRCASE AND CORRIDOR LIGHTING

9. a) The staircase and corridor lighting shall be on separate service and shall independently connected so as it could be operated by one switch installation on the ground floor accessible to fire fighting staff at any time irrespective of the position of the individual control of the light points, if any.
- b) Staircase and corridor lighting shall also be connected to alternative supply from parallel high tension supply or to the supply from the stand by generator.
- c) Emergency lights shall be provided in the staircase and corridor

ALTERNATE SOURCES OF ELECTRIC SUPPLY

10. A stand by electric generator shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, the stand by the fire pump, pressurization fan and blowers, smoke extraction and damper system in case of failure of normal electric supply. The generator shall be capable of taking starting current of all the machines and circuits stated above simultaneously. If the stand by pump is driven by diesel engine, the generator supply need not be connected to the standby pump. Where parallel high voltage/low voltage supply is provided generator may be waived in consultation with the Chief Fire Officer.

TRANSFORMERS

11. a) If transformers are housed in the building below the ground level it shall be necessarily in the first basement in separate fire resisting room of four hours rating. The room shall necessarily be at the periphery of the basement. The entrance to the room shall be provided with a steel door of two hours fire rating. A curb of a suitable height shall be provided at the entrance in order to prevent the floor of oil from ruptured transformer to the transformer into other parts of the basement. The direct access room shall be housed in a separate room separated from the transformer bays by a fire resisting wall with fire resistance not less than four hours.
- b) The transformer shall be protected by an automatic high pressure water spray or a foam sprinkler system. When housed at ground floor level, it shall be cut off from the other portion of premises by Fire Resisting walls of four hours fire resistance. The shall not be housed on upper floors.
- c) A tank of RCC construction of adequate capacity shall be provided at lower basement level to collect the oil from the catch pit. The tank shall be on non-combustible construction and shall be provided with a flame arrester.

AIR CONDITIONING

12. Where air conditioning of the building is done, the following provision shall be made:-
 - a) Proper arrangement by way of automatic fire damper working on smoke or heat detectors for isolating all ducting at every floor from the main resistor shall be made.
 - b) When the automatic fire alarm operates the respective air handing units of the air conditioning system it shall automatically be switched off.

- c) Automatic fire dampers shall so arranged so as to close by gravity in the directions of the air movement and to remain tightly closed upon operation of a smoke or heat detector cum fire alarm.
- d) Air ducts serving main floor areas, corridors or the like shall not pass through the stair well.
- e) Where ever the ducts pass through fire walls or floors, the opening around the ducts shall be sealed with fire resisting materials such as rope asbestos, mineral wool or the like.
- f) The air filters of the air handing units shall be of non-combustible materials.
- g) Automatic fire dampers should be provided at the inlet of the fresh air duct and the return air duct of each compartment/shop on every floor.

NOTE:-- The use of type of detectors shall be to the satisfaction of the Chief Fire Officer.

BOILER ROOM

- 13. Provision of boiler and boiler rooms shall confirm to Indian Boilers Act or any other law for the time being in force. Further the following additional aspects shall be taken into account in the location of Boiler/Boiler room:--
 - a) The boilers shall not be allowed in sub-basement but may be allowed in the basement away from the escape routes.
 - b) The boilers shall be installed in a fire resisting room of four hours fire resistance rating, and this room shall be situated on the periphery of the basement. Catch pit shall be provided at the low level.
 - c) The boiler room shall be provided with fresh air inlets and smoke exhausts directly to the atmosphere.

PROVISIONS OF FIRST AID FIRE FIGHTING APPLIANCES

- 14. a) The first aid fire fighting equipments shall be provided on all floors including basements, occupied terrace of lift rooms in accordance with IS 2217-1963. Recommendations for providing first aid fire fighting arrangement in public buildings in consultation with the Chief Fire Officer.
- b) The fire fighting appliances shall be distributed over the building in accordance with IS 2190 code of practice for selection, installation and maintenance of portable first aid fire appliance.

FIXED FIRE FIGHTING INSTALLATION

- 15. Building above 15 meters in height depending upon occupancy shall be protected by wet riser or sprinkler installation system with the fire service connections at the base of the sprinkler installation as per details given on next page.

(1) TYPE OF THE BUILDING/OCCUPANCY**REQUIREMENTS**

- | | |
|---|---------------------------------|
| a) Apartment building below 15 Metres in height irrespective of floor area. | NIL |
| b) Apartment buildings exceeding 15 metres in height. | Wet riser and (or) Down comers. |
| c) Non apartment buildings 15 Metres and above in height irrespective of floor area. | -Do- |
| d) All basement, sub-basement, high pressure having special risks, storage, Water spray of hazardous explosive material foam sprinkler in a building 15 metres and above system. | |
| e) Any of the above categories may incorporate an automatic sprinkler/drencher system if the risk is such that it required installed of such protective methods. | |
| f) In respects of buildings provided with smoke/heat detection system backed by 24 hours caretaker (trained in fire fighting) staff, the installation of sprinklers need not be insisted. | |
2. The hydrants shall be provided within the court-yard, the location of which shall be decided in consultation with the Chief Fire Officer.
 3. The dry riser installation may be permitted by the Chief Fire Officer for building referred in clause(b) and (c) of sub-para (1) for heights above 15 metres and below 24 metres, if he is satisfied with the arrangements for water supply and the provisions of static water storage tank.
 4. The wet riser installations shall confirm to IS 3844-1966 code of Practice for Installation of internal fire hydrants in multi-storey buildings. In addition, wet risers shall be designed for zonal distribution ensuring that unduly high pressure are not developed in risers and have ripes. In addition to wet risers first aid hose reels shall be installed on all the floors of the buildings, and shall confirms to IS 484-1969. Specification for first aid hose reel shall be connected to one of the female couplings of twin couplings of landings values of the wet risers installations by means of adopter.
 5. The riser shall be fed through the booster pump from either of the following water sources round the clock.
 - a) Town mains of suitable size which can supply requisite quantity of water.
 - b) Static Tank – The capacity of the static tank shall be as give below:--
- | | |
|--|-----------------|
| i) Apartment building 15 metres and above in height but below 24 metres in height | 50,000 Litres |
| ii) Non apartment building 15 metres and above but below 24 metres used for mixed occupancies like offices, shop, department stores: | 1,00,000 Litres |
| iii) Apartment building 24 metres and above in height | 1,00,000 Litres |
| iv) Non apartment building 24 metres and above in height. | 2,00,00 Litres |

Explanation

1. In case of group of apartment building 15 metres and above in height but below 24 metres, a centrally located tank having a capacity of 20,00,000 Liters may be provided.
2. The above quantities of water shall be exclusively for fire fighting and shall bot be utilized for domestic or other use.

STATIC WATER STORAGE TANK

- 16 (1) A satisfactory supply of water for the purpose of fire fighting shall always be available in the form of underground static storage tank with capacity specified for each building by the local Fire Authority with arrangement of replenishment by town's main or alternative sources of supply @ 1,000 litres per minute. The static storage water supply required for the above mentioned purpose should entirely be accessible to the fire engines of the local Fire Service. Provision of suitable number of manholes shall be made available for inspections, repairs and insertions of auction house etc. The covering slab shall be able to withstand the vehicular load of 18 tonnes.
- (2) To prevent stagnation of water in the static water storage tank the auction tank of the domestic water supply shall be fed only through an overflow arrangement to maintain the level therein at the minimum specified capacity.
- (3) The static water storage tank shall be provided with a fire brigade collecting breaching with 4 Nos.-65 mm diameter instantaneous male inlets arranged in a valve box at a suitable point at street level and connected to the static tank by a suitable fixed pipe not less than 15 centimetres diameter to discharge water into the tank when required at a rate of 1,000 litres per minute.

AUTOMATIC SPRINKLERS

17. Automatic high pressure water spray or foam sprinkler system shall be installed:-
- In basement, sub basement which are used as car parks, storage of combustible article, laundry or the like.
 - On floors used as departmental stores, shops and trades involving fire risks.
 - On all floors of the building other than department buildings, if the height of the building exceeds 45 metres.

CARBON-DI-OXIDE FIRE EXTINGUISHING SYSTEM FIXED.

18. CO2 Fire extinguishing installation shall be provide as per IS : 6328-1971 code of practice for design and installation of fixed CO2 fire extinguishing system on premises where water of foam cannot be used for fire extinguishment because of the special nature of the contents of the building or areas to be protected.

FIRE ALARM SYSTEM

19. All building above 15 metres. in height shall be equipped with fire alarm system as specified in 20 and 21 below:-
20. Residential Building (Dwelling Houses, Boarding Houses and Hostels):-
- All residential building like dwelling houses (including flats), boarding houses and hostels shall be **equipped with manually operated electrical fire alarm system with one or more call boxes located at each floor**. The location of the call boxes shall be decided after taking into consideration the floor plan with a view to ensure that one or the other call box shall be readily accessible to all occupants of the floor without having to travel more than 22.50 metres.
 - The call boxes shall be of the 'break-glass' type without any moving parts, where the call is **transmitted** automatically to control room without any other action on the part of the person operating the call box.
 - The call boxes shall be wired in a close circuit to control panel in the control room located as per para 22 so that the floor number from where the call box is actuated is clearly indicated on the control panel. The circuit shall also include one or more batteries with a capacity of forty eight hours normal working at full load. The battery shall be arranged to the continuously trickle charged from the electric mains.
 - The call box shall be arranged to sound one or more sounders so as to ensure that all occupants of the buildings shall be warned whenever any call box is actuated.

- e) The call boxes shall be so installed that they do not obstruct the exit-way and yet their location can easily be noticed from either direction. The base of the call box shall be at a height of 1 metre from the floor level.

21. All other buildings:-
All building other than those referred to in 20 shall in addition to the manually operated electrical fire **alarm system be equipped with an automatic fire alarm system. The latter shall be in addition to the alarm** which may be sounded by the actuation of any automatic fire extinguishing system which may be installed in any particular building in accordance with those regulations. Unless otherwise decided by the Chief Fire Officer, U.P. Fire Service, the detectors for the automatic fire system shall conform to IS : 2175-1962 Heat sensitive Fire Detectors and the systems shall be installed in accordance with IS: 2180-1962 code of practice for automatic fire Alarm system, or any other relevant Indian standards prepared from time to time.

Explanation :-

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

CONTROL ROOM

22. There shall be a control room on the entrance floor of the building with communication system (suitable public address system) to all floors and facilities for receiving the messages from different floors. Details of all floor plans along with the details of fire fighting equipment and installation shall also be maintained in the Control Room.
The control room shall also have facilities to detect the fire on any floor through Indicator Boards connecting fire detecting and alarm system on all floors. The staff in charge of control room shall be responsible for the maintenance of the various services and fire fighting equipment and installations.

FIRE DRILLS AND FIRE ORDERS

23. Fire notices or orders shall be prepared to fulfil the requirements of the fire fighting and evacuation from the building in the event of the fire and other incidents. The occupants shall be made thoroughly conversant with their action in the event of the emergency, by displaying fire notices at vantage points. Such notices should be displayed prominently in broad lettering.

APPENDIX-10
GENERAL SPECIFICATIONS SHEET
NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY
Specification of proposed building

1. Total plot area
Basement existingsquare metre. Proposedsquare metre.
Ground floor existingsquare metre. Proposedsquare metre.
2. First floor existingsquare metre. Proposedsquare metre.
Second floor existingsquare metre. Proposedsquare metre.
3. Mezzanine floor existingsquare metre. Proposedsquare metre.
4. The purpose for which it is intended to use the building.
5. Specification to be used in the construction of the
 - i) Foundation
 - ii) Walls
 - iii) Floors
 - iv) Roofs
6. Number of storeys of which the building will consist
7. Approximate number of persons proposed to be accommodated
8. The number of latrines to be provided
9. Whether the site has been built upon before or not
10. Source of water to be used for building purpose

Signature of the
Applicant
Full Name (in block letter)

Address

APPENDIX-11
NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY
(to be submitted in duplicate)
APPLICATION FOR DRAINAGE OF PERMISES

To,
The Chief Executive Officer,
New Okhla Industrial Development Authority,
Uttar Pradesh.

Sir,

I/We, the undersigned hereby apply for permission to drain the premises known as
Street/ House Tax Assessment No.

The sanitary arrangement and drains for the premises are shown in the accompanying plans and sections in triplicate and described in the Appendix-II (submitted in triplicate) and the premises are open to inspection by the Officers of New Okhla Industrial Development Authority. I/We undertake to carry out the work in accordance with the provisions of New Okhla Industrial Development Authority building regulation and direction 1979, and to pay to the Authority the cost of connection to the sewer at the rate given in the Schedule of fees.

Dated :

Signature of the Applicant
Full name (in block letters)
Address
Name of the plumber
carrying out the work
License No
Address of the plumber

- f) Stone ware trap with cast iron soil pipe.
13. Ventilation of water closet, trap, material and supports 2” HCI pipe with H.B. clamps and 5CM lead joints.
14. Water closet (apartments)
- a) at or above ground level as per plan.
 approach from as per specification.
 Floor material as per drawings.
- Floor fall towards trap.
 Means of constant ventilation
- b) Water closet apparatus :
- Description of pan, basin, etc. C.I.
 Flushing cistern, capacity 3 gallons.
 Flushing pipe
 Material C.I. Telescopic.
 Internal Diameter 25mm to 12mm.
 Union with basin as per plan
15. a) Number and description of sanitary fitting in room and rooms in which they are to be installed.
 b) Capacity and position of water storage tank.
 c) Size & number of draw off taps and i.e. as per plan whether taken off storage tanks or direct, plan/drawing from main supply)
 d) Details of draw off taps, i.e. whether they are of plain screw down pattern or “waste not” Description of any other sanitary work to be carried out but not included under above headings.
16. Depth of sewer below surface or street.
17. Level or invert of house drain at point of junction with sewer.
 Level or invert of sewer at point of junction of house drain. Distance of nearest manhole on sewer from the point at which the drain leaves the premises.

SCHEDULE OF PIPE

	Materials	Dia in C meter	Weight	Method of joining.
Main sewage drain	As per plan	10	15 Indian standard
Branch sewage drains	S.W.P.	10		Cement
Sill pipes	H.C.I.			
Ventilating pipes other than soil pipes	H.C.I.	10	Specification Lead Joint	
Waste pipes	H.C.I.	7.5		
Anti syphone pipes	H.C.I.	5.0		

Dated

Signature of the applicant

APPENDIX-13
GOVERNMENT OF INDIA
MINISTRY OF WORKS AND HOUSING
NATIONAL BUILDING ORGANISATION

Name of the Municipality/Corporation/Authority _____

(Particulars of construction proposed/completed)

For item 1 and 2 fill in the appropriate code Number in

1. Nature of construction
 - a) New Construction 1
 - b) Alterations and/or additions to existing building 2
2. Type of construction
 - a) Residential buildings
 - i) Dwelling (1)
 - ii) Other residential places (such as Hostel, Dormitories/
Lodging hotels and clubs (2)
 - b) Industrial Building (Factories, Plants, Workshop etc. (3)
 - c) Commercial Buildings (shops, warehouses, Offices, Public garages etc. (4)
 - d) Institutional buildings (School, hospitals, dispensaries and religious buildings etc.) (5)
 - e) Other buildings (Public buildings, Public libraries, amusement bldgs. etc. (6)
3. Total plinth area Square Metre.
4. Total floor area in all floors Square Metre.
(including basement in any Square Metre.
5. Number and type of dwelling units in the construction.

Type of dwelling	New construction	Number of dwelling alterations and/or additions to existing building resulting in dwellings.
------------------	------------------	--

1. Room unit
2. Room unit
3. Room unit
4. Or more room unit
5. Particulars for the following items should be given while applying for occupancy certificate only.
6. Estimate construction/cost Rs.
7. Number and date of issue of authorisation certificate
8. Date of commencement of construction
9. Date of completion of construction

(Signature of the applicant)
 (Name and address of the Applicant in block letters)

Dated : _____

(FOR OFFICE USE ONLY)

Reference number of application

Number and date of issue of Authorization/Occupancy certificate

Appendix-14
INDEMNITY BOND

In consideration of the New Okhla Industrial Development Authority a body Corporate constituted under Section-3 of the New Okhla Industrial Area Development Act, 1976 (U.P.) Act No. 6 of 1976) (hereinafter referred as “the promises” which expression shall unless the context does not so admit include its successors and assigns) having sanctioned the construction of the basement in the building plans of the factory building to be constructed on Industrial Plot No. in Sector No. Situated in the New Okhla Industrial Development Area in Tehsil Distt. on production of the bond of Indemnity by son of Shri Aged Years, resident of (hereinafter called the “promisor” which expression shall unless the context does not so include his heirs, executors, administrators, representatives and permitted assigns) to indemnify the promises of any loss or damage caused of the basement referred to above the promisor hereby agreed to execute this bond of Indemnity.

NOW THEREFORE THIS DEED WITNESSED AS FOLLOWS :

In consideration of the promises having sanctioned the construction of the basement in the building plan of the factory building to be constructed in Industrial Plot No. in Sector No. situated in the New Okhla Industrial Development Area, Tehsil Distt. The promisor agrees to indemnify the promises and at all times holds himself liable for all damages and losses caused to the adjoining building (s) on account of the construction of the basement referred to above and further undertakes to indemnify the promises and such amount of the full extent which the promises may have or be required to pay to any person (s) having rights in the adjoining properties on account of the construction of the basement (said) by way of compensation or otherwise and further to pay all costs and expenses which the promises may have to expend in defending any action in the Court of Law regarding thereto.

IN WITNESS WHEREOF the promisor has executed this Bond of Indemnity at New Okhla Industrial Development Area, tehsil district on day of

(PROMISOR)

Signed by :-

- | | |
|------------------------|------------------------|
| 1. Witness:
Address | 2. Witness:
Address |
|------------------------|------------------------|

Appendix –15
FOR STRUCTURAL STABILITY CERTIFICATE

To,
The Chief Executive Officer,
New Okhla Industrial Development Authority,
Uttar Pradesh.

Sir.

I hereby certify that the structural design of the Building on shazra No. in Sector/colony..... Road/StreetBlock/Mohalla/Bazar shall be done by me/us and carried out in accordance with part VI structural design of National Building code of India corrected upto date.

Signature of Architect/
Engineer/Group
Name of Architect
Engineer/Group
Address of Architect
Engineer/Group

Dated :
NOTE : Strike out which is not applicable.

APPENDIX – 16

(FOR FINAL INSPECTION OF A UNDER GROUND / DRAINAGES/SANITARY & OTHER PIPE LINES BEFORE COVERING THE LINES)

**The Chief Executive Officer
Noida Complex, Sector-6,
Noida**

I/We undersigned hereby give you notice of my/our intention to cover up the drainage work on
(date) of Time in the premises of Plot No. Sector And request for the
inspection and approval of the same.

The drawing was sanctioned by the New Okhla Industrial Development Authority vide letter No.
..... the fees of Rs. has been deposited vide challan no. Dt.

Signature of the Owner

Name of the owner

Address

Certified that the drainage/sanitary work have been executed under my supervision and as per building bye
laws/sanctioned plan.

Signature of Plumber/Architect/Engineer.

Name Plumber/Architect/Engineers

License No.

Address

.....

Note : The notice must reach in Building Cell Ten days prior to covering the pipe lines.

File No.

Date :

THE ABOVE WORKS HAVE BEEN INSPECTED AND APPROVED

FOR CHIEF EXECUTIVE OFFICER

APPENDIX – 17

(FOR FINAL INSPECTION OF SANITARY/WATER AND TO BE SUBMITTED IN DUPLICATE)

**The Chief Executive Officer
Noida Complex, Sector-6,
Noida**

I/We undersigned hereby give you notice that the Drainage work in the premises Plot No. Block No. Sector will be completed and available for final inspection on the (date) at (time and request inspection and approval of the same).

The Map was sanctioned by the New Okhla Industrial Development Authority vide letter No. Dt.

Signature of the Owner
Name of the owner
Address

Certified that the sanitary water supply work has been executed under my supervision and as per building bye views/sanctioned plan.

Signature of Plumber/Architect/Engg.
Name Plumber/Architect/Engineers
License No.
Address
.....

NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY, BUILDING CELL

File No. Date :

Certified that the above work have been inspected and approved.

FOR CHIEF EXECUTIVE OFFICER

TABLE NO. 1
PER CAPITA WATER REQUIREMENTS FOR BUILDINGS

Sl.No.	Type of Building	Consumption per head per day (in liters)
1.	Residential	135
2.	Educational	
	a) Day Schools	45
	b) Boarding Schools	135
3.	Institutional (Medical)	
	a) No. of beds not exceeding 100	340
	b) No of beds exceeding 100	450
	c) Medial quarters and hostels	135
4.	Assemble (per seat of accommodation)	15
5.	Government or semi-public business	45
6.	Mercantile (Commercial)	
	a) Restaurants (per seat)	70
	b) Hotels with lodging accommodation (per bed)	180
	c) Other business building	45
7.	Industrial	45
8.	Storage (including Warehousing)	30
9.	Hazardous	30
10.	Intermediate station (excluding mail) and express stops:	
	(a) Where bathing facilities are provided.	45
	(b) In the case of others	23
11.	Junctions Station :	
	(a) Where bathing facilities are provided.	70
	(b) In the case of others	45
12.	Terminal Stations:	45
13.	International and Domestic Airports	70

Explanation—The number of persons for serial No. 10 & 13 shall be determined by the average number of passengers handled by the station daily.

TABLE NO. 2
FLUSHING STORAGE CAPACITIES

Sl.No.	Classification of Building	Storage Capacity
1.	For tenements having common convenience.	900 litres net per WC seat.
2.	For residential premises other than tenements having common convenience.	270 litres net for one WC seat and 180 litres for each additional seat in the same flat.
3.	For Factories and Workshops	900 litres per WC seat and 180 litres per urinal seat.
4.	For cinemas, public assemble halls or the like.	900 litres per WC seat and 350 litres per urinal seat.

TABLE NO. 3
DOMESTIC STORAGE CAPACITIES

Sl.No.	No. of floors	Storage Capacity	Remarks
For premises occupied as tenements with common conveniences :--			
1.	Floor 1 (Ground floor)	Nil	Provided no down taken fittings are installed
2.	Floors 2,3,4,5 and upper floors	500 Litres per tenement	--
For premises occupied as flats or Blocks.			
1.	Floor 1 (Ground floor)	Nil	Provided no down take fitting are installed
2.	Floors 2,3,4,5 and upper floors	500 litres per tenement	

Explanations

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

Downtake taps	70 litres each
Showers	13 litres each
Bath tubs	200 litres each

TABLE NO. 4
SANITATION REQUIREMENTS FOR HOTELS

Sl.No.	Fitments	For residential Public & Staff	For public rooms		For non-residential Staff	
			For males	For females	For males	For females
1.	Water closet.	One for 7 persons omitting occupants of the room with attached water closet, minimum of two if both sexes are lodged.	One per 100 persons upto 400 persons; for over 400 and at the rate of one per 250 persons or part thereof.	Two for 100 persons upto 200 persons; Over 200 add @ one per 100 persons or part thereof.	One for 1-15 persons Two for 16-35 persons Three for 36-65 – do- Four 66-100 –do- One in each water closet	One for 1-12 persons Two for 13-25 persons Three for 26-40 – do- Four 41-57 –do- One in each water closet
2.	Ablution taps	One in each water closet.	One in each water closet	One in each water closet	vicinity of water closet and urinals.	
3.	Urinals	-	One for 50 persons or part thereof.	-	Nil upto 6 persons. One for 7-20 persons. Two for 21-45 persons Three for 46-70 – do- Four 71-100 –do- One for 1-15 –do- Two for 16-35 – do- Three for 36-65 – do- Four 66-100 –do-	-
4.	Wash basins.	One per 10 persons Omitting the wash basins installed in room with bath suite	One per water closet & Urinal provided	One per water closet provided	One for 1-15 –do- Two for 16-35 – do- Three for 36-65 – do- Four 66-100 –do-	One for 12 Persons. Two for 13-25 –do- Three for 26-40 – do- Four 41-57 –do-
5.	Baths.	One per 10 persons omitting occupants of the room with bath in suite.	-	-	-	-
6.	Slope sinks.	One for 30 bed rooms (One per floor min.)	-	-	-	-
7.	Kitchen sinks.	One in each Kitchen	One in each Kitchen	One in each Kitchen	One in each Kitchen	One in each Kitchen

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

TABLE NO. 5
SANITATION REQUIREMENTS FOR EDUCATIONAL BUILDING

Sl.No.	Fitments	Nursery School	Boarding Institutions		Other educational institutions	
			For Boys	For Girls	For Boys	For Girls
1.	Water closet.	One per 15 pupils or part thereof.	One per every 8 pupils or part thereof.	One per every 6 pupils or part thereof.	One per 40 pupils or part thereof.	One per 25 pupils or part thereof.
2.	Ablution	One in each water closet.	One in each water closet	One in each water closet	One in each water closet	One in each water closet
3.	Urinals	-	One per every 20 pupils or part thereof..	-	One per every 25 pupils or part thereof.	-
4.	Wash basins.	One per every 15 pupils or part thereof.	One per every 8 pupils or part thereof.	One per every 6 pupils or part thereof.	One per every 40 pupils or part thereof.	One per every 40 pupils or part thereof.
5.	Baths.	One bath sink per 40 pupils	One per every 8 pupils or part thereof.	One per every 6 pupils or part thereof.	-	-
6.	Drinking water fountains	One for every 50 pupils or part thereof	One for every 50 pupils or part thereof	One for every 50 pupils or part thereof	One for every 50 pupils or part thereof	One for every 50 pupils or part thereof
7.	Cleaners sinks.	-	One per floor minimum	One per floor minimum	One per floor minimum	One per floor minimum

Explanation :-- For teaching staff, the schedule of fitments to be provided shall be the same as in the case of office buildings.

TABLE NO. 6
SANITATION REQUIREMENTS FOR INSTITUTIONAL (MEDICAL) BUILDING (HOSPITALS)

Sl.No.	Fitments	Hospitals with outdoor patients		Administrative Building		
		Hospital with indoor patients For males & females	For males	For females	For male Personnel.	For female Personnel
1.	Water closet.	One for every 8 beds or part thereof.	One for every 100 beds or part thereof.	Two for every 100 persons or part thereof.	One for every 25 persons or part thereof.	One per 45 persons or part thereof.
2.	Ablution	One in each water closet. One water tap with drain again arrangements in the vicinity of water closet and urinals for every 50 beds or part thereof.	One in each water closet	Two for every water closet	One in every water closet	One in every water closet
3.	Wash basins.	Two upto 30 beds; add for every additional 30 beds or part thereof.	One for every 10 persons or part thereof.	One for every 100 persons or part thereof	One for every 25 persons or part thereof	One in each floor.
4.	Baths with shower	One for every 8 beds	-	-	-	-
5.	Bed pen washing sinks	One for every 8 beds	-	-	-	-
6.	Cleaners sinks	One for each ward			One per floor minimum	One per floor minimum
7.	Kitchen sinks & dish washers (where kitchen is provided)	One for each ward				
8.	Urinals	-	One per every 50 persons or part thereof		Nil upto 6 persons One for 7-20 persons Three for 46-70 – do- From 101 to 200 persons add at the rate of 3% for every 200 persons add at the rate of 2/5%	Two for 21-45 persons Four for 71-100 – do-

TABLE NO. 7
SANITATION REQUIREMENTS FOR INSTITUTIONAL (MEDICAL) BUILDING (STAFF QUARTERS AND HOSTELS)

Sl.No.	Fitments	For males Staff	For females Staff	Nurses Hostel
1.	Water closet	One for four person	One for four person	One for four person or part
2.	Ablution taps	One in each water closet	One in each water closet	One in each water closet
		One water taps with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closet and urinals.		
3.	Wash Basins	One for every 8 persons or part thereof	One for every 8 persons or part thereof	One for every 8 persons or part thereof
4.	Bath with shower	One for 4 persons or part thereof	One for 4 persons or part thereof	One for every 8 persons or part thereof
5.	Cleaners sinks	One per floor minimum	One per floor minimum	One per floor minimum

TABLE NO. 8
SANITATION REQUIREMENTS FOR GOVERNMENT OR SEMI-PUBLIC BUSINESS BUILDING

Sl.No.	Fitments	For males personnel	For females Personnel
1.	Water closet	One for every 25 persons or part thereof.	One for every 15 persons or part thereof
2.	Ablution taps	One in each water closet One water taps with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closet and urinals.	One in each water closet
3.	Urinals	Nil upto 6 persons One for 7-20 persons Two for 21-45 persons Three for 46-70 persons Four for 71-100 persons From 101-200 persons, add at the rate or 3% For every 200 persons, add at the rate or 2.5%	
4.	Wash Basins	One for every 25 persons or part thereof	One for every 25 persons or part thereof
5.	Drinking Water	One for every 100 persons with a minimum of one for each other	One for every 100 persons with a minimum of one for each other
6.	Baths	One for each floor	One for each floor
7.	Cleaners Sinks	One per floor minimum preferably in to adjacent or sanitary rooms	One per floor minimum preferably in or adjacent to sanitary rooms

TABLE NO. 9
SANITATION REQUIREMENTS FOR ASSEMBLY BUILDING
(THEATERS, AUTITORIUMS AND CINEMAS)

Sl.No.	Fitments	Male	For Public Males	Females	For Staff Females
1.	Water closet.	One per 100 persons upto 400 persons For over 400 persons add at the rate of one per 250 persons or part thereof	Two per 100 persons upto 200 persons For over 200 person add at the rate on per 100 persons or part thereof.	One for 1-15 persons Two for 16-35 persons	One for 1-12 persons Two for 13-25 persons
2.	Ablution taps	One in each water closet.	One in each water closet	One in each water closet	One in each water closet
3.	Urinals	One for 50 persons or part thereof.		Nil upto 6 persons One for 70-20 persons Two for 21-45 persons.	
4.	Wash basins.	One per every 200 persons.	One per every 200 persons or part thereof.	One for 1-15 persons Two for 16-25 persons	One for 1-12 persons Two for 13-25 persons

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

TABLE NO. 10
SANITATION REQUIREMENTS FOR ASSEMBLY BUILDING
(ART GALLERIES, LIBRAIES AND MUSEUMS)

Sl.No.	Fitments	For Public		For Staff	
		Males	Females	Male	Females
1.	Water closet.	One per 200 persons upto 400 persons For over 400 persons add at the rate of one per 100 persons or part thereof	One 100 persons Upto 200 persons	One for 1-15 persons Two for 16-35 persons	One for 1-12 persons Two for 13-25 persons
2.	Ablution taps	One in each water closet. One water taps with draining arrangements shall be provided for closet and urinals.	One in each water closet	One in each water closet	One in each water closet
3.	Urinals	One for 50 persons or part thereof.		Nil upto 6 persons One for 7-20 persons Two for 21-45 persons.	
4.	Wash basins.	One per every 200 persons or part thereof. For over 400 persons add at the rate of one for 250 persons or part thereof	Two for every 200 persons or part thereof For over 200 person add at the rate on per 150 persons or part thereof.	One for 1-15 persons Two for 16-35 persons	One for 1-12 persons Two for 13-25 persons
5.	Cleaners' sinks	One per floor minimum	One per floor minimum	One per floor minimum	One per floor minimum

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

TABLE NO. 11
SANITATION REQUIREMENTS FOR ASSEMBLY BUILDING (RESTAURANTS)

Sl.No.	Fitments	For Public		For Staff	
		Males	Females	Male	Females
1.	Water closet.	One per 50 seats upto 200 seats. For over 200 seat add at the rate of one per 100 seats or part thereof.	One for seat upto 200 seats. For over 200 seats add at the rate of one per 100 seats or part thereof.	One for 1-15 persons Two for 16-35 persons Three for 35-65 persons Four for 66-100 persons	One for 1-12 persons Two for 13-25 –do- Three for 26-40 –do- Four for 41-57 do- Five for 58-77 –do- Six for 7-100 –do-
2.	Ablution taps	One in each water closet. One water tap with draining arrangements shall be provided for closet and urinals.	One in each water closet	One in each water closet	One in each water closet
3.	Urinals	One for 50 seats.	-	Nil upto 6 persons One for 7-20 persons Two for 21-45 persons. Three for 46-70 –do- Four for 71-100 –do-	
4.	Wash basins.	One for every water closet provided	One for every water closet provided	One for every water closet provided	One for every water closet provided
5.	Kitchen sinks & dish washers	-	-	One in each Kitchen	-
6.	Slop or service sinks	-	-	One in each Kitchen	-

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

TABLE NO. 12
SANITATION REQUIREMENTS FOR SHOPS AND COMMERCIAL OFFICES

Sl.No.	Fitments	For Personnel
1	Water Closet	One for every 25 persons or part thereof exceeding 15 (including employees and customers). For female personnel 1 per every 13 person or part thereof exceeding 10.
2	Drinking Water Fountain	One for every 100 persons with a minimum of one on each floor.
3	Wash Basin	One for every 25 persons or part thereof.
4	Urinals	Nil upto 6 persons, one for 7.20 persons two for 21-45 persons, three for 46-70 persons, four for 71-100 persons & From 101-200 persons add at the rate of 3 percent. For over 200 persons add at the rate of 2.5 percent.
5	Cleaner's sink	One per floor minimum preferably in or adjacent to sanitary.

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

TABLE NO. 13
SANITATION REQUIREMENTS FOR RESIDENCES

Sl.No.	Fitments	Dwelling with individual conveniences	Dwelling without individual conveniences
1	Bath room	One provided with water tap	One for every two tenements
2	Water Closet	One	One for every two tenements
3	Sink (or Nahani) in the floor	One	
4	Water Tap	One	One with draining arrangement in each tenement One in common bath rooms and common water closets.

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