The Odisha Gazette

EXTRAORDINARY

PUBLISHED BY AUTHORITY

No. 811, CUTTACK, SATURDAY, MAY 26, 2018 / JAISTHA 5, 1940

BHUBANESWAR DEVELOPMENT AUTHORITY
Akash Shova Building, Sachivalaya Marg, Kharavela Nagar, Unit-III
Bhubaneswar

NOTIFICATION
The 26th May 2018

No.15190—Planning (R&L)-120/2016-BDA — Whereas, the draft of the Bhubaneswar Development Authority (Planning and Building Standards) Regulations, 2017 was published as required by sub-section (2) of section 125 of the Odisha Development Authorities Act, 1982 (Odisha Act 14 of 1982) in the Extraordinary issue No.1016 of the *Odisha Gazette*, dated the 27th May 2017 under the notification of the Bhubaneswar Development Authority No.12741/BDA, dated the 23rd May, 2017, inviting objections and suggestions from all persons likely to be affected thereby till the expiry of the period of fifteen days from the date of publication of the said notification in the *Odisha Gazette*.

And whereas, objections and suggestions received before the expiry of the period so specified in respect of the said draft have duly been considered by the Bhubaneswar Development Authority.

Now, therefore, in exercise of the powers conferred by section 124 of the said Act, and in supersession of the Bhubaneswar Development Authority (Planning and Building Standards) Regulations, 2008 except in respect of things done or omitted to be done before such supersession, the Bhubaneswar Development Authority with the approval of the State Government makes the following Regulations namely:—

CHAPTER –I.

PRELIMINARY

1.Short title, extent and commencement.— (1) These regulations may be called the Bhubaneswar Development Authority (Planning and Building Standards) Regulations, 2018.

(2)They shall extend to the whole area within the jurisdiction of Bhubaneswar Development Authority as notified from time to time.

(3)They shall come into force on the date of their publication in the *Odisha Gazette*.

2.Definition.— (1) In these regulations, unless the context otherwise requires,**—**

(i) "Act" means the Odisha Development Authorities Act, 1982 (Act 14 of 1982);

(ii) "addition" or "alteration" means change from one occupancy to another or a structural change, such as addition to the covered area or height or the removal of part of a building or construction or cutting into or removal of any wall, partition, column, beam, joist, floor or other support, or a change to the fixture of equipment of the building;

(iii) "Advertising Sign" means any surface or structure with characters, letters or illustrations applied there to and displayed in any manner whatsoever outdoors for the purpose of advertising or giving information or to attract the public to any place, person, public performance, article, or merchandise, and which surface or structure is attached to, forms part of, or is connected with any building, or is fixed to the ground or to any pole, screen, fence or hoarding or displayed in space, or in or over any water body included in the jurisdiction of the Authority;

(iv) "Affordable Housing Projects", "Affordable Housing Units" and "Slum" shall have the same meaning as defined in Policy for Housing for All in Urban Areas, Odisha 2015 and as amended from time to time;

(v) "Agricultural use" means use of land for the purpose of agriculture, horticulture, sericulture, animal husbandry, poultry farming, plant nursery, piggery, dairy farming, vegetable farming and any activity related to agriculture or milk chilling plant;

(vi) "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;

(vii) "Air Port Reference Point" means a designated point which is established in the horizontal plane at or near the geometric center of the landing area;

(viii) "Annexure" means an Annexure appended to these regulations;

(ix) "apartment or flat" means a dwelling unit in a building;

(x) "apartment building" means a building having more than four dwelling units constructed in one block only;

(xi) "Applicant" means the person who is the owner of the land or building or has a title over the land or building and includes,—

(a) an agent or trustee who receives rent on behalf of the owner;

(b) an agent or trustee who receives rent or is entrusted with or is concerned with any building devoted to religious or charitable purpose;

(c) receiver, executor or administrator or a manager appointed by any

Court of competent jurisdiction to have the charge of or to exercise the rights of the owner; and

(d) a mortgagee in possession;

(xii) “Approved” means approved by the Authority;

(xiii) “Art Commission” means the Commission constituted under sub-section (1) of section 88;

(xiv) “assembly building” means a building or part of a building where group of people not less than 50 congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes such as, theaters, motion picture houses, assembly halls, auditoria, exhibition halls, museum, skating rinks, gymnasium, restaurants, places of worship, dance halls, club rooms, passenger stations and terminals of air, surface and marine public transportation services, recreation piers and stadia, Baarat Ghar and Kalyan Mandap etc.;

(xv) “balcony” means a projection to serve as passage or sit out place including a hand rail or balustrade;

(xvi) “barsati” means a habitable room not exceeding 30% of the covered area, on the top floor of the building with toilet and kitchen unit built contiguously;

(xvii) "base FAR" shall have the same meaning as defined in the Odisha Transferable Development Rights Rules, 2015;

(xviii) “basement” or “cellar” means lower storey of a building, below or partly below the ground level;

(xix) “basti area” means an area declared as such under a Development Plan and in the absence of such declaration, any area comprising of old village settlements and covering such extent of land as may be determined by the Authority in consultation with the concerned Local Body;

(xx) “basti plot” means a plot having a width ranging between 4.0 meter and 6.3 meter, the depth being more than three times the width and located in a basti area;

(xxi) “building accessory” means a subordinate building, use of which is incidental to that of a principal building on the same plot such as garage, coal or fuel shed or for use by peons, chowkidars or domestic servants;

(xxii) "building envelope" means the horizontal spatial limits up to which a building may be permitted to be constructed on a plot;

(xxiii) “building height” means the vertical distance measured in the case of flat roofs from the average level of the center line of the adjoining street to the highest point of the building adjacent to the street and in the case of pitched roofs, up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof and in the case of gables facing the road, the mid-point between the eaves level and the ridges;

Explanation.— If the building does not abut on a street, the height shall be measured above the average level of the ground around and contiguous to the building.

(xxiv) “building line” means the line up to which the plinth of a building adjoining a street or an extension of a street or on a future street may lawfully extend and includes the lines prescribed in any development plan in operation for any area under the jurisdiction of the Authority or specification indicated in any Town Planning or Development Scheme, or in these regulations;

(xxv) "Cabin" means a non-residential enclosure constructed of non-load bearing partitions;

(xxvi) “Canopy” means a cantilevered projection from the face of the wall at lintel or slab level over any entrance, provided that —

(a) it shall not project beyond the plot line;

(b) it shall not be lower than 2.3m or 7’-6” when measured from the ground; and

(c) there shall be no structure on it and the top shall remain open to sky;

(xxvii) "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

Explanation.— For the purpose of this clause, the expression "exclusive balcony or verandah area" means the area of the balcony or verandah, as the case may be, which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee; and "exclusive open terrace area" means the area of open terrace which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee;

(xxviii) “chajja” or “sun-shade” means a sloping or horizontal structural overhang, usually provided for protection from sun and rain or for architectural considerations at lintel level;

(xxix) “chimney” means an upright shaft containing and encasing one or more flues provided for the conveyance to the outer air of any product of combustion; resulting from the operation of any heat producing appliance or equipment employing solid, liquid or gaseous fuel;

(xxx) “commercial building” means a building or part of a building, which is used for transaction of business, keeping of accounts and records or for similar purposes and includes Banks, Commercial Offices, Corporate offices, mercantile buildings like shops, stores, market display and sale of merchandise either in wholesale or retail, or offices, storage or services facilities incidental to the sale of merchandise, Cinema Halls, Petrol Pumps, Hotels, Restaurants, Lodge-cum-guest houses and Dharma Kantas, etc;

(xxxi) “common Plot” means a single or multiple plots of land which are, reserved during the layout approval for providing community facilities and public utilities and 50% of the area so reserved shall be used to provide required infrastructure for integration of public transport requirement, public washroom complexes, bus-stops, Origin-Destination Terminals etc. The land so required shall be provided to BDA or any other Public Authority for building of such public infrastructure.

(xxxii) "Competent Authority" means Vice Chairman of Bhubaneswar Development Authority;

(xxxiii) "corner plot" means a plot at the junctions of, and fronting on, two or more intersecting streets. In such cases, frontage would be on the street having larger width and where two streets are of same width, then the larger side of the plot will decide the frontage. The location of a garage (on a corner plot) if provided within the open space shall be located diagonally opposite the point intersection;

(xxxiv) "cornice" means a sloping or horizontal cantilevered projection at lintel level over any entrance or external walls to provide protection from sun and rain;

(xxxv) "covered area" means in respect of ground floor, area covered immediately above the plinth level by the building but does not include the open space covered by,—

(a) garden, rockery, well and well-structures, rainwater harvesting structures, plant nursery, water-pool (if uncovered), platform round a tree, tank, fountain, bench, chabutara with open top unenclosed on sides by walls, boundary wall, swing, and area covered by chhajja without any pillars etc, touching the ground;

(b) drainage, culvert, conduit, catch-pit, gully pit, inspection chamber, gutter and the like; and

(c) compound wall, gate, slide/ swing door, canopy, and areas covered by chajja or similar projections and staircases which are uncovered and open at least on three sides and also open to sky;

(d) Watchmen booth, pump house, garbage shaft, electric cabin or substations, and such other utility structure meant for the services of the building under construction;

(xxxvi) "Cul-de-sac" means such means of access having length upto 150 meter with an additional turning space not less than 81 square meters in area having no dimension less than 9 meter.;

(xxxvii) "Damp-Proof Course" means course consisting of some appropriate water proofing material provided to prevent penetration of dampness;

(xxxviii) "Detached building" means a building whose walls and roof are independent of any other building with open spaces on all sides;

(xxxix) "Developer" means,—

(a) a person who constructs or causes to be constructed an independent building or a building consisting of apartments or converts an existing building or a part thereof into apartments for the purpose of selling all or some of the apartments to other persons and includes his assignees; or

(b) a person who develops land into a project, whether or not the person also constructs structures on any of the plots, for the purpose of selling to other persons all or some of the plots in the said project, whether with or without structures thereon; or

(c) any other person who acts himself as a builder, coloniser, contractor, promoter, estate developer or by any other name or claims to be acting as the holder of a power of attorney from the owner of the land on which the building or apartment is constructed or plot is developed for sale; or

(d) such other person who constructs any building or apartment for sale to the general public; or

(e) Bhubaneswar Development Authority or any other public body in respect of allottees of— buildings or apartments, as the case may be, constructed by the Authority or such body on lands owned by them or placed at their disposal by the Government, for the purpose of selling all or some of the apartments or plots; or

(f) an apex State level co-operative housing finance society and a primary co-operative housing society which constructs apartments or buildings for its Members or in respect of the allottees of such apartments or buildings.

(xl) "deviation" means any construction made in departure from the approved plan by way of alterations or additions, modifications in the total floor area, coverage, floor area ratio (FAR), setbacks, height, parking space, provision of public utilities etc.;

(xli) "drain" means a line of pipes including all fittings and equipment such as manholes, inspection chamber, traps, gullies and floor traps, used for the drainage of a building or a number of buildings, or yards appurtenant to the buildings within the same cartilage and includes open channels used for conveying surface water;

(xlii) "drainage" means the removal of any liquid by a system constructed for purpose;

(xliii) "dwelling unit" means an independent housing unit with facilities for living, cooking and sanitary requirements;

(xliv) "educational building" means a building exclusively used for a school or college recognized by the appropriate Board or University or any other Competent Authority involving assembly for instruction, education or recreation incidental to educational use including quarters for essential staff required to reside in the premises, and building used as a hostel captive to an educational institution whether situated in its campus or outside and a building for such other uses as research institution;

(xlv) "enclosed stair-case" means a stair-case, separated by fire resistant walls from the rest of the building;

(xlvi) "encroachment" means an act to enter into the possession or rights either of permanent or temporary nature on a land or built-up property of local body or State or Central Government;

(xlvii) "EWS House" means a house or dwelling unit intended for Economically Weaker Sections with a carpet area of minimum 21 square meters and maximum 30 square meters or as decided by the State Government, from time to time;

(xlviii) “EWS Plot” means a residential plot intended for Economically Weaker Sections having plot area of minimum 30 square meters or more and less than 50 square meters or as decided by the State Government, from time to time;

(xlix) “existing building” means a building, structure or its use, as sanctioned, approved or regularized by the Competent Authority existing before the commencement of these regulations;

(l) “existing use” in relation to use, means a building or structure existing with due approval of the Authority before the commencement of these regulations;

(li) “exit” means a passage, channel or means of egress from any building, storey or floor area to a street or other open space of safety;

(lii) “external wall” means an outer wall of a building even though adjoining to a wall of another building and also means a wall abutting on an interior open space of a building;

(liii) “Farm house” means a plot of land including construction thereon in the area designated for agricultural use by the Authority;

(liv) “Farm shed” shall include permanent or temporary structures erected in the plot used for farmhouse;

(lv) “Fire Alarm System” means a system of arrangement of call joints or detectors, sounders and other equipments for the transmission and indication of alarm and sometimes used as signals for testing of circuits and whenever required for the operation of auxiliary services and such device may work, automatically or manually, to alert the occupants in the event of fire;

(lvi) “fire lift” means lift specially designed for use by fire service personnel in the event of fire;

(lvii) “Fire Proof Door” means a door or shutter fitted to a wall opening, and constructed and erected with the requirement to check the transmission of heat and fire for a specified period;

(lviii) “Fire Resisting Material” means the material, which is normally used for fire resistance;

(lix) “floor” means the lower surface in a storey on which one normally walks in a building;

(lx) “Floor Area” or “Built-up Area” means the total covered area on all floors of a house;

(lxi) “Floor Area Ratio” (FAR) means the ratio obtained by dividing total covered area on all the floors by the area of the plot;

(lxii) “footing” means the part of a structure, which is in direct contact with the ground and transmitting loads to the ground;

(lxiii) “Form” means a form appended to these regulations;

(lxiv) “foundation” means that part of a structure, which is in direct contact with and meant for transmitting loads to the ground;

(lxv) "gallery" means an intermediate floor or platform projecting from a wall of an auditorium or a hall providing extra floor area, additional seating accommodation, etc. It shall also include structures provided for seating in stadia;

(lxvi) "garage-Private" means a building or a portion thereof designed for parking of privately owned motor vehicles or any other vehicles;

(lxvii) "garage-Public" means a building or a portion thereof designed or used for repairing, servicing, hiring, selling or parking of motor driven or any other vehicles;

(lxviii) "ground floor" shall mean storey, which has its floor surface nearest to the ground around the building;

(lxix) "Group Housing" means premises comprising an area of 4000 square meters or more and where land is owned collectively by a society or otherwise and where construction is taken up by a single agency;

(lxx) "habitable room" means a room having area of not less than 9.0 square meters, width 2.4 meters (min.), height 2.75 meters (min.) occupied or designed for occupancy by one or more persons for study, living, sleeping, eating, cooking if it is used as a living room, but does not include bathrooms, water closet compartments, laundries, serving and storage pantries, corridors, cellars, attics and spaces that are not used frequently or during extended periods;

(lxxi) "Hazardous Building" means 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 or producing poisonous fumes, or the storage, handling, manufacturing or processing of which involves highly corrosive, toxic, obnoxious alkalis, acids or other liquids, gases or chemicals, producing flame, fumes and explosion, poisonous irritant or corrosive gasses and for the storage, handling or processing of any material producing explosive mixture of dust or which result in the division of matter into fine particles subject to spontaneous ignition and includes petrol filling stations;

(lxxii) "Hazardous and obnoxious industry" means industry which creates nuisance to the surrounding development in the form of smell, smoke, gas, dust, air pollution, water pollution and other unhygienic conditions;

(lxxiii) "Hazardous material" means—

(a) radioactive substances;

(b) material which is highly combustible or explosive or which may produce poisonous fumes explosive emanations, or storage, handling, processing or manufacturing of which may involve highly corrosive, toxic, obnoxious alkalis or acids or other liquids;

(c) other liquids or chemicals producing flame, fumes, explosive, poisonous, irritant or corrosive gases or which may produce explosive mixtures of dust or fine particles capable of spontaneous ignition;

(lxxiv) "Heritage Zone" means the area as delineated in the development plan;

(lxxv) "High Rise Building" means a building whose height is 15 meters or more, measured from the average level of the centre line of the street on which the site abuts;

(lxxvi) "Housing Project" means housing complex on plotted developments or having multiple apartment blocks;

(lxxvii) “illuminated exit signs” means a device for indicating the means of escape during normal circumstances and power failure;

(lxxviii) “industrial building” means a building or part of a building in which products or materials of all kind and properties are fabricated, assembled or processed such as assembly plants, laboratories, power plants, smoke houses, refineries, gas plants, mills, dairies or factories;

(lxxix) “institutional building” means a building constructed by Government, Semi-Government Organizations or Registered Trusts, buildings used for medical or other treatment, Research and Training Centre, Public or Semi Public offices, Hospitals, Dispensaries, nursing homes, poly clinics and Health Centers or for an auditorium or complex for cultural and allied activities or care of orphans, abandoned women, children and infants, convalescents, destitute or aged persons and for penal or correctional detention with restricted liberty of the inmates ordinarily providing sleeping accommodation and includes dharamshalas, hospitals, sanatoria, custodial and penal institutions such as jails, prisons, mental hospitals, houses of correction, detention and reformatories etc.;

(lxxx) “Jhamp” means a downward vertical or sloping projection hanging below the balcony to provide protection from direct sun or rain;

(lxxxi) “Katra” or “Chawl” means a building so constructed as to be suitable for living in separate tenements each consisting a single room, or of two, but not more than two rooms and with common sanitary arrangements;

(lxxxii) “Land Use Zone” or “LUZ” means use assigned to a particular plot of land in the Development Plan or Town Planning Schemes as prepared under the Act;

(lxxxiii) “Latrine-connected” means a latrine connected to the municipal sewer system;

(lxxxiv) “Latrine-unconnected” means a latrine not connected to the municipal sewer system but it may be connected to a septic tank or suitable treatment or disposal system;

(lxxxv) “Layout” includes sub-divisional layout and site layout;

(lxxxvi) “Ledge” or “Tand” means a shelf-like projection supported in any manner whatsoever, except by means of vertical supports within a room itself but not having projection wider than 1.0 meter and at a minimum clear height of 2.1 meters from the floor level;

(lxxxvii) “LIG House” means a house or dwelling unit intended for low-income groups with a carpet area of minimum 31 square meters and maximum 60 square meters or as specified by the State Government, from time to time;

(lxxxviii) “LIG Plot” means a residential plot intended for low income groups with a plot area of minimum 50 square meters and maximum 100 square meters or as specified by the State Government from time to time;

(lxxxix) “Loft” means an intermediate floor between two floors or a residual space in a pitched roof, above normal floor level with a maximum height of 1.5 meters and which is constructed or adopted for storage purposes;

(xc) “masonry” means an assemblage of masonry units properly bonded together with mortar;

(xci) “Mezzanine Floor” means an intermediate floor between two floors, above ground level, accessible only from the lower floor;

(xcii) “MIG House” means a house or dwelling unit intended for middle-income groups with a carpet area of more than 60 square meters and maximum 100 square meters or as specified by the State Government from time to time;

(xciii) “mitigation” means measures taken in advance of a disaster aimed at minimizing or eliminating its impact on society and on environment including preparedness and prevention;

(xciv) “mixed land use” means mixed use of the building or premises as per provisions of this regulation;

(xcv) "mixed use building" means a building partly used for non-residential activities and partly for residential purpose;

(xcvi) “multi-level car parking building” means a building partly below ground level having two or more basements or above ground level, primarily to be used for parking of cars, scooters or any other type of light motorized vehicles;

(xcvii) “mumty” or “stair cover” means a structure with a covering roof over staircase and its landing built to enclose only the stairs for the purpose of providing protection from weather and not used for human habitation;

(xcviii) “natural hazard prone areas” means areas likely to have moderate to high intensity earthquake, or cyclonic storm, or significant flood flow or inundation, or landslides or mud flows or avalanches, or one or more of these hazards;

Note: Moderate to very high damage risk zones of earthquakes are shown in Seismic Zones III, IV and V specified in IS:1893; moderate to very high damage risk zones of cyclones are those areas along the sea coast of India prone to having wind velocities of 39 m/s or more as specified in IS:875(Part 3;) and flood prone areas in river plains (unprotected and protected) are indicated in the Flood Atlas of India prepared by the Central Water Commission, besides, other areas which can be flooded under conditions of heavy intensity rains, inundation in depressions, back flow in drains, inadequate drainage, etc. as identified through local surveys in the development plan of the area and landslide prone areas as identified by State Government or Land surveys;

(xcix) “non-combustible material” means a material, which does not burn nor add heat to a fire when tested for combustibility in accordance with good practice;

(c) “non-conforming use of a building or land” means the use of a building or land existing at the time of commencement of these regulations, and which does not conform to the regulations pertaining to the zone in which it is located;

(ci) “nursing home” means an establishment which is defined as such under any Act or guidelines of Health and Family Welfare Department of State Government;

(cii) “occupancy or use” means the principal occupancy for which a building or a part of a building is used or intended to be used;

(ciii) "open space",—

(a) with respect to a plot, means an area forming an integral part of the plot, left open to the sky;

(b) with respect to a lay-out, means community open spaces reserved for recreational purposes such as parks, playground, tot-lots, etc;

(c) with respect to the Development Plans, means a land-use demarcated as such in the Development Plan;

(civ) "overlay regulations" means regulations mentioned as such under these regulations for specific purpose or area or zone, which shall supersede all other corresponding provisions of these regulations to the extent provided in such overlay regulation(s);

(cv) "parapet" means a low wall or railing built along the edge of a roof or a floor having a minimum height of 1.0 meter;

(cvi) "parking space" means an area enclosed or unenclosed, covered or open, of sufficient size to park vehicles, together with a driveway connecting the parking space with a street or any public area and permitting ingress and egress of the vehicles;

(cvii) "partition" means an interior non-load bearing wall, one storey or part of a storey in height;

(cviii) "performance security" means a security deposit to be deposited with the Authority by the Builder/ Developer/ Applicant as per provision of this regulation;

(cix) "permit" means a permission or authorization given by the Authority in writing to carry out the development as regulated by these regulations.

(cx) "plantation" means plantation of plants and trees;

(cxi) "plinth" means the portion of a structure between the surface of the surrounding ground and the surface floor, immediately above the ground;

(cxii) "plinth area" means the built up area measured at the floor level of ground floor;

(cxiii) "porch" means a covered surface supported on pillar or otherwise for the purpose of pedestrian or vehicular approach to a building;

(cxiv) "public utilities" or "public utility service" means drainage, sewerage, electricity, water supply, solid waste disposal, sanitation, fire services, roads and any other support or infrastructure and the like for which a building has to depend on public bodies, authorities or agencies;

(cxv) "ramp" means a passage with gradual slope joining two level surfaces;

(cxvi) "real estate development" means development undertaken for sale;

(cxvii) "residential building" means a building in which sleeping accommodation is provided for normal residential purpose with or without cooking or dining or both facilities and includes one or two or multi-family dwelling dormitories, apartment houses, flats and hostels;

(cxviii) "Resident's Welfare Association" or "RWA" means an association, formed

under the Societies Registration Act, 1860 or Odisha Apartment Ownership Act, 1982 or any other provision of law prescribed in this regard, of the group of residents of a particular defined locality which may include Housing Projects, residential township or any such inhabited areas, for representation of its residents and for improvement and maintenance or up-keep of infrastructure of such locality or residential areas;

(cxix) "road" means any access viz. highway, street, lane, pathway, alley, or bridge, whether a thoroughfare or not, over which the public have right of passage or access or have passed and had access uninterruptedly for a specified period and includes all bunds, channels, ditches, storm water drains, culverts, side tracks, traffic islands, road side trees and hedges, retaining walls, fences barriers and railings within the road line;

(cxx) "road width" or "width of road or street" or "Right of Way of road or street" means the whole extent of space within the boundaries of a road when applied to a new road or street as laid down in the city survey or development plan or prescribed road lines by any act of law and measured at right angles to the course or intended course of direction of such road;

(cxxi) "room height" means the vertical distance measured from the finished floor level to the finished ceiling;

(cxxii) "Row Housing" means a row of contiguous houses with only front and rear open spaces;

(cxxiii) "rule" means the rules framed under the Act;

(cxxiv) "Schedule" means a Schedule appended to these regulations;

(cxxv) "section" means section of the Act;

(cxxvi) "semi-detached building" means building detached on three sides (front, rear and side) with open spaces as specified under these regulations;

(cxxvii) 'service floor' means a storey of maximum 2.40 mtrs. height below the beam between any two storeys above ground floor to be allowed in case of more than four storied buildings for running electrical cables, water or sewerage lines, service ducts or AC ducts and services and their maintenance only;

(cxxviii) "service lane" means a lane provided at rear or side of a plot for service purposes;

(cxxix) "service road" means a road/ lane provided at the front, rear or side of a plot for service purpose;

(cxxx) "set back" means the distance between the plinth lines of the building and the boundary of the plot;

(cxxxi) "settlement" means a human settlement, whether urban or rural in character. It includes habited villages, towns, townships, cities and the areas notified under the control of the Authority;

(cxxxii) "side depth" means horizontal distance between the front and rear side boundaries;

(cxxxiii) "site" means a parcel or piece of land enclosed by definite boundaries;

(cxxxiv) “site with double frontage” means a site having frontage on two streets other than corner plot;

(cxxxv) “site layout” means carving out a final plot from a parcel of land, comprising of one or more than one revenue plots into a buildable site with a provision for streets giving adequate access to the proposed site, other boundary plots and roads and drains as per development plan leaving a common plot for common utilities and other public infrastructure development.

(cxxxvi) “smoke stop door” means a door for preventing or checking the spread of smoke from one area to another;

(cxxxvii) "special building" means all buildings like assembly, industrial, buildings used for wholesale establishments, hotels, hostels, hazardous, mixed occupancies with any of the aforesaid occupancies and centrally air conditioned buildings having total built up area exceeding 500 square meters;

(cxxxviii) “spiral staircase” means a staircase forming continuous winding curve round a central point or axis provided in an open space having tread without risers;

(cxxxix) “stilt floor” means a floor supported by pillars with all four sides open to be used for parking, switch room, generator room, society room and information room with minimum height of 2.4 meter;

(cxl) “storage building” means to a building or part of building used primarily for the storage or sheltering of goods, storehouses, hangers, terminal depot, grain elevators, barn or stables;

(cxli) “storage space” means a space where goods of non-hazardous nature are stored and includes cold storage and banking safe vaults;

(cxlii) “store room” means a room used as storage;

(cxliii) “storey” means the space between the surface of any floor and the surface of the floor next above it, or if there be no floor above it then the space between any floor and the ceiling next above it, but shall not include a mezzanine floor;

(cxliv) “Sub-divisional layout” means division of a plot or parcel of land, with or without amalgamation of revenue plots, into two or more final plots after providing for streets, roads and drains as per development plan, right of way for utilities, common plot, open space etc. as per norms specified;

(cxlv) “Supervisor” means a person having Diploma in Architectural Assistantship/ Diploma in Civil Engineering or equivalent qualification;

(cxlvi) “tenements” means room or rooms in the occupation of , or meant for the occupation of one tenement;

(cxlvii) “Through Block Linkage” means a non-motorised, open-to-sky public path or walkway within the block (i.e., land parcel, defined by public streets on all sides) to provide shorter access to pedestrians and NMT and to improve walkability;

(cxlviii) “to abut” means to abut on a road so that any portion of the building is on the road boundary;

(cxlix) "transit priority corridors" means major public streets which will be prioritized by public agencies for providing public transport systems including mass transit systems.

(cl) "unauthorized construction" means the erection or re-erection, addition or alternation which is not approved or sanctioned by the Authority;

(cli) "Underground or Overhead Tank" means an underground or overhead water tank, constructed or placed, to store water;

(clii) "unsafe building" means buildings which are structurally and constructionally unsafe, or in-sanitary, or do not provide adequate means of progress, or which constitute fire hazard, or are otherwise dangerous to human life or property, or which in relation to existing use constitute a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation or abandonment;

(cliii) "ventilation" means the supply of outside air into a building through window or other openings due to wind outside and convection effects arising from temperature, or vapour pressure differences (or both) between inside and outside of the building;

(cliv) "verandah" means space with at least one side open to the outside with the exception of one-meter parapet on the upper floors to be provided on the open side;

(clv) "water closet (W.C.)" means a privy with arrangement for flushing the pan with water but does not include a bath room;

(clvi) "watercourse" means a natural channel or an artificial channel formed by draining or diversion of a natural channel meant for carrying storm and wastewater;

(clvii) "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;

(2)Words and expressions used in these regulations, but not defined, shall have the same meaning as respectively assigned to them in the Act and rules made thereunder or in the National Building Code of India, as amended from time to time.

CHAPTER –II.

ADMINISTRATION

3.Applicability of regulation.— Subject to the provisions of the Act and rules made thereunder, these regulations shall apply to **—**

(a) all development, redevelopment, erection and or re-erection of a building as well as to the design, construction of, or reconstruction and additions and alterations to a building.

(b) all parts of the building whether removed or not , and in case of removal of whole or any part of the building;

(c) the remaining part of the building after demolition and work involved in demolition in case of demolition of whole or any part of a building;

(d) all parts of the building affected by the change in occupancy of a building; and

(e) use of any land or building where sub-division of land is undertaken or use of land or building is changed.

4.Applicability to existing buildings.— (1) The construction of any building in respect of which permission has been issued before coming into force of these regulations shall, so far as it is not inconsistent with the provisions of these regulations regarding provision of public utility services and construction in heritage zone, continue to be validly made and the said permission shall be deemed to have been issued under the corresponding provisions of these regulations.

(2)Where any building has been constructed without an approved plan, the provisions of these regulations shall be insisted upon.

(3)Where any building has been constructed with deviation of an approved plan, the provisions of these regulations shall be insisted upon except for the provisions related to compounding where benefit of earlier regulation under which approval was given would have been extended.

5.Application.— (1) Any person who intends to erect, re-erect or make additions or alterations in any building or demolish any building or carryout layout of land or for change of use of any land or building shall apply to the Authority in Form-I, as appended to the Odisha Development Authorities (Common Application Form) Rules, 2016, either online or in such other manner and as per such standard operating procedure as may be notified by the Competent Authority, from time to time.

(2)The application shall be accompanied with four copies of following documents and particulars duly signed by the persons who have prepared them and the owner or the applicant, namely;

(i) a key plan drawn to a scale of not less than 1:10,000 showing the boundary and location of the site with respect to neighborhood landmarks and means of access with minimum dimension of the key plan which shall be not less than 75 mm;

(ii) the site plan on a scale of 1:100 for plots upto 500 square meters in size and on a scale of 1:500 for plots above 500 square meters in size and the boundaries of the site and of any contiguous land indicating—

(a) the position of the site in relation to neighboring streets,

(b) the name of the streets(s) in which the building is proposed to be situated, if any,

(c) all existing buildings standing on, over or under the site including service lines,

(d) the position of the building and of all other buildings, if any, which the applicant intends to erect upon his contiguous land referred to in sub-clause (a) in relation to,—

1) the boundaries of the site and in case, where the site has been partitioned, the boundaries of the portion owned by the applicant and also of the portions owned by others,

2) all adjacent streets, buildings (with number of storey and height) and premises within a distance of 12 meters of the site and of the contiguous land, if any, referred to in sub-clause (a), and

3) if there is no street within a distance of 12 meters of the site, the nearest existing street;

(e) the means of access from the street to the building and to all other buildings, if any, which the applicant intends to erect upon his contiguous land referred to in sub-clause (a);

(f) the space to be left about the building to secure free circulation of air, admission of light and access for scavenging purposes,

(g) the width of the street, if any, in front of the street, if any, at the side or rear or near the buildings,

(h) the direction of north point relative to the plan of the building,

(i) any physical features, such as well, drains, etc,

(j) parking plans indicating the parking spaces, wherever required,

(k) Such other particulars as may be specified by the Authority;

(iii) the layout plan drawn on a scale of not less than 1:500 containing—

(a) the scale and north point,

(b) the location of all proposed and existing roads with their existing and proposed or prescribed widths within the land,

(c) the dimensions of the plot along with building lines showing the setbacks with dimensions within each plot,

(d) the location of drains, sewers, public facilities and services and electrical lines etc.,

(e) the table indicating size, area and use of all the plots in the sub-division layout plan,

(f) the statement indicating the total area of the site, area utilized under roads, open spaces for parks, playgrounds, recreation space and development plan reservations, schools, shopping and other public spaces along with their percentage with reference to the total area of the site proposed to be sub-divided,

(g) in case of plots which are sub-divided in built up areas in addition to the above, the means of access to the sub-division from existing streets;

(h) the site layout plan accompanied with an additional part revenue village map showing the boundary of the proposed project site superimposed over revenue plot boundaries and the revenue plot numbers of all concerned plots within the project area and adjacent plots shall be mentioned on the map, and

(i) the sub-divisional layout plan accompanied with an additional part revenue village map showing the original revenue plot boundaries in thick black line and the final (sub-divided or amalgamated) plots in thick red line and the revenue plot numbers of all concerned plots within the project area and adjacent plots shall be mentioned on the map,

(iv) the plans of the buildings and elevations and sections accompanying the notice shall be drawn to a scale of 1:50 for plots measuring upto 250 square meters, for plots measuring above 250 square meters to a scale of 1:100 and for plots measuring 2,000 square meters and above to a scale of 1:200 with details on a scale of 1:100 and shall,—

(a) include floor plans of all floors together with the covered area clearly indicating the size and spacing of all framing members and sizes of rooms and the position of staircases, ramps and lift wells,

(b) show the use or occupancy of all parts of the buildings,

(c) show exact location of essential services, for example, WC, sink, bath and the like,

(d) show all elevations,

(e) Include at least one section through the staircase;

(f) Include the structural arrangements with appropriate sections showing type and arrangements of footings, foundations, basement walls; structural load bearing walls, columns and beams, and shear walls; and arrangement and spacing of framing members, floor slabs and roof slabs with the material used for the same;

(g) show all street elevations,

(h) give dimension of the projected portions beyond the permissible building line;

(i) include terrace plan indicating the drainage and slope of the roof,

(j) give indications of the north point relative to the plan,

(k) Details of parking spaces provided,

(l) statement and calculation sheets with regard to the plot area, floor wise details of spaces under various categories like apartments or office spaces, lobby circulation, staircase, lift, mezzanine, balconies and details of such area which are to be exempted from calculation of floor area ratio, and;

(m) such other particulars as may be required to explain the proposal clearly and as specified by the Competent Authority. This may also

include prescription of guidelines for color coding of areas to be used for various uses, utilities etc.

(v) in case of high-rise building and special buildings, the following additional information shall be furnished and indicated in the building plan in addition to the items given in clause (iv), as applicable, namely:—

(a) access to fire appliances and vehicles with details of vehicular turning circle and clear motorable access way around the buildings;

(b) size(width) of main and alternative staircases along with balcony approach, corridor, ventilated lobby approach;

(c) location and details of lift enclosures;

(d) location and size of fire lift;

(e) smoke stop lobby/door, where provided ;

(f) refuse chutes and/or refuse chamber (optional), service duct, etc;

(g) vehicular parking space;

(h) refuse area, if any;

(i) details of building services- Air-conditioning system with position of fire dampers, mechanical ventilation system, electrical services, boilers, gas pipes, etc;

(j) detail of exits including provision of ramps, etc, for hospitals and special risk buildings/uses ;

(k) location of generator, transformer and switch gear room;

(l) smoke exhauster system, if any;

(m)details of fire alarm system network;

(n) location of centralized control, connecting all fire alarm systems built-in–fire protection arrangements and public address system, etc;

(o) location and dimension of static water storage tank and pump room along with fire service inlets for mobile pump and water storage tank;

(p) location and details of fixed fire protection installations, such as sprinklers, wet risers, hose-reels, drenchers, etc; and

(q) location and details of first-aid fire-fighting equipments/ installations.

(r) longitudinal cross section of the building including size of footings, basement and super structure framing members and details of building and room heights and of staircase

(s) location of site for sanitation. (refer to Annexure-I).

(t) segregated sanitation for visitors. (refer to Annexure-II).

(vi) the services plan, which shall include all details of building and plumbing services and also plans, elevations and sections of private water supply,

sewage disposal system and rain water harvesting system and this plan shall be made available to a scale not less than 1:100;

(vii) the landscape plan, which is to be developed to a scale of 1:100 for plots upto 500 square meters in size and the scale shall be 1:500 for plots above 500 square meters indicating the circulation and parking spaces, pathways, greenery and plantation etc;

(viii) the waste management plan for the projects over an area of Ac.1.000 and all proposed institutional buildings and other such bulk generator of solid waste shall include Solid Waste Disposal and Management Plan as per the Solid Waste Management Rules, 2016 and such plan shall also give such other details as required by the Competent Authority;

(ix) the Construction and Demolition Waste Management Plan for the projects over an area of 500 Square meter of plot size, apartments and high rise buildings shall include Construction and Demolition Waste Management Plan as per the Construction and Demolition Waste management Rules, 2016 and relevant guidelines of the Urban Local Bodies, if any, and such disposal of construction and demolition waste shall be done only at notified sites and shall be in complete compliance of the Construction and Demolition Waste Management Rules, 2016 and byelaws and guidelines of concerned Public Authorities.

(x) the External Infrastructure Development Plan (EIDP) which shall include provisions of External infrastructure such as roads, road system landscaping, Water supply, sewage and drainage system, electric supply transformer, substations, solid waste management or disposal or any other work which may have to be executed in the periphery of or outside a project for its benefit. These infrastructure works shall be maintained as per norms prescribed by Competent Authority. Occupancy certificate shall be issued, only after such external infrastructure are laid down as per specifications of EIDP. For areas outside Urban Local Bodies, EIDP shall be checked and approved by Engineer Member of the Authority.

(xi) specifications, both general and detailed, giving type and grade of materials to be used, duly signed by the registered architect, engineer, structural engineer shall accompany with the application.

(3)The following Certificates or Clearances shall be accompanied with the application submitted under sub-regulation (2), namely:—

(i) in case the applicant is a trust, group of persons, partnership or a company, a registered agreement between the holder of the right, title and interest and the applicant, valid under the Transfer of Properties Act, 1882 (4 of 1882) and Copies of the Agreement and Article of Association, Memorandum and the Bye- laws;

(ii) No Objection Certificate from the Odisha State Housing Board, Bhubaneswar Development Authority, for the additional constructions, in case the house is delivered by the Board or the Authority and sale or lease deed has not been executed;

(iii) necessary environmental clearance wherever applicable. (Refer Chapter-IX and Annexure-III for Environmental condition for compliance during building approvals as notified by the Ministry of Environment, Forest and Climate Change, Government of India.)

(iv) necessary fire safety recommendation as required under the provisions of Odisha Fire Prevention and Fire Safety Rules, 2017. (Refer Annexure-IV for standards of fire protection and fire safety requirements).

(v) No Objection Certificate from Airports Authority of India, as per the Colour Coded Zoning Map (CCZM) of Airports Authority of India, wherever applicable.

(vi) in case of Apartments, Special buildings on plot area of 500 Square meter or above, buildings of height between 15 meter and 30 meter; the structural plan and the structural design vetted and certified by the Civil Engineering Department of any Government engineering college located in Odisha and in case of building more than 30 meters height, the Structural plan and the structural design vetted and certified by any State Resource Centre identified by the Odisha State Disaster Management Authority or Indian Institute of Technology or National Institute of Technology located in Odisha.

(vii) any other certificates or clearances as required under the Act or rules framed thereunder or as specified by the Competent Authority.

Note:— The requirement of submission of any No Objection Certificate along with application may be waived off by the Competent Authority as and when online system for building plan approvals becomes fully operational and as and when online system gets fully integrated with various Public Agencies for online issuance of No Objection Certificates.

(4)The colouring notations of the Plans shall be as specified in the Table below and where items of work are not identified, the colouring notation used shall be indexed.

Table No. 1: Colouring notation of the plan

Sl. No.	Item	Computer Plots or plain paper copies or ammonia prints
(a)	(b)	(c)
1	Plot lines	
	(a) Revenue plot Boundary	Thick Black
	(b) Sub-divided/Amalgamated Plot Boundary	Thick Red
2	Existing Street	Green
3	Future Street	Green Dotted
4	Permissible building line	Thick Dotted Black
5	Existing work (Outline)	Black
6	Work Proposed to be demolished	Yellow Hatched
7	Proposed (a) Additions and Alterations	Red filled in
	(b) Entirely New work	Not to be colored

Table No. 1: Colouring notation of the plan		
Sl. No.	Item	Computer Plots or plain paper copies or ammonia prints
(a)	(b)	(c)
8	Drainage and sewerage	Red Dotted
9	Water Supply	Black Dotted Thin
10	Open spaces	No colour

(5)The Competent Authority may prescribe guidelines, from time to time, to standardize and to bring clarity in layout plans which may include but not limited to colour code scheme for land-use distribution, colour code scheme for amenities and utilities proposed in the project, format for area analysis etc.

6.Signing the Plans.— (1) All the plans, drawings, statements, design details before submitting to the Authority shall be signed by the applicant and the registered technical person or project management organisation, as the case may be.

Note:—

(a) The project management organisation or the registered technical person shall furnish a certificate to the effect that he shall supervise the construction of the building including the structural part of the construction and shall be responsible for any deviation from the approved plan and any structural failure except caused by unprecedented natural calamities and except if the applicant or project management organisation or registered technical person intimates that their agreement has been terminated.

(b) All aspects related to structural design, building surface, plumbing, electrical installation, sanitary arrangements, fire protection shall adhere to the specification, standards and code of practice recommended in the National Building Code of India and any breach thereof shall be deemed to be a breach of the requirements under these regulations.

(2)When it comes to the notice of the Planning Member, Engineering Member, any other Member or officer of the Authority or any other person that a plan signed by registered technical person or project management organisation referred to in sub-regulation (1) is in violation of the norms of this regulation he shall bring this to the notice of the Competent Authority.

(3)The Competent Authority shall issue a notice to show cause within fifteen days from the date of issue of such notice, as to why such registered technical person or project management organisation shall not be disqualified or black listed and after receipt of the explanation to the show cause, if any, the matter shall be placed before the Competent Authority for a decision on such disqualification or black listing.

(4)The decision of the Competent Authority on such disqualification or black listing, as the case maybe shall be published in the Notice Board of the Authority and in the Website of the Authority for information of all concerned.

(5)An appeal against an order passed under sub-regulation (3) shall lie to the State Government under section 18.

7.Fees and Deposits.— (1) Every application for permission for building operation or development shall be accompanied by such fee as prescribed in rules 20 and 24 of the Odisha Development Authorities (Common Application Form) Rules, 2016.

(2)In addition to the fees given in sub-regulation (1), the applicant shall also pay the following fees at such rates and in such manner as decided by the Authority, from time to time, namely:—

(i) City Infrastructure Impact Fees;

(ii) Fees for temporary retention of existing building or structure;

(iii) Fees for change of use of land from agricultural to non-agricultural purpose;

(iv) Fees for change of use of building;

(v) Development Charges as may be notified by the State Government, from time to time;

(vi) Charges for Purchasable Floor Area Ratio (FAR) as notified by Authority from time to time.

(vii) any other charges as may be determined by the Authority.

(3)The payment of fees and charges may be done electronically or by any other means as may be decided by the Competent Authority, from time to time.

8.Security deposit.— (1) The applicant shall deposit a refundable non-earning security deposit at the rate of Rs.100 per square meter of built-up area or any such amount as revised, from time to time, by the Authority, which shall be applicable for the following categories of buildings, if such projects are not required to be registered under the Real Estate (Regulation and Development) Act, 2016 (16 of 2016), namely:—

(i) Apartment buildings or Housing Projects; and

(ii) all commercial and institutional buildings having 200 square meters built-up area or more

(2)In case of sub-divisional layouts, if such projects are not required to be registered under The Real Estate (Regulation and Development) Act, 2016, the applicant shall deposit a refundable non-earning security deposit at the rate of Rs. 100 per square meter of plot area for development of land for a plotted development scheme or any such amount as revised, from time to time, by Authority.

(3)The applicant shall have the option of paying security deposit in the form of Bank Guarantee which shall be valid for a period of at least forty months from the date of approval.

(4)The security deposits shall be refunded within 30 days from the date of issue of occupancy certificate:

(5)In case of sub-divisional layouts, the security deposit shall be refunded after compliance of the following conditions:—

(i) the streets, storm-water drains, are laid down as per approved plan;

(ii) the plots, open spaces, common plots and other provisions of the approved layout has been defined on ground by physical means; and

(iii) the land which is affected by roads and storm water drains proposed in development plan or is required for widening of roads or for providing access to the adjacent land locked plots and land required for development of public thoroughfare are surrendered to the concerned Authority by way of deed of gift.

(6)In cases where the construction or development is not as per the approved plan, the security deposit shall be forfeited and separate action will be initiated against the builder or developer as per the provisions of the Act.

(7)In cases where deviation is found to be within the compounding limits, compounding fee to be adjusted from the security deposit.

(8)For building of Government's departments and statutory bodies established under the provisions of any Act, no such security deposit shall be levied during grant of permission but such exemptions shall not be available to such buildings which are constructed as commercial projects.

(9)In case of projects being taken up by the Authority on PPP basis, no such security deposit shall be levied, if any performance security or otherwise of equal amount or higher than the amount required for security deposit under sub-regulation (1) or (2) is already pledged in favour of the Authority:

Provided that where the performance security already pledged in favour of the Authority is less than the amount required for security deposit under sub-regulation (1) or (2), the applicant shall deposit the differential amount towards security deposit:

Provided also that any deduction or charge which can be made under these regulations on the security deposit, shall be deemed to be made on such performance security.

9.Permission.— (1) No permission shall be required for the works specified in clause- 12.4.1, Part-2 of the National Building Code of India and section 15.

(2)All clarifications with respect to deficiency in the plan, documents shall be sought for from the applicant within 30 days after receipt of application:

(3)Once the plan has been scrutinized and objections have been pointed out and intimated to the applicant, the applicant shall modify the plan to comply with the objections raised and re-submit it for further scrutiny and the Authority shall pass orders as per rules and regulations.

(4)The Authority shall communicate either approval in Form-II or refusal in Form-III appended to the Odisha Development Authorities (Common Application Form) Rules, 2016.

(5)If the Authority does not communicate its decision either granting or refusing permission to the applicant within 60 days from the date of receipt of the application by the Authority, the applicant shall draw the attention of the Vice-Chairman of the Authority with regard to his application, in Form-I and the Planning-Member shall within fifteen days from the date of receipt of notice in Form-I, place the details of the case before the Vice-Chairman.

(6)If, within a further period of one month from the date of receipt of the application drawing such attention as mentioned in sub-regulation (5), the Authority does not communicate its decision, such permission shall be deemed to have been granted to the applicant on the date following the date of expiry of the three months period.

(7)In case of low risk buildings, rule 4 of the Odisha Development Authorities (Common Application Form) Rules, 2016 shall be followed.

10.Maintenance of Register.— A register in Form-II containing the necessary particulars including information as to the manner in which applications for permission have been dealt with by the Authority shall be maintained.

11.Construction not according to plan.— (1) If the Authority finds at any stage that the construction is not being carried on according to the approved plan or is in violation of any of the provisions of these regulations, it shall cause notice to the owner disallowing further construction until necessary corrections in the plan are made and the corrected plan is approved.

(2)If the owner fails to comply with the requirements at any stage of construction, the Authority may cancel the building permission issued and shall cause notice of such cancellation to be pasted upon the said construction.

(3)If the owner is not traceable at the address given in the notice, pasting of such notice shall be considered as sufficient notification of cancellation to the owner thereof and no further work shall be undertaken until a valid building permission is issued thereafter.

(4)The notification under sub-regulation (3) shall also be published in one widely circulated newspaper as public notice.

(5)The Authority may also be at liberty to forfeit whole or part of the security deposit obtained from the applicant during sanction of the plan.

(6)The above mentioned procedure shall also be followed in case of deviation of the layout.

(7)An appeal against an order passed under this regulation shall lie to the State Government under section 18.

(8)The Authority shall also bring all such cases to notice of Odisha Real Estate Regulatory Authority established under the Real Estate (Regulation and Development) Act, 2016.

12.Information at the site of construction.— (1) Whenever tests of any material are made to ensure conformity of the requirements of these regulations, records of the tests data shall be kept available for inspection during the construction of building and for such period thereafter as required by the Authority.

(2)The persons to whom a permit is issued during construction shall keep pasted in a conspicuous place on the property in respect of which the permit was issued, the followings —

(i) a copy of the building permit; and

(ii) a copy of approved drawings and specifications

(3)A copy of the Construction and Demolition Waste management Plan shall be also kept at the site for verification by the Competent Authority.

13.Completion of construction.— (1) The Authority shall permit an Accredited Person to approve building plans and to certify completion of building and issue occupancy certificate for all such buildings which are categorised as low-risk buildings and the responsibility of compliance with respect to provisions of these regulations shall rest with the concerned Accredited Person approving the low-risk buildings as provided in the Odisha Development Authorities (Common Application Form) Rules, 2016 and two copies of the building plan along with prescribed fees as applicable is also required to be submitted to the Authority within thirty days of according such approval.

(2)In case of buildings other than low risk buildings, a completion certificate shall be issued as prescribed in the Odisha Development Authorities (Common Application Form) Rules, 2016 and the same may be submitted by owner to the Authority along with an application for issue of occupancy certificate in Form IV of the Odisha Development Authorities (Common Application Form) Rules, 2016, accompanied by the following documents, namely:—

(i) three copies of completed building plans.

(ii) a fee of Rs.1000/-.

(iii) Documents like Record of Rights relating to ownership, Copy of approved plan and permission letter and Structural safety certificate as issued under the Odisha Development Authorities (Common Application Form) Rules, 2016.

(3)The deviations, if any, shall also be brought to the notice of the Authority with relevant documents.

Note: In case of low risk buildings where permission have been given by the accredited person the completion certificate shall also be given by the accredited person and in case of buildings other than low risk building, the completion certificate shall be given by the Project Management Organisation as per provisions of the Odisha Development Authorities (Common Application Form) Rules, 2016.

14.Liability for Defective Construction.— (1) In case of defective constructions, the Authority shall sue the owners, builders, Architects or the Engineers, as the case maybe, for both civil and criminal liabilities, besides taking action under these regulations.

(2)Without prejudice to the provisions of the Act, the actions to be taken by the Authority shall include stop construction, cancellation of permission and removal of unauthorized constructions.

15.Certificate for occupancy.— (1) On the basis of intimation to Authority under sub-regulation (2) of regulation 13, the Authority shall grant the occupancy certificate after all infrastructure for the utility services for the entire building are physically provided:

Provided that the Departments or line agencies dealing with electric power, water supply, drainage and sewerage shall not give regular connections to the building unless such Occupancy Certificate is produced.

(2)The occupancy certificate shall also state the use or type of occupancy of the building:

Provided that the applicant may apply for change of use or occupancy within the purview of the Development Plan and Zoning Regulations, if so required.

(3)After issuance of occupancy certificate, in case of high-rise buildings and other such special buildings which require fire safety certificate under the provisions of the Odisha Fire Services Act, 1993 and rules made thereunder, periodic inspection shall be carried out by the Fire Authority and officers of BDA to ensure that the fire protection and fire safety standards in the building are being maintained as per the requirements and if any short comings or deficiencies or violations are noticed during inspection, the Competent Authority may issue a show-cause notice to owner of such building and direct him for such compliances as may be required for compliance to norms within a time frame as specified in such notice.

(4)If such directions are not complied with, then Competent Authority may declare such building as unsafe for occupation and cancel the occupancy certificate by way of a written order.

(5)In case of occupied buildings, the Authority shall conduct periodic inspection of the premises and if during such inspection it is found that building constructions have been altered beyond the approved plan, then Competent Authority may take steps for cancellation of occupancy certificate and in such cases provisions of sub-regulation (3) and (4) shall apply, mutatis mutandis.

(6)Where any owner occupies the building before obtaining the occupancy certificate, the Competent Authority may issue a show-cause notice to owner of such building and direct him for such compliances as may be required for compliance to norms within a time frame as specified in such notice and if such directions are not complied with, then Competent Authority may declare such building as unsafe for occupation and such construction shall be treated as unauthorised development.

16.Art commission.— (1) Where the building plan accompanying the application seeking permission, requires the clearance of the Art Commission, Odisha, constituted under section 88, the Authority shall grant the permission only after the clearance is given by the said Commission and in all other cases, Architectural Control shall be regulated according to the provisions of these regulations.

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

17.Construction near protected monuments.— (1) No construction or re-construction of any building shall be permitted within a distance of 100 meters in all directions or such other distance as may be notified, from time to time, from the outer boundary of a protected monument.

Explanation: For the purpose of this regulation, the protected monument shall mean any protected area or monuments declared as such under provision of relevant statute of Central or State Government.

(2)No construction or reconstruction shall be permitted beyond a distance of 100 meters and within a distance of 300 meters in all directions from the outer boundary of a Centrally protected monument:

Provided that for State protected monuments, no construction above 1st floor and above a height of 7 (seven) meters shall be allowed beyond a radius of 100 meters and within a radius of 300 meters of such monuments.

(3)Notwithstanding anything contained in the sub-regulations (1) and (2), construction or re-construction or addition or alteration shall be allowed only on production of clearance certificate from the Authority concerned, as per the provisions of law.

(4)If a building or premises, not covered under the Ancient Monument Preservation Act, 1904, or the Ancient Monuments and Archaeological Sites and Remains Act, 1958 and in the opinion of the Authority, is of historical or architectural interest, and is in danger of being demolished or altered or likely to be affected in its character by a development, the Authority may prescribe restrictions for grant of permission for construction over any land situated within such distance as decided from the said building or premises and such restrictions may be imposed by Authority in consultation with Odisha State Archaeology.

(5)An appeal against the decision under sub-regulation (4) shall lie to the State Government under section 18.

18.Construction near important buildings.— No building exceeding 10 meters height shall be permitted without clearance from Commissioner of Police within 200 meters radius from the boundary of the Governor's House, Odisha State Secretariat, Odisha Legislative Assembly, Residence of the Chief Minister and any other such important building as may be notified by the Competent Authority, from time to time.

19.Demolition of building.— (1) Before a building is demolished, the owner shall notify all utility agencies having service connections within the building, such as water, electricity, gas, sewer and other connections and a permit to demolish a building shall not be issued until a release is obtained from the utility Agency stating that their respective service connections and appurtenant equipment have been removed or sealed and plugged in a safe manner.

(2)The owner shall take all precautionary measures to avoid noise and dust pollution and shall not create any inconvenience to the neighbouring plot owners. The provisions of the Construction and Demolition Waste Management Rules, 2016 shall be complied by the owner.

(3)In case of semidetached building, no objection certificate from the neighbours shall be obtained.

20.Responsibility and duty of the applicant.— (1) Neither granting of the permit nor the approval of the drawing and specifications nor inspections made by the Authority during erection of the building shall, in any way, relieve the applicant from full responsibility for carrying out the work in accordance with the requirements of these regulations and the National Building Code of India.

(2)Every applicant shall—

(i) permit the Authority to enter the building or premises, for which the permission has been granted at any reasonable time for purpose of enforcing the provisions of these regulations;

(ii) obtain, where applicable, from the Competent Authority permissions or clearance required in connection with the proposed work; and

(iii) obtain an Occupancy Certificate from the Authority prior to occupation of building in full or part.

21.Responsibility of the Authority.— (1) Approval of plans and acceptance of any statement or document pertaining to such plan shall not absolve the owner or technical person or project management organisation under whose supervision the building is constructed from their responsibilities imposed under these regulations or under any other law for the time being in force.

(2)Approval of plan shall mean granting of permission to construct under these regulations and shall not mean among other things,—

(i) the title over the land or building ;

(ii) easement rights;

(iii) variation in area from recorded area of a plot or a building;

(iv) Structural stability;

(v) workmanship and soundness of materials used in the construction of the buildings;

(vi) quality of building services and amenities in the construction of the building;

(vii) the site or area liable to flooding as a result of not taking proper drainage arrangement as per the natural lay of the land, etc; and

(viii) other requirements or licenses or clearances required for the site / premises or activity under various other laws.

(3)The approval or permission shall not bind or render the Authority liable in any way with regard to the matter specified in sub-regulation (2).

22.Constitution of Development Plan and Building Permission Committee.— (1) The committee under section 6 to be called Development Plan and Building Permission Committee (hereinafter referred to as the DP and BP Committee) shall consists of the following members namely:—

(a) Vice-Chairman, BDA:	Chairman
(b) Commissioner, BMC, BBSR:	Member
(c) Director of Estates, G.A. Department:	Member
(d) Chief Engineer, Public Health Engineering Organisation, Odisha:	Member
(e) Director of Town Planning, Odisha:	Member
(f) Member Secretary, State Pollution Control Board:	Member
(g) ADM, Bhubaneswar:	Member

(h)	Chief Fire Officer, Cuttack:	Member
(i)	Representative of Police Commissionerate:	Member
(j)	Representative of Department of Forest and Environment, Govt. of Odisha:	Member
(k)	Representative of Archaeological Survey of India:	Member
(l)	Representative of State Archaeology, Odisha:	Member
(m)	Representative of Water Resources Dept. Govt. of Odisha:	Member
(n)	Representative of Ground Water Survey and Investigation Organisation (under Water Resources Dept.) Odisha:	Member
(o)	Representative of Works Department, Govt. of Odisha:	Member
(p)	Representative of National Highway Authority of India (NHAI):	Member
(q)	Representative of Central Electricity Supply Utility of Odisha (CESU):	Member
(r)	Executive Officer or Representative of Khordha Municipality, Jatani Municipality and Pipili NAC:	Member
(s)	Engineer Member, BDA:	Member
(t)	Planning Member, BDA:	Member Convener
(u)	any other member(s) as decided by the Vice Chairman:	Member(s)

(2)The Authority may, by notification, delegate such powers in relation to approval of schemes, projects and building plans to the Committee constituted under sub-regulation (1) as it may deem appropriate.

(3)Matters and cases in relation to grant of permission under section 16 and such other matters as decided by the Authority and including permissions for high rise buildings are required to be referred to the Committee for advice and recommendation and only on such advice and recommendation of the committee, permissions are to be granted by Planning Member of the Authority.

(4)The DP and BP committee shall act as Single Window Mechanism for carrying out functions as mandated under the Odisha Development Authorities (Common Application Form) Rules, 2016.

(5)In cases where any standard or norm such as minimum plot size for a project or distance from electric lines, matters related to Airport, etc. has been modified by a Department or an Agency of the Government, which has statutory powers to specify the same, the same can be considered by the DP and BP Committee for grant of permission under section 16.

(6)The members of the DP and BP Committee (other than those who are members of the Authority) shall be paid such fees and allowances for attending its meetings and for attending to any other work of the Authority, as may be notified by the Authority, from time to time.

23.Registration of Developers.— (1) Developers having requisite qualification and competence as prescribed in Annexure-IX shall be registered with the Authority.

(2)Developers shall indicate their names, addresses and registration numbers on the body of the plan and in all other relevant documents and the plans shall also be signed by the concerned owner of the land.

(3)No plans for construction of apartment building, housing projects and commercial building shall be entertained unless the developer is registered with the Authority under this regulation.

(4)The validity of registration shall be 5 years and the registration shall be renewed on payment of requisite fee before expiry of such registration.

(5)When it comes to the notice of any Member of the Authority, or any other person that the construction has been undertaken in violation of the sanctioned plan, he shall bring this to the notice of the Authority.

(6)The Authority shall issue a notice asking for a show cause within fifteen days as to why the registration of a developer, who has not renewed his registration or has violated terms and conditions of the registration shall not be cancelled and after receipt of the reply to the show cause, if any, the matter shall be placed before the Competent Authority for a decision and such decision of the Competent Authority on this matter shall be final and the same shall be published in the Notice Board and website of the Authority for information of all concerned.

24.Change of Occupancy or use of Building for approved buildings.— For approved projects where the use of building has been changed subsequently after approval or after issue of occupancy certificate, the DP and BP Committee may allow change of occupancy or use of an approved building for a purpose other than for which it was approved, on payment of such fees and charges and on such terms and conditions as may be determined by the Authority, from time to time.

CHAPTER –III.

ZONING REGULATIONS

25.Zoning.— (1) In the Development Plan various Land Use Zones (LUZ) are indicated with their specific boundaries and these land use zones shall be regulated in accordance with the provisions of the Table No. 2.

(2)Except as otherwise provided, no structure or land hereinafter shall be used and no structure shall be erected, re-erected or altered unless its use is in conformity with these regulations.

(3) In cases where a layout plan of land has been approved and various plots of land under such layout have been assigned specific land uses, then the same shall be adhered to unless any such use falls under prohibited category specified in the column (e) of the Table No.2 for that LUZ.

(4)All places of worship, temples, churches, mosques, burial and cremation ground as existing on the date of notification of this regulation shall be exempted from being treated as non-conforming uses, provided that continuance of such uses are not detrimental to the locality as decided by the Authority from time to time for consideration of such cases.

(5)For all non-confirming land uses, no expansion shall be permitted. At the time of redevelopment, stipulated zoning regulations shall be followed.

26.Different use of land.— (1) Permission for different uses shall be accorded for principal uses earmarked in the different zones as described in column (c) of Table No.2.

(2)Permission for different uses described in column (d) of the Table No.2 shall be accorded on special consideration by the DP and BP Committee and reasons for such consideration shall be recorded in writing and it is further provided that Authority may prescribe terms and conditions including levy of fees and charges for guidance of the committee for consideration of such cases.

(3)The activities specified in column (e) of the said Table shall not be permitted in the areas reserved for particular uses.

(4)The purposes which are not specified in column (c), column (d) and column (e) of the Table No.2 shall be interpreted by the DP and BP committee on basis of such analogous entries in these columns.

(5)Developments may be permitted on recommendation of DP and BP Committee in the open space LUZ if the following conditions are satisfied along with other conditions of these regulations, namely:—

(i) the land is a stitiban land and is not a leasehold land;

(ii) the coverage is not more than 30%;

(iii) the height is not more than. 3.5 meters; and at least 50 percent of land is used for plantation:

Provided that if applicant reserves 40% of the area as public open space then the above said restrictions shall not apply:

Provided further that such 40% public open space shall be surrendered by way of free gift to the Authority for development of community space, public park, playground etc.:

Provided also that the Competent Authority shall have the discretion to combine two or more such surrendered plots of land to form one large contiguous plot of land and may also allow exchange of such surrendered plots with other landowners in similar land use zones so as to form a contiguous bigger plot of land for public use after such reservation. In this process, principles followed for the purpose of implementation of Town Planning Scheme shall be taken into consideration.

(6)Mixed use of the building may be permitted in a particular zone on the recommendation of DP and BP committee on a plot size of 500 square meters and above and abutting road of minimum 12 meters width:

Provided that the principal use of the building shall cover not less than 2/3rd of the total floor area and other permitted uses shall not exceed 1/3rd of the total area:

Provided further that for the purpose of this regulation, principal use is any of the uses described in column (c) of Table No.2 and the permitted use is any of the uses described in column (d) of Table No.2 if so permitted by the DP and BP committee.

(7)Subject to the provisions contained in regulation 17, the following provisions shall be applicable for all constructions in Special Heritage Zone earmarked in the Comprehensive Development Plan, namely:—

(i) the maximum height of the building shall not exceed 15 meters; and

(ii) all proposals for development over an area of more than 500 square meter or ten meter height or both shall only be considered on recommendations of the DP and BP committee with representation from the Archaeological Survey of India and the Odisha State Archaeology.

(8)Construction of building shall be permitted in Environmentally sensitive Zone, if the following conditions are satisfied along with other conditions of these regulations, namely:—

(i) the minimum size of the plot shall be 4000 square meters;

(ii) the minimum width of approach road shall be 12 meters;

(iii) the maximum coverage shall not exceed 40% of the area;

(iv) the proposal for development shall only be considered on recommendation of DP and BP Committee with representatives from Water Resource Department, State Pollution Control Board and Public Health Engineering Department.

Table No. 2: Land Uses Permitted/Prohibited in different Land Use Zones				
Sl. No	LUZ	Uses/Activities Permitted	Uses/Activities Permissible on recommendation of DP and BP Committee	Uses/Activities Prohibited
(a)	(b)	(c)	(d)	(e)
1	**Residential Use Zone (R)**	1.Residence (detached, semi-detached and row housing), apartment, housing projects, work-cum-residential	Places of worship	Heavy, large and extensive industries, noxious, obnoxious and hazardous industries
		2.Hostel, Boarding and lodging houses	Shopping centers	Warehousing, storage godowns of perishables, hazardous, inflammable goods, wholesale mandis , junk yards
		3.Night shelters, dharamshalas, guest houses	Municipal, state and central Government offices	Workshops for buses
		4.Educational buildings (nursery, primary, high – school)	Colleges and research institutions	Slaughter houses
		Neighborhood level Social, cultural and recreational facilities with adequate parking provisions	Petrol Filling Stations	Hospitals treating contagious diseases
		Marriage and community halls	Places of entertainment, cinema halls, restaurants and hotels	Sewage treatment plants and disposal sites
		Convenience shopping, local(retail) shopping	Markets for retail goods	Water treatment plants, solid waste dumping grounds
		Community centers, club, auditoriums Library and gymnasiums	IT, IT enabled services	Outdoor and indoor games stadiums, shooting range
		Exhibition and art galleries	Tourism related services	Zoological garden, botanical garden, bird sanctuary
		Health clinics, yoga centers, dispensaries	Motor vehicle repairing workshop/ garages, storage of LPG cylinders	International conference center
		Services for households (saloon, parlors, bakeries, sweet shop, dry cleaning, internet kiosk, etc)	Burial grounds,	district battalion offices, forensic science laboratory

(a)	(b)	(c)	(d)	(e)
1	**Residential Use Zone (R)**	Public utilities and building except service and storage yards, electrical distribution depots and water pumping stations	Printing presses employing not more than 10 persons	
		Nursery and green houses	Godowns/ware-housing of non - perishables	
		Police posts and post offices	Consulates	
		Banks and professional offices not exceeding one floor.	Household industries if the area for such use does not exceed one floor and there shall be no public display of the goods.	
		Bus stops, taxi stands, 3 wheeler/auto stands, rickshaw stands	Public Bus depots	
		Parks and tot-lots	nursing homes and health centers (20beds)	
2	**Retail Commercial and Business Use Zone (C-1)**	Retail business, mercantile	Associated residential uses	Polluting industries.
		Commercial center	Wholesale Storage Yards Weigh bridge	Heavy, extensive, noxious, obnoxious, hazardous and extractive industrial units
		Banks and financial services and stock exchanges	Service garages provided they do not directly abut the main road	Hospitals/ research laboratories treating contiguous diseases
		Perishable goods markets	Printing presses employing not more than 10 persons.	Poultry farms, dairy farms, slaughter houses,
		Business and Professional Offices Private institutional offices, and semi Government offices	20 bedded hospitals not treating contagious diseases and mental patients	Sewages treatment/disposal sites, solid waste treatment plants and dumping grounds
		Shops and shopping malls	Colleges, polytechnics and higher technical institutes	Agricultural uses, storage of perishable and inflammable commodities

(a)	(b)	(c)	(d)	(e)
2	**Retail Commercial and Business Use Zone (C-1)**	Commercial services	Sports complex and stadiums	Quarrying of gravel, sand, clay and stone
		Restaurants and hotels	Transient visitor's homes	Zoological gardens, botanical gardens and bird sanctuary
		Hostels, boarding houses social and welfare institutions guest houses	Places of entertainment, recreational uses and museums	Sports training centers
		Convenience and neighborhood shopping centers, local shopping centers, weekly and formal markets, bakeries and confectionaries	Convention centers	District battalion offices
		Cinema halls, theaters, banquet halls, auditoriums	Religious places	Forensic science laboratory and all other Related activities which may cause nuisance
		Marriage and community halls, night shelters	Public utilities, telephone exchanges	
		Clinics and nursing homes	Police posts and post offices	
		Petrol Pumps	Residential apartment, Housing Projects	
		IT and IT enabled services	Picnic Hut	
		Commercial institutes, research and training institutes		
		Parking lots, Taxi stands, 3 wheeler/auto stands, rickshaw stands		
3	**Wholesale Commercial Use Zone (C-2)**	Wholesale and retail business	Truck terminal, bus depots and parking, Freight terminal	Polluting Industries
		Wholesale and storage buildings	Warehousing, storage godowns of perishable, inflammable goods, coal, wood, timber yards	Large scale storage of hazardous and other inflammable materials except in areas, specifically earmarked for the purpose

(a)	(b)	(c)	(d)	(e)
3	**Wholesale Commercial Use Zone (C-2)**	Commercial and business offices and work places	Service centers, garages, workshops	
		Petrol pumps and service stations on roads of 30 meter or more ROW	Non- polluting, non-obnoxious light industries	
		Godowns, covered storage and warehousing	Junk -yards	
		Weigh bridges	Gas installation and gas works	
		Bus stops, taxi stands, 3 wheeler/auto stands, rickshaw stands	Railway yards and stations, road freight stations	
		Parking spaces	Banks and financial , services	
		Restaurants	Associated residential uses, residential, apartment	
		Public utilities	Government and Semi-Govt.offices	
		Police station/ posts, post office	Water treatment plants	
4	**Industrial Use Zone (I)**	All kind of non-polluting industries	Heavy, extensive and other obnoxious, hazardous industries subject to the approval of the Odisha Pollution Control Board	General business unless incidental to and on the same site with industry
		IT and ITES	Industrial Research Institute	
		SEZs notified by Government of India	Technical Educational Institutions, Schools and colleges	
		Loading, unloading spaces	Junkyards, sports/ stadiums/ playgrounds	Recreational sports or centers

(a)	(b)	(c)	(d)	(e)
4	**Industrial Use Zone (I)**	Warehousing, storage and depots of non-perishable and non- inflammable commodities	Sewage disposal works, electric power plants, service stations	Other non–industrial related activities
		Cold storage and ice factory	Govt semi –govt. private business offices,	Religious buildings
		Gas godowns	Banks, financial institutions and other commercial offices	Irrigated and sewage farms'
		Wholesale business establishments	Agro-based industries, dairy and farming	Major oil depot and LPG refilling plants
		Petrol filling station with garages and service stations	Gas installations and gas works	
		Bus terminals and bus depots and workshops	Workshops garages	
		Parking, taxi stands, 3 wheeler/auto stands, rickshaw stands	Industrial Housing	
		Residential buildings for essential staff and for watch and ward	Museum	
		Public utilities	Helipads	
			Hospitals and medical centers, Social buildings	
			Hotels, motels, guest houses	
5	**Public and Semi-public Use Zone (PS)**	Government offices, central, state, local and semi-Government, public undertaking offices	Residential flats, housing project and staff housing, Residential, apartment, housing projects	Heavy, extensive and other obnoxious, hazardous Industries
		Universities and specialized educational institutions, colleges, schools, research and development centers	Commercial and IT services	Slaughterhouses
		Social and welfare centers	Defense quarters	Junkyard
		Libraries	Hostels, transit accommodation	Wholesale mandies

(a)	(b)	(c)	(d)	(e)
5	**Public and Semi-public Use Zone (PS)**	Hospitals, health centers, dispensaries and clinics	Retail commercial including Entertainment and recreational complexes	Dairy and poultry farms farmhouses
		Social and cultural institutes	Nursery and kindergarten, welfare center	Workshops for servicing and repairs
		Religious buildings	Open air theater, playground	Processing and sale of farm products
		Conference halls	Residential club, guest house and Hotels	
		Community halls, kalyan mandap, dharamashala	Bus and Truck terminals, helipads	
		Museums, art galleries, exhibition halls, auditoriums	Parking areas, taxi stands, 3 wheeler/ auto stands, rickshaw stands	
		Police stations, police lines, jails		
		Local state and Central Govt. offices uses for defence purpose		
		Educational and research institutions		
		Social and cultural and religious institutions		
		Local municipal facilities		
		Uses incidental to Govt. offices and for their use		
		Monuments		
6	**Utility and Service Use Zone (U)**	Post offices, Telegraph offices, public - utilities and buildings	Service industry	Any building or structure which is not required for uses related to public utilities and activities is not permitted therein.
		Water Treatment Plant, Sewage Treatment Plant, Solid waste Treatment Plant solid waste dumping grounds	Warehouse/storage godowns	Heavy, extensive and other obnoxious, hazardous industries
		Radio transmitter and wireless stations, telecommunication centers, telephone exchange	Health center for public and staff or any other use incidental to public utilities and services	All uses not permitted in column (c) and (d)

(a)	(b)	(c)	(d)	(e)
6	**Utility and Service Use Zone (U)**	Water supply installations	Information/ Payment kiosk	
		Sewage disposal works	Incidental/ancillary residential use	
		Service stations	Truck terminals, helipads	
		Cremation grounds and cemeteries/burial ground	Commercial use center	
		Power plants/ electrical substation		
		Radio and television station		
		Fire stations		
7	**Open Space Use Zone (OS)**	Specialized parks/ maidans for multipurpose use	Building and structure ancillary to use permitted in open spaces and parks such as stands for vehicles on hire, taxis and scooters	Any building or structure, which is not. required for open air recreation, dwelling unit except for watch and ward, and uses not specifically permitted therein
		Regional parks, district parks, playgrounds, children's parks	Commercial use of transit nature like cinemas, circus and other shows	All uses not specifically permitted in column (c) and (d)
		Stadiums,	Public assembly halls	
		Shooting range, sports training center	Restaurants, picnic huts, holiday resorts	
		Swimming pools	Parking areas, Caravan parks	
		Botanical and Zoological garden, bird sanctuary	Open air cinemas/ theatre	
		Green belts	Entertainment and recreational complexes	
		Animal racing or riding stables	Community hall, library	
			Open air theater, theme parks, amphitheaters	
			Residential club, guest house	
			Camping sites	

(a)	(b)	(c)	(d)	(e)
7	**Open Space Use Zone (OS)**		Yoga and meditation centers	
			Commercial uses center	
			Special education areas	
			Residential	
			Bus and raiiway passenger terminals	
			Public utilities and facilities such as police post, fire post, post and telegraph office, health center for players and staff	
8	**Transportation Use (T)**	All types of roads	Way side shops and restaurants	Use/activity not specifically related to transport and communication permitted herein
		Railway stations and yards Airport Bus stops and Bus and Truck Terminals	Authorized/ Planned Vending areas	All uses not specially permitted in column (c) and (d)
		Taxi stands, auto stands, rickshaw stands, Ferry ghats	Incidental/ ancillary residential use	
		Parking areas Multi-level car parking	Emergency health care centre	
		Filling stations, Transport offices, booking offices	Tourism related project	
		Night shelter, boarding houses, Banks, Restaurants	All ancillary (complimentary) uses for above categories (subject to decision of the Authority)	
		Workshops and garages Automobile spares and services Godowns, Warehouses, Storage depots	Commercial use by Various Statutory Authorities such as AAI, BDA, Railways.	
		Loading and unloading platforms (with/without cold storage. facility, weigh bridges)		
		Utility networks (drainage, sewage, power, telecommunications)		

(a)	(b)	(c)	(d)	(e)
9	**Agricultural and Forest Use Zone (A)**	Agriculture and Horticulture	Houses incidental to this use	Residential use except those ancillary uses permitted in agricultural use zone
		Dairy and poultry farming, milk chilling center	Parks and other recreational uses	Heavy, extensive, obnoxious, noxious and hazardous industries
		Storage, processing and sale of farm produce	Wayside shops and restaurants	Any activity which is creating nuisance and is obnoxious in nature
		Dwelling for the people engaged in the farm (rural settlement)	Hospital for infectious and contagious diseases, mental hospital after clearance from the Authority	All uses not Specifically permitted in column (c) and (d)
		Farm houses and accessory buildings, Country Homes	Agro Serving, agro processing, Agro business	For notified forest lands, only afforestation is permitted
		Afforestation	Cottage industries	
			Burial and crematorium grounds	
			Service industries accessory to obnoxious and hazardous industry	
			Ice factory, cold storage	
			Godowns and ware houses	
			Soil testing lab	
			Normal expansion of land uses only in the existing homestead land	
			Solid waste management sites, Sewage disposal works	
			Electric substation	

(a)	(b)	(c)	(d)	(e)
9	**Agriculture and Forest Use Zone (A)**		Quarrying of gravel, sand, clay or stone	
			Building construction over plots covered under town planning scheme and conforming uses	
			Brick kilns and extractive areas	
			Eco-tourism, camping sites, eco-parks, eco lodges (permissible by the Competent Authority)	
			Special outdoor recreations (permissible by the Competent Authority)	
10	**Water Bodies Use Zone (W)**	Rivers, canals	Fisheries	Use/activity not specifically related to Water bodies. Use not permitted herein.
		Streams, water spring	Boating, water theme parks, water sports, lagoons, Public Projects of entertainment parks as per approved plan of Government.	All uses not specifically permitted in column (c) and (d)
		Ponds, lakes, Reservoir	Water based resort with special by-laws	
		Wetland, Water logged/marshy area, aquaculture pond	Any other use/activity incidental to Water bodies Use Zone is permitted.	
11	**Special Heritage Zone (SH)**	Restoration of protected and enlisted monuments and precincts by the concerned Authority only (ASl/ State Archeology)	Residential and Public semi-public uses, Commercial activities	Use/activity not specifically related to Special Heritage Use Zone not permitted herein.
		Heritage interpretation centre, art galleries and sculpture complex	Educational and research Institutions	High rise building
		Recreational, Theme Parks, Archeological Parks/Gardens.	Auditorium	Multiplex, Shopping Mall

(a)	(b)	(c)	(d)	(e)
11	**Special Heritage Zone (S H)**	Amphitheatres, Open Air Museums	social and cultural institutions Hospitals and health centers	Dumping ground
			Craft based cottage industries	Sewerage Treatment
			Hotels, guest houses, lodges, resorts	All uses not specifically permitted in column (c) and (d)
			camping sites, special training camps	
			Multistoried Parking	
12	**Environmentally Sensitive Zone (ES)**	River side green areas, River front developments	Hospitals and health institutions	Plotted Housing
		Scenic value areas, Theme parks, yoga parks, sports centers and community recreational areas, International convention centre	Educational technical, research institutes of higher order	Small industries or small institutions
		Resorts, sculpture complex, lagoons and lagoon resort, water sports, Art academy, music pavilions	Water Treatment Plant, Sewage Treatment Plant, Solid waste Treatment Plant solid waste dumping ground	Use/activity not specifically related to Environmentally sensitive Use Zone not permitted herein
		media centres, food courts, Parking areas, visitor facilities	Apartment buildings having 100% stilt.	No development of any kind is permitted between the River/Canal/ Stream and the embankment
		Existing village settlements, Existing residential or other uses		All uses not Specifically permitted in column (c) and (d)
		Boating , Picnic huts, Camping sites Special Training camps		
		Tourist and pilgrim related commercial activities, hotels and lodges		
		Non-polluting, agro-based and processing industries, Storage or Godowns for food grains		

CHAPTER –IV

GENERAL

27.Restriction on Permission.— (1) Without prejudice to any other stipulation in these regulations, no permission to construct a building on a site shall be granted;—

(i) in areas of natural waterways or drains, as detailed in the Development Plan, and drainage plan as modified from time to time;

(ii) if the orientation of such building is not in harmony with the surroundings, as may be decided by the Art Commission;

(iii) if the use to which the site is proposed to be put does not conform to the Land Use Zones as earmarked in the Development Plan or uses as earmarked in the approved layout plan;

(iv) if the building is to be constructed over or under a municipal drain, sewerage line, electrical line, water main, any other Government or public land, or public utility services;

(v) if the foundation of the external wall along a street is located at a distance less than 0.5 meters from the edge of the street or road margin including the drain;

(vi) if all Structural Plans are not prepared taking into account that Bhubaneswar is located in Seismic Zone III.

28.Distance from Electric Lines.— As provided in clause-6.4 of the National Building Code of India, no verandah, balcony or the like shall be allowed to be erected or re-erected or any additions or alterations made to a building within the distances mentioned in Table No.3 below in accordance with the provisions made under the Electricity Act , 2003 between the building and any overhead electric supply line:

Table No. 3: Minimum distance from the electric line

Sl. No.	Type of voltage line	Vertical distance in meters	Horizontal distance in meters
(a)	(b)	(c)	(d)
1	Low and medium voltage lines and service lines	2.5	1.2
2	High voltage lines up to and including 11,000 Volt	3.7	1.2
3	High voltage lines above 11,000 volt and up to and including 33,000 Volt	3.7	2.0
4	Extra high voltage line beyond 33,000 Volt	3.7 (Plus 0.3 meters for every additional 33,000 volts or part thereof)	2.0 (Plus 0.3 meters for every additional 33,000 volts or part thereof)

29.Plantation.— (1) Provision for plantation shall be given at the rate of minimum one tree per every 80 square meters of plot area for plot sizes more than 100 square meters and planted within the setback of the plot, but the existing trees within the plot shall be considered for this purpose.

(2)Where trees need to be cut, compensatory plantation for felled trees in the ratio 1:3 (i.e., planting 3 trees for every 1 tree that is cut) within the premises shall be done and maintained.

(3)Choice of species for plantation on site and abutting the road to be adopted as per section 8 of the Urban Greening Guidelines, 2014.

(4)At least 20% of the open spaces shall be pervious and use of grass pavers, paver blocks with at least 50% opening, landscape would be considered as pervious surface.

30.Means of access.— (1) Every building or plot shall abut on a public or private means of access like streets, roads of duly formed of width as specified in the National Building Code of India.

(2)In no case, development of plots shall be permitted unless it is accessible by a public or private street of width not less than 6 meters, unless specified otherwise.

(3)In case of institutional, administrative, assembly, industrial and other non-residential and non-commercial activities, the minimum road width shall be 12 meters.

(4)In case of a private road, which gives access to one or more buildings, the owner of the said private road shall develop the road and storm water drain as required by the Local Authority and transfer the same to the Registered Residents' Welfare Association for maintenance:

Provided that if such road is required by a local authority for development of a public thoroughfare then the same shall be transferred to it by way of a deed of gift by the Registered Residents' Welfare Association.

31.Minimum size of plots.— The minimum size of plots for different categories of building is given in the Table No.4 below:

Table No. 4: Category wise Size of Plots

Sl. No.	Category	Min. road width (in meters)	Min. size of plot (in square meters)
(a)	(b)	(c)	(d)
1	Kalyan Mandaps	12	1000
2	Cinema, game centers, Multiplex, convention centers	18	2000
3	Social clubs and amenities	12	1000
4	Multi-storey car parking	12	1000
5	Office buildings	12	300
6	Primary/Upper Primary school	12	2000

Table No. 4: Category wise Size of Plots			
Sl. No.	Category	Min. road width (in meters)	Min. size of plot (in square meters)
(a)	(b)	(c)	(d)
7	High School , Residential school	12	6000
8	+2 College / Junior college	12	4000
9	Degree College	12	6000
10	Technical educational institution	12	10000
11	Petrol pumps / Filling stations	12	500
12	Restaurant	12	500
13	LPG storages	12	500
14	Places of congregation	12	500
15	Public libraries	12	300
16	Conference hall	12	1000
17	Community hall	12	500
18	Nursing homes/ polyclinics/ Hospital and other clinical establishments	12	300
19	Hotel	12	500
20	Research and Development Laboratory	12	1500

Note: In cases where standards of minimum plot size has been modified by a department or an agency of the Government, which has statutory powers to specify the same, the same can be considered by the DP and BP Committee.

32.Minimum setbacks for non-high rise buildings.— (1) The minimum setbacks permissible in a given size of plot for residential and commercial building in non-high rise category shall be as mentioned in Table No.5 below:

Table No. 5: Plot Size wise permissible set backs								
Sl. No.	Plot size (in Square meters)	Front setback (in meters) - Abutting road width					Minimum setbacks other sides (in Meters)	
		Less than 9 m.	9 m. and less than 12 m.	12 m. and less than 18 m.	18 m. and less than 30 m.	30 m. and above	Rear side	Other side
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
1	Upto 40	1.0	1.0	1.0	1.0	1.0	-	-
2	Above 40 & Upto 100	1.0	1.0	2.0	2.0	2.0	-	-

Table No. 5: Plot Size wise permissible set backs								
Sl. No.	Plot size (in Square meters)	Front setback (in meters) - Abutting road width					Minimum setbacks other sides (in Meters)	
		Less than 9 m.	9 m. and less than 12 m.	12 m. and less than 18 m.	18 m. and less than 30 m.	30 m. and above	Rear side	Other side
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
3	Above 100 & upto 200	1.0	1.0	2.0	2.0	3.0	1.0	-
4	Above 200 & Upto 300	1.5	1.5	2.5	2.5	3.5	1.0	1.0
5	Above 300 & upto 400	1.5	1.5	2.5	2.5	3.5	1.5	1.0
6	Above 400 & upto 500	1.5	2.0	2.5	3.0	3.5	1.5	1.5
7	Above 500 & upto 750	1.5	2.0	3.0	3.0	4.0	2.0	2.0
8	Above 750	1.5	2.0	3.0	4.0	4.0	3.0	2.5

(2)In case of Apartment or housing projects, the minimum distance between the buildings shall not be less than 1/3rd of the taller building and the minimum width of internal road shall be 6 meters.

(3)In all other cases, the width of such open space between the buildings on a plot shall be the setback specified for the tallest building subject to a minimum of three meters.

(4)The setbacks and open spaces for other occupancies in non-high rise category shall be as provided hereunder:

(i) For Institutional buildings, in case of plots up to 1,000 square meter area, the open spaces around the building shall not be less than 3 meters and for plots of more than 1,000 square meter area, the open spaces around the building shall not be less than 6 meters;

(ii) In case of Assembly buildings, the open space in front shall be not less than 12 meters and the other open spaces around the building shall not be less than 6 meters:

Provided that, in specific assembly buildings where higher setback is prescribed in the National Building Code of India or Indian Standard (IS) Code or any other law for the time being in force governing such building activities then the higher prescribed setbacks shall be provided in such buildings;

(iii) For Storage and warehousing buildings, in case of plots up to 500 square meter area, the open spaces around the building shall not be less than 3 meters

and for plots of more than 500 square meters area, the open spaces around the building shall not be less than 6 meters;

(iv) In case of Industrial buildings, the open spaces around the building shall not be less than 4.5 meters for heights up to 15 meters, with an increase of 0.25 meter for every increase of 1 meter or fraction thereof in height;

(v) In case of Hazardous occupancies, the open spaces around the building shall not be less than 6 meters;

(vi) For IT, ITES and other Corporate Buildings, in case of plots up to 750 square meters, the minimum setbacks around the building shall not be less than 3 meters and plots above 750 square meters, the minimum setbacks around the building shall not be less than 4.5 meters; and

(vii) In case of Slum Improvement and EWS housing, the setback norms shall be applicable as per "Policy for Housing for all in Urban Areas, 2015", as amended from time to time.

33.Minimum setbacks for high rise buildings.— For high-rise buildings, the open spaces around the building shall be as given in Table No. 6 below:

Table No. 6: Provision of Exterior Open Spaces around the Buildings

Sl. No.	Height of the Building (in meters)	Exterior open spaces to be left out on all sides (in meters) - (front, rear and sides in each plot)
(a)	(b)	(c)
1	15 and upto 18	6
2	More than 18 & upto 21	7
3	More than 21 & upto 24	8
4	More than24 & up to 27	9
5	More than 27 & up to 30	10
6	More than 30 & up to 45	11
7	More than 45	12

Note: In case of high-rise buildings the exterior open space around a building for a width of 7.5 meters shall be kept unbuilt except where the open space requirement is less than 7.5 meters, the entire specified open space shall be kept unbuilt. It shall be constructed of hard surface capable of taking load of fire engine weighing up to 45 tonnes.

34.Peripheral Open Spaces including set-back for Tower-like Structures.— (1) Structures shall be deemed to be tower-like structures when the height of the tower-like portion is at least twice the height of the broader base at ground level.

(2)For tower-like structures, as an alternative to regulation 33, open spaces shall be as provided hereunder:

(i) Up to a height of 24 meters, with one additional set-back above the broader base, along with open spaces not less than 6 meters at the ground level;

(ii) For heights more than 24 meters and up to 37.5 meters with one additional set-back above the broader base, along with open spaces not less than 9 meters at the ground level;

(iii) For heights more than 37.5 meters and up to 45 meters with one additional set-back above the broader base, along with open spaces not less than 11 meters at the ground level;

(iv) For height more than 45 meters, open spaces shall satisfy the minimum standards prescribed in regulation 33.

(3)The deficiency in the open spaces shall satisfy the minimum standards prescribed in regulation 33 for the additional setbacks at the upper levels above the broader base and such set-backs shall not be accessible from individual rooms or flats at these levels.

35.Floor Area Ratio.— (1) The Floor Area Ratio (F.A.R) for residential, commercial, corporate, IT and ITES buildings shall be decided on the basis of the road width on which the plot and site abuts as specified in Table No.7 below:

Table No. 7: FAR as per road width

Sl. No.	Road width (in meters)	Base FAR for Commercial / Residential / IT-ITES building/ Bio-tech	Maximum Permissible FAR for Commercial / Residential / IT-ITES building/ Bio-tech
(a)	(b)	(c)	(d)
1	Up to 6	0.75	0.75
2	6 or more & less than 9	1.50	1.50
3	9 or more & less than 12	1.75	1.75
4	12 or more & less than 15	2.00	2.00
5	15 or more & less than 18	2.00	2.50
6	18 or more & less than 30	2.00	2.75
7	30 & above	2.00	3.00

(2)In case of Institutional and Assembly buildings, the maximum permissible FAR shall be 1.5 for plots up to 1000 square meters and 1.75 for plots above 1000 square meters:

Provided that for hospitals and tertiary healthcare centers, FAR shall be made applicable as per norms specified for commercial buildings.

(3)In case of transport related activities such as; Railway yards, Railway station, Bus stands, Bus shelters, transport depot, airport, special ware housing, cargo terminals, the maximum permissible FAR shall be 1.00.

(4)In case of Industrial building the maximum permissible FAR shall be 1.00.

(5)The Authority shall allow use of FAR beyond Base FAR on production of TDR certificate or on purchase of FAR (purchasable FAR):

Provided that the total FAR shall be limited to the maximum permissible FAR available on the plot.

(6)In case, where a part of the plot proposed for development is required for development of roads or drains or any other public infrastructure under the Development Plan, then the same shall be surrendered to the Authority by way of free-gift and the Authority shall subject to overall limit of maximum permissible FAR for the plot allow additional FAR equivalent to the amount he would have obtained under the Odisha Transferable Development Rights Rules, 2015.

(7)Exclusive multi-storied parking blocks can be provided within the required setback area without reducing the driveway for the fire tender to the extent of minimum 7.5 meters and same shall not be included in the calculation of coverage and FAR.

(8)FAR shall not include,—

(i) Basements or cellars and space under a building constructed on stilts and used as a parking space, and air conditioning plant room used as accessory to the principal use;

(ii) electric cabin or substation, watchman booth of maximum size of 10 square meters with minimum width or diameter of 1.732 meters, pump house, garbage shaft, space required for location of fire hydrants, electric fittings and water tank, society room of maximum 12 square meters;

(iii) projections and accessories buildings are specifically exempted from the open space/setback requirement;

(iv) staircase room and lift rooms above the topmost storey, architectural features, and chimneys and elevated tanks of dimensions as permissible under the National Building Code of India;

Note.—The area of the lift shaft shall be taken only on one floor;

(v) service Floor shall not be counted in FAR if it adheres to the provisions of these regulations; and

(vi) the space in stilt in the building constructed for EWS housing and used for community facility without enclosures.

(9)For optimum utilisation of available urban land and infrastructure which has been developed and to achieve compact development, the Authority may prescribe, by notification, standards of minimum intensity of development in terms of minimum FAR that shall be used for one or any category of following plots:

(i) All projects on Government land in consultation with the State Government.

(ii) On specific streets or zones or areas within the municipal limits of Bhubaneswar.

36.Height of a Building.— (1) The height restrictions with respect to approach Funnels and Transitional area of Airport as given in Tables No.8 and 9 below shall be adhered to:

Table No. 8: Height Restriction with respect to Approach Funnels		
Sl. No.	Distance from nearest runway end (in meters)	Maximum Permissible Height above the elevation of the nearest runway end (in meters)
(a)	(b)	(c)
1	Up to 360	0
2	361 to 510	6
3	511 to 660	9
4	661 to 810	12
5	811 to 960	15
6	961 to 1110	18
7	1111 to 1260	21
8	1261 to 1410	24
9	1411 to 1560	27
10	More than 1560	30

Table No. 9: Height Restriction with respect to Transitional Area		
Sl. No.	Distance of the Inner Boundary of the Transitional Area (Outer Boundary of the Air Port) [in metres]	Maximum Permissible height above the elevation of the airport reference point [in metres]
(a)	(b)	(c)
1	Up to 21	0
2	22 to 42	3
3	43 to 63	6
4	64 to 84	9
5	85 to 105	12
6	106 to 126	15
7	127 to 147	18
8	148 to 168	21
9	169 to 189	24
10	190 to 210	27
11	More than 210 m.	30

(2)No Radio Aerial, T.V. Antenna, Cell phone tower or such similar type of installations exceeding 52 meters in height shall be erected without prior permission of the concerned Civil Aviation Authority.

(3)No building structure or installation exceeding the height indicated in the said Table No.8 and 9 shall be permitted unless the applicant produces a 'No- Objection Certificate' from the Airport Authority.

(4)In case these standards are modified by Airport Authority of India or Department of

Civil Aviation, the same shall be considered by DP and BP Committee for consideration of grant of permission under section 16.

37.Off Street Parking Space.— (1) In all buildings including Apartment buildings, Housing Projects, Hotels, Restaurants and Lodges, business buildings, commercial buildings, Institutional buildings like hospitals, educational buildings like schools and colleges, high rise building or complexes and in all other non- residential buildings, provision shall be made for parking spaces as per the requirements as given in the Table No.10 below:

Table No. 10: Off Street Parking Space for Different Category of Occupancies

Sl. No.	Category of building/ activity	Parking area to be provided as percentage of total built-up area towards FAR
(a)	(b)	(c)
1	Shopping malls, Shopping malls with Multiplexes/ Cineplexes, Cinema halls, Hotels, Kalyan Mandaps and Banquet Halls, Assembly buildings, Retail shopping	50
2	Restaurants, Lodges, Other commercial buildings, Offices Complexes, Hospitals, IT / ITES Complexes.	40
3	Residential Apartment buildings, Housing Project, Clinics, Nursing Homes, Institutional and Industrial Buildings.	30

Note.—

(i) Parking to be provided at ground level, Basement or stilt floor. Permissible services in these areas shall not be accounted for parking;

(ii) For residential apartments and housing projects, for the dwelling units in EWS/LIG category; parking requirement shall be calculated at minimum of 10% of total built-up area of such dwelling units; and

(iii) For residential apartments and housing projects, for the dwelling units in MIG category; parking requirement shall be calculated at minimum of 25% of total built-up area of such dwelling units.

(2)The parking spaces may be provided in for all schemes and which shall be—

(i) in Basements or cellars; or

(ii) on stilt floor; or

(iii) on open parking area; or

(iv) exclusive multi-level parking; or

(v) on roof top parking in case of commercial, IT, ITES and Corporate building; or

(vi) a Stacked or Multi-level or Automated parking; or

(vii) in a combination of any or all of the above.

Note.— For parking purposes, single basement shall be allowed in case of plot size of 500 square meters or more, and multiple basements shall be allowed in case of plot size of 1,000 square meters or more. The roof top parking with car lift shall be allowed only in case of plinth area or roof area of 2,000 square meters or more. For other than parking purposes, single basement may be allowed in plot size of less than 500 square meters also subject to a maximum of 50% of the covered area.

(3)Off-street parking spaces shall be provided with adequate vehicular access to a street and the area of drives, aisles and such other provisions required for adequate maneuvering of vehicles.

(4)If the total off-street parking space required under these regulations is provided by a group of property owners at a place for their mutual benefit, such parking spaces may be construed as meeting the off-street parking requirement, subject to the approval of the Authority and the Authority may also decide to develop such parking spaces and charge property owners to bear proportionate cost.

(5)Garage with locking facilities shall be included in the calculation of floor space for determining the requirement of parking space, unless this is provided in the basement of a building or under a building constructed on stilts with no external walls.

(6)The parking spaces to be provided shall be in addition to the open spaces (setback) required around a building under these regulations and parking may be provided in the front open space and other side open spaces without reducing the clear vehicular access way to less than 6.0 meters and 7.5 meters, respectively, for non-high rise and high rise buildings.

(7)Misuse of the area specified for parking of vehicles for any other purpose shall be summarily removed or demolished by the Authority.

(8)For parking spaces in basements and upper storey of parking floors, at least two ramps of minimum 3.6 meters width or one ramp of minimum 5.4 meters width and in maximum 1:10 slope shall be provided and such ramps may be permitted in the side and rear setbacks after leaving 6 meters space for movement of fire-fighting vehicles and access to these may also be accomplished through provisions of mechanical lifts.

(9)Up to 10% of basement or stilt may be utilized for utilities and non-habitation purpose like A/C plant room, Generator room, Electrical installations, laundry.

(10)At least 20% of the parking in housing Projects, apartment buildings shall be earmarked for visitors. The Visitors parking facility shall be open to all visitors.

(11)Every building except a residential building having less than four dwelling units will have parking space earmarked for ambulance, fire tender and physically challenged persons and such spaces shall be clearly indicated by painting the purpose for which the parking space is reserved.

(12)In respect of Apartment Building, on plot area up to 750 square meters, the parking requirement shall be deemed to be met if the entire stilt floor is left for parking. A WC/Toilet facility may be provided for watch and ward in the stilt floor.

(13)Apart from use of Basement for Services/Parking/ Storage, it may be used for other

activities like library, Study Room, Games Room and Laundry only in case of Residential and Institutional Buildings.

(14)Double envelope stilt floor may be allowed to be constructed over the entire plot area leaving 3 meters from the boundary of the premises subject to following conditions, namely:—

(i) at least 6 meters wide passage all around shall be provided on the roof of the top most envelope stilt floor for movement of fire tender and the access to the top of stilt floor should be provided through ramp of maximum 1:10 slope;

(ii) in case where separate entry and exit to the stilt top is provided, the width of the ramp should be at least 3.6 meters and in case single ramp is provided, it shall not be less than 5.4 meters; and

(iii) the slab over which the fire tender shall move, must be capable of taking load of fire engine, fire vehicle of at least 45 tonnes.

(15)The Competent Authority may also prescribe guidelines for integrating such facilities with City Level Smart Parking Management System, if any.

38.Interior open space.— (1) At least one side of all the rooms intended for human habitation, if such room does not abut on the front or the rear or the side setbacks, shall abut on an interior open space whose minimum dimension shall be 3 meters X 3 meters, in cases of buildings up to a height of 12 meters and in cases where the height of the building is more than 12 meters, the width of the interior open space shall be increased at the rate of one meter for every additional 3 (three) meters height.

Explanation.— For removal of doubt it is hereby declared that this provision shall be applicable to all categories of buildings, including residential, apartment, commercial, institutional, administrative, assembly.

(2)For ventilating the spaces for water closets and bathrooms ventilation shafts shall be provided with size and specifications as provided in the National Building Code of India.

39.Height exemption of a building.— The following appurtenant structures shall not be included in the height of the building, namely:—

(i) roof tanks and their supports (with support height not exceeding 1 meter);

(ii) Ventilating, air conditioning, lift rooms and similar service equipments;

(iii) stair cover (mumty) not exceeding 3.0 meter in height;

(iv) chimneys, parapet walls and architectural features not exceeding 1.2 meter in height; and

(v) height of the ceiling of the upper basement roof not exceeding 1.5 meter from the average surrounding ground level.

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

(2)A portico of up to 2.5 meters width and 4.6 meters length with a minimum height of 2.4 meters from the plinth level may be permitted within the side setback.

(3)A garage is permissible at the rear end of side open space where no openings are located on the side and rear boundary:

Provided that access to the top of the portico or garage shall not in any way affect the privacy of the neighbouring plot.

(4)The portico provided as above shall not rest on the boundary wall and shall be open to provide through access to the rear:

Provided that where the portico is not a cantilevered one and supported by pillars, the area shall be included in the FAR.

(5)A guard room, electric cabin, sub-station, area for generator set, ATM of area less than 10 square meters shall be allowed in the mandatory open space subject to condition that the same shall leave clear vehicular driveway way of not less than 6.0 meters and 7.5 meters, respectively, for non-high rise and high rise buildings for allowing unobstructed movement of fire tender.

41.Basement or Cellar.— (1) Basements or cellars shall not be permitted in low lying area and areas without adequate drainage facilities to ensure drainage from the basement. Basement shall not be allowed in flood prone areas.

(2)Construction of basements or cellars may be allowed by the Authority in accordance with the provisions contained in the development plan applicable to the concerned area.

(3)The basements or cellars shall only be put to the following uses, namely:—

(i) storage of household or other non-combustible materials;

(ii) strong room, bank cellars;

(iii) installation of air-conditioning equipments and other machines used for service and utilities of building; and

(iv) Parking places.

(4)Individual residential and small commercial buildings (plot size maximum 500 square meters) may have one basement.

(5)Maximum two basements or cellars may be permitted to be constructed leaving the prescribed setback and open space applicable to the building.

(6)In case of apartment or housing projects or commercial or corporate and IT or ITES buildings, the basements may be allowed to be constructed under the entire plot area leaving 3 meters space from the boundary of the premises subject to the following conditions namely:—

(i) in all such cases the owner has to indemnify the Authority against any damage

caused by him to the adjacent property in the format given in Form-III; and

(ii) the portion of the basement projecting out of the building line shall flush with the ground.

(7)The basements shall be used exclusively for parking or services or storage.

(8)The basement shall fulfil the following requirements; namely:—

(i) every basement shall be in every part, at least 2.5 meters in height from the floor to the soffit of the roof slab or ceiling;

(ii) adequate ventilation shall be provided for the basement and the standard of ventilation shall be the same as required by the particular occupancy according to regulations; any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans (one exhaust fan for 50 square meters of basement area), air conditioning system;

(iii) the minimum height of the ceiling of upper basement shall be 1.20 meters and the maximum, 1.5 meters above the average surrounding ground level;

(iv) adequate arrangement shall be made, so that surface drainage does not enter the basement;

(v) the walls and floors of the basement shall be water-tight and be so designed that the effect of the surrounding soil and moisture, if any, are taken in to account in design and adequate damp proofing treatment is given;

(vi) the access to the basement shall be separate from the main and alternative staircase providing access and exit from higher floors shall be provided and where the staircase is continuous in the case of buildings served by more than one staircase, the same shall be of enclosed type serving as a fire separation from the basement floor and higher floor.

(vii) open ramps shall be permitted if they are constructed within the building line subject to provision of clause (iv).

(viii) the ramp providing access to basement to be used for parking shall have a gradient not steeper than 1:10 and this shall not obstruct the clear vehicular and pedestrian movement around the building including movement of fire tender (6 meters).

42.Provision of Lift.— (1) Lift shall be provided for buildings above 10 meters height in case of apartments, Housing Projects, commercial, institutional and office buildings:

Provided that provision of lift for EWS/LIG houses in Apartment or Housing project building with a height less than 15 meters shall not be insisted upon.

(2)Lift shall be provided at the rate of one lift for twenty dwelling units, or part thereof, for residential buildings and at the rate of one lift per one thousand square meters, or part thereof of built-up area per floor, for non-residential buildings and built-up area on ground floor and two upper floors shall be excluded in computing the above requirement.

(3)At least one lift in every building block shall be a stretcher lift.

(4)Notwithstanding anything contained in these regulations, in case of building with 21 meters or more in height, at least two lifts shall be provided.

(5)All lifts shall be inspected or cause to be inspected at least once a year by the agency designated by the Authority including through any outsourced agency.

(6)In case of car lift for roof top parking, there shall be at least two car lifts for 2000 square meters of roof area and there shall be addition of one car lift for every 1000 square meters of roof top parking area and fraction thereof.

43.Mezzanine.— Mezzanine floor may be permitted above any floor in all types of buildings up to an extent of one-third of the actual covered area of that floor. All Mezzanine floors shall be counted toward FAR calculation. It shall have a minimum height of 2.2 meters.

44.Heritage Zone.— (1) The Authority may notify the Heritage Zones in consultation with the Archaeological Survey of India, State Department of Archaeology, Bhubaneswar Municipal Corporation and the Art Commission.

(2)Conservation of Heritage Buildings, Heritage Precincts and Natural features: Conservation of buildings, artifacts, structures, areas and precincts of historic or aesthetic or architectural or cultural significance (Heritage buildings and heritage precincts) or natural features of environmental significance shall be taken up by the Bhubaneswar Municipal Corporation in accordance with the relevant rules or regulations or instructions in-force.

(3)The Handbook on Conservation of Heritage Buildings, 2013' published by Central Public Works Department, Ministry of Urban Development, Government of India, shall be referred to before taking up any building construction activity within the heritage precincts or streets or in the vicinity of notified heritage zones. Further, Authority may prescribe guidelines for same from time to time.

45.Barrier free access for the physically challenged differently abled person, elderly and children.— (1) To promote universal and barrier free access for persons with disabilities, the owner of all buildings and facilities used by the public such as educational, institutional, assembly, commercial, business, mercantile buildings and Housing Projects constructed on plots having an area of more than 2000 square meters excluding private residential buildings, shall make provisions as per the guidelines in 'Handbook on Barrier Free and Accessibility, 2014', published by Central Public Works Department (CPWD), Ministry of Urban Development, Government of India.

(2)The provisions mentioned at Annexure-X shall also be adhered to in such buildings.

46.Rainwater harvesting system.— (1) Provision of rain water harvesting is mandatory for all sizes of plots, which are more than 300 square meters in area including open spaces. Detailed technical specification for selection of appropriate rainwater harvesting system has been provided in Annexure-V.

(2)The provisions for rainwater harvesting in various building categories as given in Table No.11 below:

Table No. 11: Rainwater Harvesting provisions for various building categories			
Sl.No	Category / Use	Provisions to be Made	Other Conditions
(a)	(b)	(c)	(d)
1	**Residential Plotted Housing**		
	New Proposals	Construction of Rainwater Harvesting Structure	Emphasis on both storage and reuse
2	**Housing Projects**		
	New Proposals	i. Construction of Rainwater Harvesting Structure ii. Concrete paving to be avoided and permeable materials to be used for all open parking spaces	Indicate the system of Storm Water Drainage, Rainwater Harvesting System and Recharge Well
3	**Public and Semi Public Buildings**		
	All Proposals	i. Shall have Rainwater Harvesting System and Storage ii. Shall have Recharge pits	Emphasis on both storage and reuse
4	**Commercial / Mixed Use**		
	All Proposals	i. Construction of Rainwater Harvesting System ii. Soft landscape provisions and open spaces with percolation pits. iii. Common Treatment plan to be part of the integrated development	Indicate the system of Storm Water Drainage, Rainwater Harvesting System and Recharge Well. Emphasis on both storage and reuse.
5	**Industrial**		
	All Proposals	i. Construction of Rainwater Harvesting System ii. Soft landscape provisions and open spaces with percolation pits. iii. Use of abandoned bore wells for recharging of ground water iv. Common Treatment plan to be part of the integrated development	Indicate the system of Storm Water Drainage, Rainwater Harvesting System and Recharge Well. Provision to be made not to inject contaminated water into recharge structures in industrial areas. Care to be taken to keep such structures away from sewer lines, septic tanks, soak pits, landfill and other sources of contamination.
6	**Other Proposals**	Similar as above	Similar as above

(3)Recharging of ground water is mandatory for all types of buildings having a plot area more than 500 square meters and above.

(4)The ground water recharge shall also be mandatory for open spaces like parks, parking, plazas and playgrounds.

(5)The dimension of recharging pits/trenches shall be at least 6 cubic meters for every 100 square meter of roof area.

(6)Inspection of Rainwater Harvesting system shall be done before issuing Completion Certificate or NOCs for the structures.

47.Rooftop Solar Energy Installation.— (1) **Norms for Rooftop PV systems Installation**: All residential plotted housing with plot area of 300 square meters and above, educational, institutional, commercial, industrial, mercantile and recreational buildings having plot size of 500 square meters and above and all housing projects shall be installed with a minimum generation capacity of 5% of the connected load or 20 W/sq.ft. for available roof space, whichever is less.

(2)All building of the category as mentioned in the Table No.12 below may provide Solar Water Heating System and Solar Roof Top System:

Table No.12: Norms for Rooftop PV systems Installation

Sl No.	Category of building	Standard for determination of capacity
(a)	(b)	(c)
1	**Solar Water Heating System:**	
(a)	Hospital	10 ltr. /bed
(b)	Hotels 5 star	15 ltr. /room
(c)	Hotel other than 5 star	10 ltr./bed
(d)	Police/Army/Barrack	200 LPD
(e)	Canteen/Messes	200 LPS
(f)	Hostel (School, Colleges and other Institutions where hot water is needed).	10 ltr./student
(g)	Laboratory and Research Institutions	100 LPD
(h)	Residential Structures: (Plinth area 200 square meters or above)	100 LPD/flat
(i)	Guest Houses/Banquet Hall/Circuit House	200 LPD
2	**Off Grid/Grid connected Solar Roof top System:**	
(a)	Individual household or above (Plinth area more than 300 square meters).	Minimum 500 watt
(b)	Hotel Five star	Minimum 5 KWp
(c)	Other hotels	Minimum 2 KWp
(d)	Commercial building (Covered area more than 500 square meters)	2 KWp

(3)Installation of Solar Water Heating System,—

(i) In case of new buildings, clearance of plan for the construction of such buildings of the categories mentioned in Table No.12 above shall only be given if they have a provision in the building design itself for an insulated pipeline from the rooftop in the building to various distribution points where hot water is required and such building must have a provision for continuous water supply to the solar water heating system and shall also have open space on the rooftop, which receives direct sunlight and the load bearing capacity of the roof shall at least be 50 kg per square meter;

(ii) all new buildings of the above said categories must complete installation of solar water heating systems before obtaining necessary license to commence their business;

(iii) Installation of Solar Assisted Water Heating Systems in the existing building shall be mandatory at the time of change of use to the category mentioned in Table No.12 above, provided there is a system or installation for supplying hot water;

(iv) Installation of Solar Assisted Water Heating Systems shall conform to BIS specification IS 12933 and the solar collectors used in the system shall have BIS certification mark;

(v) Wherever hot water requirement is continuous, auxiliary heating arrangement either with electric or oil of adequate capacity can be provided.

48.Water re-use and recycling.— All building having a minimum discharge of 10,000 litres and above per day shall incorporate waste water recycling system and the recycled water shall have to be used for horticultural purposes.

49.Provision of Public Washroom complexes.— (1) In order to ensure that public toilets or wash rooms are built in various parts of the city, all the buildings constructed for the purpose of being public buildings (Railway stations, Bus stands, market places, Government offices, Hospitals, educational institutions, commercial buildings, religious centers, etc.) and the plot owners of the plots having an area of 1 acre or more shall, in addition to the other mandatory sanitary requirements, compulsorily, construct public washroom complexes within their plots, which shall be earmarked on site plan or a layout plan at the time of seeking building approval (Refer to Annexure-II).

(2)Such complexes should be constructed mainly in the frontal setback area within the plots, subject to the condition that they shall not obstruct passage for the fire tender.

(3)All complexes should have single storey, with a maximum floor to ceiling height of 2.8 meter and water tanks concealed with a parapet wall or jali not exceeding 1 meter in height.

(4)All complexes should at least have 1 wash basin, 2 urinals and 1 WC each, for men and women separately, with adequate electricity, drainage, water and sewerage facilities and same shall be connected to the infrastructure being developed for the project.

(5)The complex shall be well ventilated with adequate provisions for lighting.

(6)The Public Washroom Complex shall have direct access from outside the plot i.e. direct access from the road, so as to permit usage by the general public.

(7)Such complexes shall be free of FAR and Ground Coverage and will form part of full schemes prepared by owner or architect for approval.

(8)Such complexes shall have provisions for outdoor signage, advertisements and space for public art with permission from the concerned agencies/local authorities.

(9)Complexes shall be either constructed and maintained by the plot owner or constructed by the plot owner and maintained by a service provider or constructed as well as maintained by a service provider.

(10)Such complexes are not permitted to be used for purposes other than specified above.

50.Provisions for Green Buildings.— (1) All buildings shall comply with following green norms which shall be mandatory for sanction of building plan as per applicability given in sub-regulation (2), namely:—

(i) Water Conservation and Management, which includes—

(a) rain water harvesting,

(b) low water consumption and plumbing fixtures,

(c) waste water recycling and reuse and

(d) reduction of hardscape;

(ii) Solar Energy Utilization, which includes—

(a) installation of solar PV cells and

(b) installation of solar assisted water heating systems;

(iii) Energy Efficiency, which includes—

(a) low energy consumption lighting fixtures,

(b) energy efficiency in HVAC and

(c) lighting of common areas by solar energy or LED devices;

(iv) Waste Management, which includes—

(a) Segregation of waste and

(b) Organic waste management

(2)Provisions relating to applicability of green building norms on various plot sizes (Residential/ Non- residential) are given in the Table No.13 below:

Table No. 13: Applicability of Green Building Provisions

Sl. No.	Plot Size (in Sq.m)	Provision for Residential use	Provision for Non- Residential use
(a)	(b)	(c)	(d)
1	Upto 300 Sq.m.	Nil	Nil
2	Above 300 and upto 500 Sq.m.	(i) a, (ii) a, (ii) b, (iv) a	(i) a, (ii) b, (iv) a
3	Above 500 and upto 1000 Sq.m.	(i) a, (i) c, (ii) b, (iii) c, (iv) a	(i) a, (i) c, (ii) a, (ii) b, (iii) c, (iv) a
4	Above 1000 and upto 3000 Sq.m.	(i) a, (i) c, (i) d, (ii) a, (ii) b, (iii) b, (iii) c, (iv) a	(i) a, (i) c, (i) d, (ii) a, (ii) b, (iii) b, (iii) c, (iv) a
5	Above 3000 Sq.m.	(i) a, (i) b, (i) c, (i) d, (ii) a, (ii) b, (iii) a, (iii) b, (iii) c, (iv) a, (iv) b	(i) a, (i) b, (i) c, (i) d, (ii) a, (ii) b, (iii) a, (iii) b, (iii) c, (iv) a, (iv) b

Note.— Provisions mentioned under column (c) and (d) refers to clauses and sub-clauses specified under sub-regulation (1).

(3)In pursuance of the National Sustainable Habitat Mission on Energy Efficiency in Building, the Authority shall encourage for adoption of Leadership in Energy and Environmental Design (LEED) / Green Rating for Integrated Habitat Assessment (GRIHA), Indian Green Building Council (IGBC) and Energy Conservation Building Code (ECBC) (for Odisha ECBC Code and Guidelines -2011 refer Annexure-VI) rating certification for new and existing buildings. The incentive for the same would be based on applicable State Government policy as applicable from time to time.

51.Signs and outdoor display structures.— (1) Signs and outdoor display structures shall be governed by the relevant provisions of the Odisha Municipal Corporation Act, 2003 or the Odisha Municipal Act, 1950, as the case maybe, for Bhubaneswar Municipal Corporation area and other Urban Local Bodies areas coming within the jurisdiction of Bhubaneswar Development Authority:

Provided that the Authority may specify, with the approval of the State Government, signage design guidelines for any urban area or part of urban area or a group of urban areas.

(2)For the areas outside Urban Local Body which is coming within the Bhubaneswar Development Plan area, the Authority shall specify the guidelines.

52.Promotion of Sustainable Urban Transport.— To promote and develop sustainable urban transport infrastructure, the Authority, with prior approval of State Government, may specify guidelines for prescribing standards of street design, setting up and operationalization of Public Bicycle Sharing (PBS) programme, infrastructure at

plot/project level to promote non-motorised transport and public transport, street improvement programme etc.

53.Urban Design and Built Form.— The Authority with the prior approval of the State Government may specify Guidelines to regulate or preserve or achieve a certain Urban Design and Built-form characteristics of any defined area or street within its jurisdiction and the Authority may specify different guidelines for different areas based on its locality or context.

54.Wetland and Water Sensitive Urban Design.— The Authority with prior approval of the State Government may specify Guidelines to regulate development activities near notified wetlands, lakes, reservoirs and low lying areas including Environmentally Sensitive Zones and water bodies demarcated in the Development Plan and to encourage sustainable drainage and low impact development in such areas.

55.Reference to standards.— The standards relating to water and sanitation requirements, fire protection and fire safety requirements shall be referred to as given at Annexure-VII, Annexure-I and II and Annexure-IV, respectively.

56.Development norms for smart infrastructure.— (1) Every apartment, commercial, institutional, high-rise building and all buildings with a plot size of 1 acre and more shall have provision for Information and Communication Technology (ICT) landing point in the form of a room near the main entrance gate of dimension not less than 3 meters x 4 meters and having 3 meters clear height and the room shall have two fire proofs doors of 1.2 meters width opening outwards along with adequate ventilation in the form of windows or ventilators and such room shall not be counted in coverage and FAR calculations.

(2)Provision of smart metering shall be mandatory for every apartment, commercial, institutional, high-rise buildings and all buildings with a plot size of 1 acre and more within the jurisdiction of Bhubaneswar Municipal Corporation and the Authority may notify, from time to time, standards for provision of such smart metering and infrastructure required for the same.

(3)To cater to requirements of charging for electric vehicles, minimum 30% of parking spaces of new developments in the following types or a mix of the following types shall have facilities to enable Electric Vehicle charging points and such points shall be shown clearly in the building plan with proper indexation:—

(a) Parking spaces in projects more than 1 acre;

(b) Parking spaces in high-rise buildings;

(c) Parking spaces in multi-level car parking (MLCP) projects:

Provided that the Authority may change the minimum requirement of 30% of parking spaces for EV charging facility in accordance with relevant policy of the Government.

(4)The Competent Authority, as and when required, may direct the owner to install and operationalize the Electric Vehicles charging facilities as per the locations shown in the building plan and the technical, operational and any other requirements for such Electric Vehicles charging facility shall be as per guidelines notified by the Authority, from time to time.

(5)The Competent Authority may specify standards and norms from time to time, for development of smart buildings, smart infrastructure and open spaces within the areas being taken up for development under the Smart City Mission and such other programme.

CHAPTER –V

REQUIREMENT OF SPECIAL OCCUPANCY

57.Apartment.— (1) Apartment building shall be permitted only on plots of size more than 500 square meters.

(2)In Apartment building with joint ownership of land the owner or developer shall provide floor space for house owner's society office and assembly at the rate of one square meter per flat, provided that the minimum area shall not be less than 12 square meters.

(3)One staircase for every 6 dwelling units or fraction thereof in a floor shall be provided.

(4)The minimum width of approach road to the plot shall be 9 meters for Apartment buildings.

(5)Reservation of affordable housing i.e., EWS and LIG housing shall be done as per provisions of affordable housing overlay.

58.Outhouse.— An outhouse with zero rear and one side set back may be permitted on a plot having an area not less than 150 square meters:

Provided that—

(i) the coverage of the outhouse shall not exceed 30 square meters and the height shall not exceed 3 meters;

(ii) the built up area of the outhouse and that of the main building together shall not exceed the permissible FAR for the concerned plot;

(iii) the outhouse shall not cover more than one third of the width and more than one fourth of depth of the plot and shall not abut any public road;

(iv) a minimum 1.5 meters strip of land shall be kept open to the sky between the main building and the outhouse;

(v) no opening either in the form of windows or doors or ventilators shall be provided to the adjoining properties; and

(vi) outhouses with sloping roof would only be permitted and in no case permission for outhouses would be granted with reinforced concrete cement flat roof.

59.Requirements for Basti Area.— (1) In a Basti area, permission to erect a building may be given on the basis of the available width of means of access, provided that where the width of means of access is 4.5 metres or less, the coverage shall be limited to 50% of the plot area and the maximum height of the building shall be limited to two storey and the F.A.R. shall be limited to 1.00.

(2)For plots with narrow width, i.e. a width of 7.5 meters or less, zero setbacks may be allowed on one side with a passage of one meter on the other side.

(3)The rear setback and front setback shall not be less than 3.0 meters and 1.5 meters, respectively.

(4)In each house on a Basti plot having one side setback, an internal court- yard of not less than 10 square meters in area and not less than 2.5 meters in width shall be provided in such a way that at least one wall of each living room abuts such court-yard or a verandah opening to such court-yard.

(5)Construction proposed in all existing buildings which have been divided into parts by partition or sale or otherwise may be permitted (without insisting on front, rear or side setbacks) subject to fulfilment of following provisions, namely:—

(a) coverage provided for the upper floor shall not exceed 75% of the plinth area of existing floor for organizing an open terrace to facilitate light and ventilation to the habitable rooms;

(b) separate arrangement shall be made for drainage of the storm water;

(c) ventilators may be permitted above lintel height on production of no objection certificate from the owners of the adjacent plot to which the ventilators abuts, but no window overlooking others property may be permitted without obtaining his written consent in the shape of an affidavit.

(6)For construction on the first and subsequent floors on existing floors in a Basti area, on zero setbacks on one sides may be permitted, provided that the construction does not lead to closing down of windows or ventilators or skylights of the neighbouring plot which are already existing lawfully.

(7)While according permissions without providing required setbacks, no-objection certificate in the shape of an affidavit from the side neighbour may be obtained and reasons for the same may be recorded in writing.

60.Semi- detached and row housing.— (1) Owners of adjacent similar dimension plot abutting a road may be permitted to construct row or semi-detached buildings.

(2)The orientation of the row or semi-detached building shall preferably be such that the prevailing summer breeze can be availed by each dwelling unit.

(3)For semi-detached buildings over two adjacent plots, the setbacks, the height and the FAR shall be regulated by treating both the plots as one.

(4)In case of row housing, the length of a row shall not exceed 50 meters along the road on which such houses abut. In case, the dwelling units in a row are scattered the

maximum length of the road shall be 100 meters.

(5)For row houses the ground coverage shall not be allowed to exceed 60% and the FAR more than 1.75.

(6)The minimum size of the plot on which a unit of a row housing may be allowed shall be 30 square meters.

61.Shop cum residence.— Where plots are allotted in a row for shop-cum-residential purpose, the Authority may allow construction of shop-cum-residential building without any side set backs up to a depth of 10 meters from the front exterior wall:

Provided that no part of the building up to said depth is used for residential purpose on the ground floor and no building exceeding 12 meters in height shall be allowed to be constructed on a shop-cum-residential plot, unless so permitted under the Development Plan:

Provided further that the shop-cum-residence shall have only 2/3rd of the total floor area used for shops:

Provided also that the FAR and other parameters shall conform to that specified for commercial buildings.

62.Assembly Buildings (Cinemas, Theatres, Multiplex, Auditorium, Museum, Exhibition hall, Gymnasium, Stadia, Restaurant, Club room, etc.).— (1) The relevant provisions of the Odisha Cinemas (Regulations) Rules, 1954 shall apply for planning, designing and construction of Cinema and Theatre buildings.

(2)No permission for construction of a assembly building to be used as a cinema hall, theatre or auditoria for cultural show shall be granted unless the construction of such buildings conforms to the provisions of the Odisha Cinemas (Regulations) Act, 1954 and the Odisha Cinematograph Rules, 1939, the National Building Code of India or any other law on the subject for the time being in force in the State.

(3)No permission to construct a cinema hall on a site shall be given unless such site has been approved by the Authority for the purpose.

(4)Excepting provision for restaurant and incidental facilities no other use shall be permitted in a cinema building.

(5)All cinema, multiplexes, theatres or auditoria buildings shall conform to IS; 4898-1968 and acoustics design of such buildings shall adhere to the requirements of IS; 2526-1963.

(6)Exits and fire safety requirements shall be in accordance with Part IV (Fire and life safety) of the National Building Code of India.

(7)Parking norms shall apply as per provisions of regulation-37 of these regulations.

(8)Requirements of water supply, drainage and sanitation shall be as per provisions of the National Building Code of India.

63.Liquefied petroleum gas or Gas Cylinder Godown.— (1) Vacant space shall be maintained at all times as given in Table No.14 below:

Table No. 14: Minimum distances required for storage shed of liquefied petroleum gas cylinders

Sl. No	Quantity of Compressed Gas in Cylinders (Kg.)	Minimum Clear Distance to be kept (in meters)
(a)	(b)	(c)
1	0-100	1
2	101 –1000	3
3	1001- 4000	5
4	4001-8000	7
5	8001-12000	9
6	12001-30,000	12
7	Over 30,000	15

(2)Notwithstanding anything contained in the conditions specified in the Table, cylinders containing liquefied petroleum gas exceeding 100 kilograms but not exceeding 300 kilograms, may be kept in a storage shed forming part of, or attached to building, if it is separated there from by a substantial partition and the only means of access to it is from outside and Such a storage shed shall not be situated under any staircase or near other entrances to or exits from the rest of the building or other buildings.

(3)A shed used for storage of liquefied petroleum gas cylinders shall be surrounded by a suitable fence to prevent unauthorized persons from having access to the shed.

64.Norms for Petrol Pump.— (1) Minimum distance from the road intersections shall be—

(i) for minor roads having less than 30 meters width - 50 meters.; and

(ii) for major roads having width 30 meters or more - 100 meters.

(2)The minimum distance of the property line of petrol pump from the Centre line of the road shall not be less than 15 meters on roads having less than 30 meter width. In case of roads having 30 meter or more width, the width of the road shall be protected.

(3)Plot size shall be—

(i) for filling stations only - 30 meters X 17 meters;

(ii) for filling-cum-service station - 36 meters X 30 meters;

(4)The frontage of the plots mentioned in clause (i) and (ii) of sub-regulation (3) shall not be less than 30 meters.

(5)Other conditions shall include—

(i) new petrol pump shall not be located on roads having less than 30 meters width;

(ii) every petrol pump shall adhere to the norms as prescribed in IRC Code: 12-2009 (amended from time to time); and

(iii) every petrol pump shall have public toilets with Water Closet (WC) separately for men and women.

(6)Other controls for installation of petrol pump shall include—

(i) Ground coverage - 20% ;

Note: Ground coverage will exclude canopy area

(ii) FAR - 0.20 ;

(iii) Max. height - 7 meters ;

(iv) Canopy equivalent to permissible ground coverage within setback line;

(v) Front set back - minimum 6 meters

(7)Other requirements for installation of petrol pump shall be—

(i) NOC from Explosives/Fire Department

(ii) License from the District Magistrate

(8)In case of Compressed Natural Gas (CNG) mother station—

(i) Plot size (Max) - 36 meters X 30 meters

(ii) Maximum ground coverage - 20%

(iii) Maximum height - 7 meters (single storey)

(iv) Building component - control room/office/ dispensary, store, pantry and W.C.

65.Farm House.— (1) For construction of Farm House Building in Agriculture (A-1) Use Zone minimum size of plot shall not be less than 1.00 hectare.

(2)Maximum coverage and FAR shall be as given in Table No.15 below:

Table No. 15: Maximum Coverage and FAR

Sl.No.	(a)	(b)
1	Maximum permissible ground coverage for all types of activity	15 percent
2	Maximum built-up area (BUA) allowed	500 square meters for every 1 Ha.
3	Residential accommodation of watch and ward/maintenance staff	100 square meters
4	Maximum height	7 meters
5	Setbacks	Front/side abutting road 15.0 meters and all other sides 9.0 meters

(3)Minimum 65% percent of the total area of the farmhouse shall be under plantation or cultivation and at least 100 trees per hectare shall be planted out of which at least 50 percent shall be evergreen trees.

(4)In case of a plot for a farmhouse having dwelling units, the owner thereof shall be responsible to make lawful arrangements for potable water.

(5)The owner shall be responsible to provide drains in the farm house to be used for rain water and in case of dairy farm open or closed sanitary drains to clean sheds, as may be required by the Authority.

(6)The owner shall be responsible to provide septic tank with necessary disposal trenches for disposal of human and animal waste in the farmhouse within his own premises.

(7)The owner of a farmhouse shall obtain electric connection directly from the appropriate authority authorized for distribution on such terms and conditions at his own cost as decided by the appropriate Authority.

(8)For the purpose of sub-division of land for farmhouse, provisions of regulations for approval of layout provided in Chapter-X shall apply.

(9)Norms for solid waste management shall apply.

(10)The permitted activity of farm house shall not be modified into other activities.

66.Country Homes.— (1) For construction of Country Homes in Agriculture (A-1) Use Zone minimum size of plot shall not be less than 2000 square meters. This will be low density residential areas in peri-urban and rural areas. The minimum size of project for approval shall be at-least 10 acres.

(2)Maximum coverage and FAR shall be as given in Table No.16 herein contained—

Table No. 16: Maximum coverage and FAR

Sl. No.	(a)	(b)
1	Maximum permissible ground coverage for all types of activity	15 percent
2	Maximum built-up area (BUA) allowed	250 square meters for every 2000 square meters of plot area.
3	Residential accommodation of watch and ward/maintenance staff	20 square meters
4	Maximum height	7 meters
5	Setbacks	Front/side abutting road 15.0 meters and all other sides 9.0 meters

(3)Minimum 65% percent of the total area of the country-home shall be under plantation/cultivation. At least 100 trees per acre shall be planted out of which at least 50 percent shall be evergreen trees.

(4)In case of a plot for a country-home having dwelling units, the owner thereof shall be responsible to make lawful arrangements for potable water.

(5)The owner shall be responsible to provide drains in the country-home to be used for rain water and in case of dairy farm, open or closed sanitary drains to clean sheds, as may be required by the Authority.

(6)The owner shall be responsible to provide septic tank with necessary disposal trenches for disposal of human and animal waste in the country home within his own premises.

(7)The owner of a country home shall obtain electric connection directly from the appropriate authority authorized for distribution on such terms and conditions at his own cost as decided by the appropriate Authority.

(8)For the purpose of sub-division of land for country homes, provisions of regulations for approval of layout provided in Chapter-X shall apply.

(9)Norms for solid waste management shall apply.

(10)The permitted activity of country homes shall not be modified into other activities.

CHAPTER –VI
INTEGRATED TOWNSHIP

67.Integrated Townships.— (1) Integrated Townships with minimum 10 hectare of land having access from minimum 30 meter ROW road shall be allowed and the road shall have adequate provision for cycle track, footpath, covered drain, plantation, street light and underground utilities.

(2)The integrated Township shall be permitted in Residential; Public and Semi-Public use zones.

(3)Permissible land use within the township (in percentage)—

(a)	Residential	45-50%
(b)	Industrial (Non Polluting)	8-10%
(c)	Commercial	2-3%
(d)	Public and Semi-Public	6-8%
(e)	Recreational	12-14%

(4)Other regulations for approval of Integrated Township shall be as follows, namely:—

(i) at least 10% of the total area shall be reserved for parks and open space. It shall be developed and maintained by the developer;

(ii) at least 5% of the site area shall be reserved for public and semi- public use and shall be handed over to the Authority free of cost and the same shall be allotted by the Authority for development either to the developer or others on lease basis;

(iii) the FAR shall be calculated on the total area;

(iv) roads and drains shown in Development Plan shall be incorporated within the plan and shall be handed over to the Local Authority free of cost after development;

(v) the maximum permissible FAR and maximum permissible ground coverage shall be 2.75 and 40%, respectively;

(vi) reservation of affordable housing i.e., EWS and LIG housing shall be done as per provisions of affordable housing overlay;

(vii) at least one of the major interconnecting roads shall be 18 meter ROW and shall be open ended;

(viii) for the purpose of site-layout for the project, provisions of Chapter-X; "Regulations for approval of layout" shall apply.

CHAPTER –VII

HIGH RISE BUILDINGS AND HOUSING PROJECTS/ SCHEMES/ APARTMENTS: ADDITIONAL REQUIREMENTS

68.Restriction on construction of high-rise building.—

(1)Construction of high-rise buildings shall not be permitted in villages, namely, Bhubaneswar, Kapileswar, Rajarani, Dhauli, Mukunda Prasad and Gadakhurda.

Provided that the Authority, from time to time, may declare any other village or areas prohibiting construction of high rise building.

(2)The Authority may, with prior approval of the State Government, restrict construction of high-rise buildings in any peri-urban or rural area within its jurisdiction on the basis of assessment of the available utilities or infrastructure such as drainage, solid waste management, transport, water management required for urban settlements/habitats.

(3)Where conditional permissions have been granted before commencement of these regulations, development shall be controlled as per regulations under which such permission were given:

Provided that this relaxation shall not be allowed where such development was made in violation of heritage zone condition.

(4)No high-rise building with a height of 15 meters and more shall be allowed to be constructed—

(i) with approach road less than 12 meters width;

(ii) on plot of size less than 2000 square meters.

69.Main Entrance.— (1) The main entrance to the premises shall not be less than 6 (six) meters in width in order to allow easy access to fire engine and the gate shall fold back against the compound wall of the premises, thus leaving the exterior access way, within the plot, free for the movement of fire service vehicles:

Provided that if archway is provided over the main entrances, the height of the archway shall not be less than 5 (five) meters.

(2)For high-rise Housing Projects scheme on one plot, the access way within the premises shall not be less than 7.5 (seven and half) meters in width and between individual building blocks, there shall be an open unbuilt space of 6 (six) meters.

(3)The space set apart for providing access within the premises shall, in no case, be included in the calculation of requirements pertaining to parking spaces and other amenities required to be provided for the building.

(4)Every access way shall be properly drained and lit to the satisfaction of the Authority and manhole covers or any other fittings laid within the right of way of the access way shall be flushed with the finished surface level of it so as not to obstruct safe movement of men and vehicles.

(5)Reconstruction, addition or alteration to any high-rise building shall not be taken in a manner which shall reduce the width of the access way to a level below the minimum prescribed limit under these regulations.

70.General Building Norms:— The general norms of a building shall be as follows, namely:—

(i) Architectural elements such as louvers, pergolas, other sunshine materials shall be free from FAR;

(ii) any architectural roof top structures would also be permitted out of FAR if not used for habitable or commercial purposes;

(iii) building elements such as sky bridges and landscape terraces which are meant for community purposes only shall be permitted free of FAR;

(iv) services can be permitted on roofs with adequate screening for the same;

(v) service floors shall not be counted in FAR. Service area on habitable floors may be considered free from FAR;

(vi) Atrium or Atria at any floor will be counted only once in the FAR and the atriums shall be permitted as per the provisions of the National Building Code of India;

(vii) scissor staircase would be permitted provided all travel distance and fire norms are adhered to;

(viii) Stilts in high-rise buildings will not be restricted to height of 2.4 meters as long as it is used for parking;

(ix) Multilevel car parking with car lifts would be permitted with adequate fire safety;

(x) Buildings of height 60 meters and above, shall have provision for a Helipad.

(xi) Building Components such as doorways, stairways, lifts, ramps, corridors and other parameters for high rise building shall be as per norms given in Annexure-XI.

71.Exit.— (1) Every high rise building meant for human occupation or assembly, shall be provided with exit sufficient to permit safe escape of the occupants in case of fire or other emergencies.

(2)An exit may be a door-way, corridor, passage way to an internal or external staircase or to a verandah or roof or terrace having access to a street.

(3)Exits shall be so arranged as to provide continuous means of access to the exterior of a building or exterior open space leading to a street without passing through any occupied unit.

(4)Exits shall be so located that the travel distance on the floor shall not exceed twenty meters in case of residential, educational, institutional and hazardous occupancies and thirty metres in the case of assembly, business, mercantile, industrial and storage occupancies.

(5)Wherever more than one exit is required for a floor of a building, exits shall be placed at a reasonable distance from each other as possible.

(6)All the exits shall be accessible from the entire floor area at all floor levels.

(7)There shall be at least two exits serving every floor and at least one of them shall lead to a staircase.

(8)The width of every exit shall not be less than one metre and shall be provided as specified in Table No.17 below:

Table No. 17: Number of Occupants as per type of Occupancy

Sl. No.	Type of occupancy	Number of occupants per unit exit	
		Staircase	Terrace
(a)	(b)	(c)	(d)
1	Residential	25	75
2	Mixed and other uses	50	75

Explanation:

a) Lifts and escalators shall not be considered as an exit.

b) 'Travel distance' means the distance from any point in the floor area to any exit measured along the path or egress except that when the floor areas are sub-divided into rooms, used singly or of rooms and served by suite corridors and passage, the travel distance may be measured from the corridor entrance of such rooms or suites to the nearest staircase or verandah having access to the street.

72.Occupancy of the Building.— In addition to the general provisions of occupancy, in case of high-rise buildings, apartments and Housing Projects schemes, Structural Stability certificate from the Registered Technical Person or Project Management Organization shall be furnished after due certification by the appropriate agencies or institutions and in such cases, provision of clause (vi) of sub-regulation (3) of regulation 5 shall also apply, mutatis mutandis.

73.Structural Safety Design, Standards and other requirements.— (1) The structural design of foundation, masonry, timber, plain concrete, reinforced concrete, pre-stressed concrete and structural steel shall be carried out in accordance with provisions related to structural design, loads, foundation, wood, masonry, concrete and steel of the National Building Code of India taking into consideration all relevant Indian Standards prescribed by Bureau of Indian Standards for general structural safety, for cyclone or wind or storm protection, for earthquake protection and for protection of landslide hazard. (Refer to Annexure-VIII for list of relevant Indian Standards)

(2)All material and workmanship shall be of good quality conforming generally to the accepted standards of Public Works Department and Indian standard specification and codes as included under Building Materials and Construction practices and safety of the National Building Code of India.

(3)The provisions of these regulations are not intended to prevent the use of any material or method of design or construction not specifically prescribed by these regulations provided any such alternative has been approved.

(4)The building materials approved by Bureau of Indian Standards (B.I.S.) or any statutory body will form part of the approved building material and technology as part of the regulations.

(5)The Planning design and installation of electrical installations, air conditioning installation of lifts and escalators can be carried out in accordance with provision prescribed for Building Services, Lighting and Ventilation, electrical and Allied installation, air conditioning and heating, acoustics, sound insulation and noise control, installation of lifts and escalators in the National Building Code of India.

(6)The requirements of electric sub-station and the provisions of electric sub-station shall also require approval from the concerned Authority.

(7)The planning, design, construction and installation of water supply, drainage and sanitation and gas supply system shall be in accordance with relevant provisions of the National Building Code of India.

CHAPTER –VIII
OVERLAY REGULATIONS

74.Affordable Housing Overlay.— (1) With a vision to ensure access to formal housing for all sections of society living in Bhubaneswar Development Area, following development control norms (affordable housing overlay) are prescribed for facilitating development of EWS or LIG or MIG housing units.

(2)The category-wise, size of the dwelling units shall be as given in Table No.18 below:

Table No. 18: Category wise size of dwelling units

Sl. No.	Category of Dwelling Units	Size of the Dwelling Units (in square meters of carpet area)
(a)	(b)	(c)
1	Economical Weaker Section (EWS)	Up to 30 square meters
2	Low Income Group (LIG)	Up to 60 square meters
3	Middle Income Group (MIG)	Up to 100 square meters

(3)Maximum density for EWS and LIG Housing projects shall not exceed beyond the limits as specified in Table No.19 below:

Table No.19: Maximum Density specification for EWS and LIG housing

Sl. No.	Plot Area (in square meters)	Maximum Density (Dwelling Unit/ Acre)
(a)	(b)	(c)
1	Up to 4000 square meters	300 dwelling units per acre
2	From 4000 square meters to 10000 square meters	250 dwelling units per acre
3	Plots more than 10000 square meters	200 dwelling units per acre

(4)The following relaxations in development control regulations shall be applicable to the extent of Economically Weaker Section (EWS) and Low Income Group (LIG) housing in various housing projects, namely:—

(i) The distance between two building blocks shall be a minimum of 2 meters.

(ii) Parking requirements for Affordable Housing Projects can be accommodated within setback areas, between building blocks or open areas subject to condition that at least 1.2 meter driveway for one side parking and 1.5 meter driveway for both side parking, shall be provided.

(iii) The side setbacks may vary depending upon the plot size and plan prepared for a particular project, subject to provision of at least 1 meter side setback on either side. The sum total of both side setbacks in a particular project shall comply with these regulations.

(5)For the purpose of ensuring provisions of Housing for all, the State Government has notified a policy that is "Policy for Housing for All in Urban Areas, Odisha- 2015" which prescribes mandatory development of EWS housing, incentives to be given to private developer and Government agencies in terms of FAR, norms for promotion of mixed use development and relaxations in terms of various fees and charges. This policy will be made applicable to building plan approval of all such projects:

Provided that incentives and provisions prescribed in this policy for promotion of affordable housing are model specific that is to say, a provision under one model cannot be made applicable to projects taken up under another model.

(6)To ensure development of MIG housing, following incentives shall be provided, namely:—

(i) in apartments and housing projects, for the dwelling units under MIG category, parking requirements shall be calculated at minimum of 25% of total built-up area of such dwelling units;

(ii) the developer shall be entitled to receive additional FAR equivalent to 20% of the built-up area utilized for MIG units and the said additional FAR can only be utilized in the same project subject to a maximum additional FAR of 0.25.

(7)External infrastructure that is development of road connectivity as per plan, street lighting, water supply, sewerage connection, solid waste management facility and public transport services to the battery limits of projects taken up under Model- 3, 4 and 5 of the Policy for Housing for All in Urban Areas, Odisha— 2015 shall be provided by concerned Government agencies without any infrastructure or development charges to the projects.

75.Transit Oriented Zone (TOZ) Overlay Regulations.— (1) This Overlay Zone provides opportunity for mixed use and higher density development along the notified transit priority corridors to encourage and promote compact mixed use development in this zone and TOZ shall help in sustainable urban development by ensuring that maximum number of people can live, work or find means of recreation within walking or cycling distance of the transit priority corridors.

(2)The transit priority corridors, extent of the TOZ along such corridors and applicability of development control norms in such TOZ shall be notified by Authority, from time to time and the same shall be defined as per the following overall framework, namely: —

(i) up to maximum of 400 meters wide belt on both sides of centre line of the notified transit priority corridors can be TOZ;

(ii) in case a part of plot or project site falls within notified TOZ, then the whole plot or project site shall be included in TOZ;

(iii) development control norms overlay shall be within the overall framework of sub-regulation (4).

(3)TOZ overlay will override general provisions of development control regulations to the extent provided herein but the same shall not override the provisions related to following:

(i) Environmentally Sensitive Zone;

(ii) Special Heritage Zone;

(iii) Open Space Use Zone;

(iv) Agricultural and Forest Use Zone;

(v) Water Bodies Use Zone;

(vi) any other use zones in which higher intensity of development allowed under TOZ is not desirable, as decided by Authority, from time to time.

(4)The following Development Control Norms shall be applicable in TOZ Overlay, namely;—

(i) The TOZ shall allow flexibility in provision of a mix of various uses within the same plot, with the exception of the following polluting and potentially hazardous uses affecting security, safety and environmental quality, of such areas,

(a) Retail shops - building materials, timber, building products, marble, iron, steel and sand, firewood, coal,

(b) Repair shops - automobile repair and workshops, cycle rickshaw repairs, tyre resorting and retreading, battery charging,

(c) Service shops - flour mills, (more than 3 KW power load), fabrication and welding,

(d) Storage, godown and warehousing,

(e) Manufacturing units (excluding household industry),

(f) Junk shop,

(g) Other hazardous, polluting and nuisance causing uses,

(h) any other use which in view of Authority is analogous to entries listed above;

(ii) maximum permissible FAR of 4.0 will be allowed for projects taken up in the Transit Oriented Zone subject to following conditions, namely:—

(a) the plots/ project sites abut roads having width of 18 meters or above;

(b) plot size is more than 2000 square meters;

(c) this FAR will be available over the Base FAR on production of TDR certificates or on payment of charges which are equivalent to charges prescribed for purchasable FAR;

(iii) mixed use of the plot or project site and/or building shall be permitted in TOZ subject to following conditions, namely:—

(a) principal use shall cover not less than 50% (fifty percent) of total built-up area and rest of the built-up area may cover any one or more of the permissible uses;

(b) for the purpose of this regulation, principal use may be any of the permissible uses as allowed under clause (i);

(iv) The front setbacks on some or a part of the Transit Priority Corridors, having character of commercial streets, shall have fixed frontal setbacks as provided in Table No.20. The extent of such streets shall also form the part of the notification of Transit Priority Corridor notified by the Authority under sub-regulation (2). This is required to achieve a continuous building facade along a street edge to form a build-to line. It is further provided that all buildings shall be required to coincide with this line up to a minimum of 50% (fifty percent) of this line; and

Table No. 20: Front Open space for Buildings

Sl No.	Front Open Space (in meters)	Width of Street Fronting the Plot (in meters)
(a)	(b)	(c)
1	1.5	Up to 9.0
2	3.0	Above 9.0 and up to 18
3	4.5	Above 18 and up to 30
4	4.5	Above 30

(v) In the plots/ project sites for which provisions of 10% (ten percent) EWS housing are mandatory as per affordable housing overlay, additional provisions shall be made for reservation of 10% (ten percent) of built-up residential space for LIG or MIG housing. For such reservations, incentives available under affordable housing overlay shall be available;

(vi) Provision of a minimum 10% (ten percent) of Public Open Space (POS) shall be mandatory in all developments over plot size of more than 2000 square meters. This shall be subject to the following conditions, namely:—

(a) This Public Open Space shall be open to all and shall provide facilities like badminton court, tennis courts, basketball courts, bus stops, toilets;

(b) Public amenities provided in POS as part of the development shall be exempted from calculation of FAR;

(c) For plot size more than 1 Acre, Through-Block Linkages of width not less than 3.0 meters shall be provided to improve connectivity and to encourage walkability within the TOZ.

76.Mixed-Use Zone Overlay Regulations.— (1) This Overlay Zone provides opportunity for development of a diversified and pedestrian oriented urban environment where a mix of uses are encouraged, by allowing greater flexibility in development and to promote walk-to-work environment.

(2)Mixed Use Overlay shall be applicable only on streets with width of 18 meters or more, as notified by BDA after due consultation with all stakeholders and subject to all such norms, terms and conditions including charges, if any, as are prescribed in such notification.

(3)Mixed use Zone overlay shall override general provisions of development control regulations to the extent provided herein but same shall not override provisions of other following overlays or land uses, namely:—

(i) Environmentally Sensitive Zone;

(ii) Special Heritage Zone;

(iii) Open Space Use Zone;

(iv) Agricultural and Forest Use Zone;

(v) Water Bodies Use Zone;

(vi) Transit Orientated Zone;

(vii) any other use zones in which mixed use development under this overlay is not desirable, as decided by Authority from time to time.

(4)The following Development Control Norms shall be applicable in Mixed use Overlay, namely;—

(i) The Mixed Use Overlay Zone shall allow flexibility in provision of a mix of various uses within the same plot, with the exception of the following polluting and potentially hazardous uses affecting security, safety and environmental quality, of such areas,—

(a) Retail shops - building materials, timber, building products, marble, iron, steel and sand, firewood, coal,

(b) Repair shops - automobile repair and workshops, cycle rickshaw repairs, tyre resorting and retreading, battery charging,

(c) Service shops - flour mills, (more than 3 KW power load), fabrication and welding,

(d) Storage, godown and warehousing,

(e) Manufacturing units (excluding household industry),

(f) Junk shop,

(g) Other hazardous, polluting and nuisance causing uses,

(h) any other use which in view of Authority is analogous to entries listed above;

(ii) The FAR utilization and mix of uses within various permissible uses shall be as per following conditions, namely:—

(a) principal use shall cover not less than 50% (fifty percent) and not more than 75% (seventy five percent) of total built-up area and rest of the built-up area may cover any one or more of the permissible uses and it is further provided that for the purpose of this regulation, principal use may be any of the permissible uses as allowed under clause (i); and

(b) on the ground floor facing the main street, there shall be provision for retail or/and commercial use only and it is further provided that there shall be fixed frontal setbacks as provided in clause (iv) of sub-regulation (4) of regulation 75, under TOZ overlay.

CHAPTER –IX

INTEGRATION OF ENVIRONMENTAL CONDITIONS AND STANDARDS

77.Integration of environmental condition.— (1) Building plans with a total built-up area between 5,000 square meters and 1,50,000 square meters, shall comply with the environmental requirements stipulated in Table No. 1 (for above 5,000 square meters and up to 20,000 square meters), Table No. 2 (for above 20,000 square meters and up to 50,000 square meters) and Table No. 3 (for above 50,000 square meters and up to 1,50,000 square meters) at Part-I of Annexure-III, as the case may be:

Provided that Authority may, by a notification, modify requirements of Annexure-III, from time to time, on basis of any direction issued by the State Government.

(2)In cases where the buildings are of area more than as specified in Annexure-III, relevant environmental clearances would be required as per the provisions of EIA Notification 2006 and its subsequent amendments, from time to time.

(3)The building permissions being granted by Bhubaneswar Development Authority and the construction of such buildings, as per size, shall adhere to the objectives and monitorable environmental conditions as given at Part-I of Annexure-III.

(4)These objectives and monitorable environmental conditions referred to in sub-regulation (3) will be enforceable within the provisions of the Act, rules and these regulations.

(5)Notwithstanding anything contained in regulation 1, this Chapter –IX Integration of Environmental Conditions and Standards of these regulations, shall come into force as per the provisions stipulated in the Notification of Ministry of Environment, Forest and Climate Change, notified vide number S.O. 3999 (E) dated the 9th December 2016.

(6)The Qualified Building Environment Auditors (QBEAs) as empanelled/accredited by Ministry of Environment, Forest and Climate Change (as per Part-II of Annexure-III) may assess and certify the building projects for the purpose of certification regarding incorporation of environmental conditions.

78.Constitution of Environmental Cell.— (1) For compliance and monitoring and to ensure environmental planning within Bhubaneswar Development Area, an Environmental Cell (herein after called as Cell), shall be constituted by the Authority.

(2)The Cell shall monitor the implementation of these regulations and notifications issued, if any, under these regulations and the Cell shall function under the administrative control of a member of Authority as decided by Vice Chair-person.

(3)Prior to issuance of occupancy certificate, BDA through its environmental cell shall check and ensure compliance of the environmental conditions, as applicable and as per the requirements stipulated for such buildings as specified in Part-I of Annexure-III.

(4)The Cell shall monitor the implementation of these regulations framed for Integration of Environmental conditions for construction of buildings.

(5)The composition and function of such Cell shall be as per Part-III of Annexure-III.

(6)The Cell may also allow the third party auditing process for oversight, if any.

79.Procedure for integration of environmental condition for different building category.— (1) Buildings Category '1' (total built-up area of 5,000 Square meters or more and less than 20,000 Square meters),—

(i) a Self declaration Form to comply with the environmental conditions (Annexure-III) along with Form 1A of Environment Impact Assessment Notification, 2006 of MoEF and certification by the Qualified Building Environment Auditor to be submitted online by the project proponent besides application for building permission to Bhubaneswar Development Authority along with the fees as specified by the Authority from time to time;

(ii) building permission incorporating the environmental conditions shall be issued by the Authority upon adherence to clause (i) and allow the project to start based on the self-declaration and certification submitted with the application;

(iii) after completion of the construction of the building, the project proponent shall update Form 1A online based on audit done by the Qualified Building Environment Auditor and shall furnish the revised compliance undertaking to Bhubaneswar Development Authority. Any non-compliance issues in buildings less than 20,000 square meters shall be dealt by the Authority as per provisions of these regulations and other relevant existing mechanisms.

(2)Other Buildings Categories (total built-up area of 20,000 Square meters and above),—

(i) the project proponent may submit online application in Form 1A of Environment Impact Assessment Notification, 2006 of MoEF along with specified fee for environmental appraisal and additional fee for building permission. The fee for environmental appraisal will be deposited in a separate account. The Environment Cell will process the application and present it in the meeting of the Development Plan and Building Permission (DP and BP) Committee. The Committee will appraise the project and stipulate the environmental conditions to be integrated in the building permission. After recommendations of the Committee, the building permission and environmental clearance will be issued in an integrated format by the Authority;

(ii) the project proponent shall submit Performance Data and Certificate of Continued Compliance of the project for the environmental conditions parameters applicable after completion of construction from Qualified Building Environment Auditors every five years to the Environment Cell with special focus on the following parameters, namely:—

(a) Energy Use (including all energy sources);

(b) Energy generated on site from onsite Renewable energy sources;

(c) Water use and waste water generated, treated and reused on site;

(d) Waste Segregated and Treated on site; and

(e) Tree plantation and maintenance;

(iii) after completion of the project, the Environmental Cell shall randomly check the projects compliance status including the five years audit report and in case there is any violation detected, the Cell shall recommend penalty of imposing fine as applicable under relevant State laws for non-compliance of conditions or parameters to the Authority/DP and BP Committee and on the basis of the recommendation of the Cell, the Authority or the DP and BP Committee may impose the penalty under relevant State laws.

(iv) The cases of false declaration or certification shall be reported to the accreditation body and to the Authority for blacklisting of Qualified Building Environment Auditors and penalty on the owner and Qualified Building Environment Auditors as the case may be.

(v) No Consent to Establish and Operate under the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981 will be required from the State Pollution Control Boards for residential buildings up to 1,50,000 square meters.

CHAPTER –X

PART–I

REGULATIONS FOR APPROVAL OF LAYOUTS

80.Scope and Applicability.— (1) Approval for development of land shall be in nature of layout approval and layout approval to be given by Authority shall be either a Sub-divisional layout or a Site layout approval.

(2)Every owner of land intending to undertake development of land shall make an application in Form- I (Common Application Form) as appended to the Odisha Development Authorities (Common Application Form) Rules, 2016, for approval of layout.

(3)The Authority after receipt of such application shall either grant or refuse its approval for layout, as the case may be, in conformity with applicable planning norms and which shall be communicated to the applicant in Form II and Form III as appended to Odisha Development Authorities (Common Application Form) Rules, 2016, respectively.

(4)Every application shall be accompanied by fees as specified in the Odisha Development Authorities (Common Application Form) Rules, 2016.

PART–II

SUB-DIVISIONAL LAYOUT

81.Application for Sub-division Layout.— (1) The applications for sub-division shall be, in addition to the requirements specified in clause (iii) of sub-regulation (2) of regulation 5, accompanied by—

(i) a copy of Record of Rights of the land in question;

(ii) an affidavit with regard to the right, title and interest in the land and any other particular as Authority may require;

(iii) a no-objection certificate, from the lessor in case conditions of the lease deed does not permit undertaking sub-divisions as applied for;

(iv) a site plan traced out of revenue village settlement map in operation indicating therein in red colour the lands to which the application relates and surrounding plots;

(v) an index plan of the site showing adjoining areas within a radius of 150 meters around the proposed site marking clearly therein the boundaries of the proposed layout in red colour, existing road, structures, burial ground and high tension or low-tension power line passing through the site of the layout plan and the level of the site;

(vi) a detailed plan to a scale not less than 1:500 showing the proposed layout (sub-division) indicating size of plots, width of the proposed roads, open space and amenities provided;

(vii) land use analysis indicating the survey plot number, the bye-plot number, the detailed dimensions of all the plots, the area of each-plot and the use for which they are proposed to be put;

(viii) in case of land originally belonging to any religious endowments, a no-objection certificate from the endowment commissioner or wakf board as the case may be.

82.Use in relation to development plan.— (1) Sub-division of land shall normally be permitted for the purpose for which the concerned land is earmarked in the development plan and such sub-division may be for residential, commercial, industrial, institutional or combination of one or more of this purpose or such other purpose as may be considered conforming to the provisions in the development plan:

Provided that in every sub-division plan spaces for roads, open spaces, community facilities and public utilities as specified in this regulation or any such other facilities as the Authority may determine shall be incorporated.

(2)After a sub-division plan has been approved, the Authority shall not permit construction of a building on any of the plot unless the owners have laid down and made street or streets along with storm-water drains as per the approved plan.

(3)The land covered by roads, open spaces, community facilities, public utilities shall be handed over to resident welfare association or association of allottees to be used for the

purpose for which it has been reserved in the layout.

(4)The land reserved for roads, open spaces and public utilities shall be made available to concerned local body or any other government agency by way of deed of gift, as and when required by them.

(5)The land required for development of public thoroughfare for providing access to the adjacent land locked plots as per norms of these regulations shall be made available to concerned local body or any other Government agency by way of deed of gift.

(6)Sub-division of land for residential purpose in Agricultural (A-1) zone shall not be permitted unless such sub-division in the opinion of the Authority forms a part of the normal expansion of existing human habitation.

(7)The applicant shall surrender such part of the land which is affected by roads and storm water drains proposed in development plan or is required for widening of roads or for providing access to the adjacent land locked plots and public thoroughfare as determined by the Authority before grant of permission.

(8)Surrender of land to the concerned Authority shall be free of all cost and charges and in lieu of such surrendered land, the applicant shall be entitled for grant of Transferable Development Rights (TDR) Certificate as per Odisha Transferable Development Rights Rules, 2015.

(9)For layouts having total area more than 2 hectare half of the area reserved for common plot shall be reserved for public transport uses and the said area shall be made available without any fees or charge, to Authorities or agencies which are responsible for planning and development of public transport infrastructure for the layout area.

83.Size of the plot.— No sub-divided plot shall be less than 50 square meters and the Authority shall have the right to relax the same in special cases such as Affordable Housing Schemes.

84.Planning standards for reservation of land in sub-division layout.— Reservation of land in the sub-division layout shall be in the following manner, namely:—

(i) For plots having area less than 0.4 hectare,—

(a) all sub-divided plots shall be accessible by road having minimum width as mentioned in sub-regulation (1) of regulation 86; and

(b) 10% (ten percent) of the area shall be developed for open space and common plots for community facilities, if number of sub-divided plots are more than 4 (four).

(ii) For plots having area from 0.4 hectare to 1 (one) hectare,—

(a) reservation of land for open spaces, roads, common plots for community facilities and public utilities shall be a minimum of 25% (twenty five percent) of the total area of the layout;

(b) access road to the adjacent land locked plot is required to be provided and the owner of land has to develop the external access road and storm water disposal drain as determined by the Authority:

Provided that the owner of land shall have the option to pay to the Authority the cost of development of external access road and drain at the rates determined by the Authority in lieu of developing the same; and

(c) the plot area as decided by the Authority shall be earmarked for on-site solid waste management as per relevant rules.

(iii) For plots having area above 1 (one) Hectare and up to 2 (two) Hectare,—

(a) the minimum reservation of land for open space, streets, community facility and public utilities shall be a minimum of 30% (thirty percent) of the total area of the layout, out of same at least 7.5 percent of the total area shall be reserved for open spaces;

(b) common plot with an area of at least 5% (five percent) shall be reserved for providing community facilities and public utilities;

(c) a public thoroughfare shall be provided on one side of the land, as decided by Authority, within the layout to provide access to the adjacent land locked plots, if any, which will not have access otherwise;

(d) the owner(s) of land has to develop the access road to the site and storm water drain to the site as determined by the Authority:

Provided that the owner of the land will have the option to pay to Authority the cost of development of external access road and drain at the rates determined by the Authority in lieu of developing the same; and

(e) the plot area as decided by Authority shall be earmarked for on-site solid waste management as per relevant rules.

(iv) For plots having area above 2 (two) Hectare and up to 10 (ten) Hectare,—

(a) the minimum reservation of land for open space, streets, community amenities and public utilities shall be a minimum of 35% (thirty-five percent) of the total area of the layout, out of which at least 10% (ten percent) of the total area shall be reserved for open spaces;

(b) common plot with an area of at least 7.5 percent is to be reserved for providing community facilities and public utilities;

(c) a public thoroughfare shall be provided on at least one side of the land, as decided by Authority, within the lay out to provide access to the adjacent land locked plots, which will not have an access otherwise;

(d) the owner(s) of land has to develop the access road and storm water drain to the site as determined by the Authority:

Provided that, the owner(s) will have the option to pay to Authority

the cost of development of external access road and drain at the rates determined by the Authority in lieu of developing the same; and

(e) the plot area as decided by Authority shall be earmarked for on-site solid waste management as per relevant rules.

(v) For plots having area above 10 Hectare,—

(a) the minimum reservation of land for open space, streets and community facilities and public utilities shall be 40% (forty percent) of the total area of the layout, out of which at least 10% (ten percent) shall be reserved for open spaces;

(b) a maximum of 50% (fifty percent) of the gross area shall be used for residential purpose;

(c) mixed land use shall be provided in such layouts with a provision of maximum of 20% (twenty percent) of gross land area;

(d) common plot with an area of at least 10% (ten percent) is to be reserved for community facilities and public utilities;

(e) a public thoroughfare shall be provided at least on two sides of the land, as decided by Authority, within the lay out to provide access to the adjacent land locked plots, which will not have an access otherwise;

(f) the owner(s) of land has to develop the access road and storm water drain to the site as determined by the Authority:

Provided that, the owner(s) may have the option to pay to Authority the cost of development of external access road and drain at the rates determined by the Authority in lieu of developing the same; and

(g) the plot area as decided by Authority shall be earmarked for on-site solid waste management as per relevant rules.

85.Reservation for Affordable Housing.— (1) Every plot with area more than 0.4 hectare shall have reservation of land for development of housing units for EWS and LIG.

(2)At least 20% (twenty percent) of saleable residential land shall be earmarked for EWS and LIG category.

(3)It is further provided that plots carved out for EWS and LIG categories in an approved layout shall not be amalgamated and or sub-divided, unless they are proposed to be developed as a housing project consisting of dwelling units of exclusively Economically Weaker Sections and Lower Income Groups.

(4)Minimum size for EWS and LIG plots shall not be less than 30 (thirty) square meters and 50 (fifty) square meters, respectively.

(5)In cases, where the land for layouts is less than 2 (two) hectare and where EWS or LIG plots are not being provided in such layouts, the applicant shall pay a “shelter fee” equivalent to 25% (twenty-five percent) of the Benchmark Value of land that would have

been reserved for such EWS and LIG plots.

86.Hierarchy and Width of Roads.— (1) The hierarchy and width of roads in cases of sub-division layout shall be as per following extent, namely:—

(i) The site of sub-division layout shall have an access road from existing public or private pucca roads as specified in Table No.21 below:

Table No.21: Minimum road width (ROW) for Sub-division Layouts		
Sl. No.	Area for Development (In Hectare)	Minimum Right of Way
(a)	(b)	(c)
1	Up to 1.0	9 meters
2	1.0 to 4.0	12 meters
3	Above 4.0	18 meters
4	Above 10.0	30 meters

Note: For EWS/LIG housing scheme, the minimum road width may be relaxed by the Authority.

(ii) The width of the internal roads of a sub-division layout shall be as specified in Table No.22 below:

Table No.22: Minimum ROW of Internal Roads			
Sl. No.	Length of Road (in Meters)	Minimum ROW (in Meters)	
		Residential	Non-residential and Mixed Use
(a)	(b)	(c)	(d)
1	Up to 250	9.00	12.00
2	Above 250 and Upto 500	12.00	18.00
3	Above 500 and up to 1000	15.00	24.00
4	More than 1000	18.00	

Explanation: - The length of the road shall be distance from the middle point where the roads meets the next higher roads.

(2)In case of layout for sub-division of plot in an existing built up area surrounded by buildings, the minimum width of access road can be relaxed by the DP and BP Committee and which can be done only in such cases where there is no possibility of widening the access road to the proposed sub-division layout to the standards as given in clause (i) of sub-regulation (1) and this shall be subject to the condition that maximum FAR on the individual plots in such a layout shall be proportionately reduced.

(3)Further, in case of layouts for Economically Weaker Sections, the minimum road width may be relaxed to 6.0 meters.

(4)Provision of Cul-de-sac of minimum 7.5 meters radius shall be provided for dead end streets of 9 meters ROW with a maximum road length of 100 meters, however Cul-de-sac shall not be required in case the length of the road for the dead end street is only up to 25 meters.

(5)The road side drainage shall be an integral part of roads with provision of proper slopes so as to dispose-off rain water runoff.

(6)The side of the roads shall be provided with pathway by using pervious materials so as to ensure maximum ground water recharge.

87.Provisions for Industrial Layouts.— (1) The planning standards for reservations of land for sub-divisional layouts for industrial estates shall be as per regulation 84 except as provided hereunder:

(i) except for the land reserved for open space, streets and common plots; the rest of the land can be utilised for any purpose as specified in the applicable industrial policy resolution of the State Government;

(ii) for areas above 10 hectare. also reservations for open space, streets, common plots may be limited to 35% of the total area of the layout, out of which 10% each shall be reserved for open space and common plots;

(iii) for layouts having total area more than 2 hectare., 5% of the total area shall be reserved for public transport uses. This area can be reserved out of the total reservation applicable for open space and common plot areas. This shall be made available without any fees or charge to Authorities or agencies which are responsible for planning and development of public transport infrastructure for the layout area;

(iv) The land reserved for open space shall be located in one central place. Out of same, an area to the extent of 5 percent of the open space area may be developed only with ground floor structure for the purpose of parking, water tank, public toilets, crèche and library and other such proposes which are incidental to the main purpose for which the open space is used.

(2)The common plot area may be used for Local Area offices, Post Offices, Telephone Exchange, Fire Stations, Police Stations, Electric Sub-station, Water Supply Works, Drainage Works, Common Facility Centre/Recreation Centre, Industries Association offices, Training Centre, Pollution Control Laboratories, Sulabh Shauchalaya, informal shopping.

(3)The size of the plot shall not be less than 300 square meters with minimum plot width of 15 meters.

88.Special Provisions.— (1) For plots or Bye plots which are sub-divided amongst members of a family under relevant laws, the provisions made under sub-division layout shall not apply provided such sub-divided land parcels are accessible by adequate width of road.

(2)For development of a sub-divisional layout for farm houses and country homes following norms shall apply, namely:—

(i) Plot size shall not be less than 1.0 hectare and 2000 square meters for farm houses and country homes; respectively.

(ii) Access road to each of the plot shall not be less than 9 meters.

(iii) Community facilities and public utilities shall be developed over 10 percent of the area of the project.

(3)The land covered by roads, open spaces or other purposes shall be handed over to resident welfare association for use and maintenance; out of same, land reserved for roads and open spaces shall be made available to concerned local body or any Government agencies by way of deed of gift, if same is required by them.

PART–III

SITE LAYOUT APPROVAL

89.Applicability.— (1) Site layout approval shall be applicable to projects which are located on plots where layout approval for sub-division has not been taken.

(2)Site layout approval shall be for all category of projects including Apartment, Housing projects, commercial, industrial, institutional or combination of one or more of this purpose or such other purpose as may be considered confirming to the provisions in these regulations.

90.Site Layout Approval.— (1) Site layout approval of a land shall normally be considered only along with application for building plan approval and in such cases, application submitted in Form – I as appended to the Odisha Development Authorities (Common Application Form) Rules, 2016 for building plan approval shall be sufficient.

(2)The applicant shall surrender such part of the land which is affected by roads and storm water drains proposed in development plan or is required for widening of roads as determined by the Authority before grant of permission.

(3)Surrender of land to the concerned Authority shall be free of all cost and charges and in lieu of such surrendered land, the applicant shall be entitled for grant of Transferable Development Rights (TDR) Certificate as per the Odisha Transferable Development Rights Rules, 2015 or compensatory FAR, as the case may be.

(4)A public thoroughfare may be provided on at least one side of the land, as decided by the Authority, within the site lay out to provide access to the adjacent land locked plots and in such cases, the applicant shall be entitled to for grant of Transferable Development Rights (TDR) certificates, subject to the provision that for projects or plots more than 1 (one) hectare provision of public thoroughfare on one side of the land is mandatory.

(5)Provisions for integration of public transport infrastructure and other such requirements shall be made as per guidelines formulated under regulation 52.

CHAPTER –XI

COMPOUNDING

91.Restriction on Compounding.— (1) Any deviation pertaining to unauthorized development shall not be compounded in the following cases, namely:—

(i) where construction has been undertaken on Government land or land belonging to local body or land not owned by the person undertaking such development;

(ii) where development has been undertaken unauthorisedly within the prohibited limits of any ancient or archaeological monuments;

(iii) where such developments interfere with the natural drainage of the locality;

(iv) where such unauthorized development results in provisioning of parking below the prescribed norms; and

(v) where road or drain whether public or private, whether constructed or natural, has been encroached.

(2)Subject to the provisions contained in sub-regulation (1), the Authority shall have the power to determine other such circumstances where compounding shall be prohibited.

(3)The Authority may, either before or after the institution of the proceedings under the provisions of the Act compound any offence,—

(i) where development has been undertaken without permission, but is within the framework of use restrictions and provisions of these regulations as applicable to the specific plot;

(ii) where deviations has been made up to 10% (ten percent) beyond the permissible norms of these regulations in respect of front, rear and side setbacks within the permissible FAR limits on payment of compounding charges as given in Table No.23.

(iii) where deviations has been made upto 10% (ten percent) in consumption of FAR beyond the permissible limits on payment of charges which are equivalent to charges notified for Purchasable FAR.

(4)The limitations on extent of compounding as prescribed under these regulations shall be prospective in nature and shall apply only to building plans approved under these regulations.

(5)It is provided that cases of compounding of unauthorised development related to building plans approved prior to commencement of these regulations shall be regularised as per norms of compounding of earlier regulations under which such plan was approved but charges for such compounding shall be as per these regulations.

(6)In case of houses constructed on a plot having area not more than 40 square meters and height not exceeding 10 meters, compounding of offence relating unauthorized or deviated construction shall be allowed with reference to set-backs and coverage and the maximum deviation in FAR is 10% (ten percent) of the permissible FAR.

92.Compounding Rate.— (1) Compounding Rates for various categories shall be as specified in Table No.23 below:

Table No. 23: Category Wise Compounding Rates				
Sl. No.	Situations / Limitations	Compounding fee for Square meter (in Rupees.) of deviation		
		Individual Residential Buildings	State Govt./ Central Govt./ Govt. Undertaking	Other Class of Buildings
(a)	(b)	(c)	(d)	(e)
1.	Where development has been undertaken in deviation to the approved plan, but within the framework of use, restrictions and the provisions of norms and stipulations of these regulations.	150	25	300
2.	Where development has been undertaken without permission, but within the frame work of use restrictions and the provisions of the regulations applicable to concerned plot	250	25	500
3.	Constructions up to 5% beyond the permissible norms of these regulations with respect to front, side and rear setbacks.	1000	100	2000
4.	Constructions from 5% to 10% beyond the permissible norms of these regulations with respect to front, side and rear setback.	2000	200	5000

93.Compounding Amount.— At least 50% of the compounding amount shall be deposited in the Comprehensive Development Plan Infrastructure Development Fund (CIDF) of the Authority for taking up development of city level infrastructure.

94.Temporary Retention.— The Authority may allow retention of any unauthorized structure for temporary period on deposit of retention fee. The type of structure to be retained, the period of retention and the fees to be deposited shall be decided by the Authority from time to time.

95.Power of Government to Exempt.— Notwithstanding anything contained in these regulations, the Government may compound any deviations in the building constructions or layout development undertaken prior to commencement of these regulations by formulating and notifying a scheme in the gazette specifying details of terms and conditions of such relaxations.

CHAPTER –XII

INTERPRETATION

96.Interim Development Plans.— The Authority may prepare Interim Development Plans (IDP) for newly included development areas and where such Interim Development Plans (IDP) has not been prepared, the general provisions of these regulations shall apply for regulating development.

97.Applicability of National Building Code.— Where no express provision has been made in respect of any matter connected with planning and building standards in the Act or rules, Development Plan, Town Planning Schemes, or these regulations or by any resolution of the Authority; then in such cases provisions of the National Building Code of India shall apply, *mutatis mutandis*, to such extent.

98.Applicability of these Regulations.— If any Department of the State Government or Local Body or Statutory Authority had given any commitment for development of a project under PPP model prior to commencement of these regulations, then such commitment shall be deemed to be made under these regulations and the building plan of such a project shall be approved as per provisions of the regulations then in force under which such commitment was made.

99.Decision of the Government to be final.— In case any doubt arises with respect to interpretation of these regulations or in case of any dispute in interpretation of these regulations, the decision of the State Government shall be final.

100.Relaxation by the Government.— The Authority may recommend to the State Government for relaxation or modification of any of the clauses of these regulations in the general interest of the public pertaining to projects or schemes developed by the State Government or any of its agency by itself or on PPP model or for any institutional building and the decision of the State Government in this regard shall be final.

ANNEXURE -I

STANDARDS FOR SANITATION REQUIREMENTS

(See regulation "5 (2) (v) s." and "55")

Table No.1: Sanitation requirement for shops and commercial offices		
Sl. No.	Sanitary Unit / Fittings	For Personnel
(a)	(b)	(c)
1.	Water closet	One for every 25 persons or part thereof exceeding 15 (including employees and customers). For female personnel 1 for every 15 persons or part thereof exceeding 10.
2.	Drinking Water Fountain	One for every 100 person with a minimum of one on each floor.
3.	Wash Basin	One for every 25 persons or part thereof.
4.	Urinals	Same as Sl. No. 3 of Table for " Sanitation Requirements for Governmental and Public Business Occupancy and Offices"
5.	Cleaners' Sink	One per floor minimum, preferably in or adjacent to sanitary rooms.
Note: Number of customers for the purpose of the above calculation shall be the average number of persons in the premises for a time interval of one hour during the peak period. For male-female calculation a ratio of 1: 1 may be assumed.		

Table No. 2: Sanitation requirement for Hotels				
Sl. No.	Sanitary Unit	For Residential Public staff	For non-residential Staff	
			For male	For female
(a)	(b)	(c)	(d)	(e)
1.	Water Closet (W.C.)	One per 8 Persons omitting occupants of the attached water closet minimum of 2 if both sexes are lodged	1 for 1-15 persons 2 for 16-35 persons 3 for 36-65 persons 4 for 66-100 persons	2 for 1-12 persons 4 for 13-25 persons 6 for 26-40 persons 8 for 41-57 persons 10for 58-77 persons 12for78-100 persons Add 1 for every 6 persons or part thereof.
2.	Ablution Taps	One in each W.C.	One in each W.C.	One in each W.C.
3.	Urinals	Nil	Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 40-70 persons 4 for 71-100 persons	Nil
4.	Wash Basins	One per 10 persons omitting each basin	1 for 15 persons 2 for 16-35 persons 3 for 36-65 persons	1 for 1-12 2 for 13-25 3 for 26-40

Table No. 2: Sanitation requirement for Hotels				
Sl. No.	Sanitary Unit	For Residential Public staff	For non-residential Staff	
			For male	For female
(a)	(b)	(c)	(d)	(e)
		installed in the room / suite	4 for 66-100 persons	4 for 41-57
5.	Baths	One per 10 persons, less occupants of room with bath in suite	Nil	Nil
6.	Cleaner's Sinks	One per 30 Bed rooms (one per floor minimum)	Nil	Nil
7.	Kitchen Sink	One in each Kitchen	One in each Kitchen	One in each Kitchen

Table No. 3: Sanitary requirements for Public Rest Room			
Sl. No	Sanitary Unit	For Male	For Female
(a)	(b)	(c)	(d)
1.	Water Closet	One per 100 persons upto 400 persons; for over 400 add at the rate of one per 250 persons or part thereof.	Two for 100 persons upto 200 persons; over 200 add at the rate of one per 100 persons or part thereof.
2.	Ablution Taps	One in each W.C.	One in each W.C.
3.	Urinals	One for 50 persons or part thereof.	Nil, upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons
4.	Washbasins	One per WC/Urinal	One per WC
5.	Kitchen Sink	One in each Kitchen	One in each Kitchen
6.	Baths (showers)	One per 10 persons	
7.	Cleaner's Sinks	One per 30 Bed rooms (one per floor minimum)	

Note:

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

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

Table No.4: Sanitation requirement for Education Occupancy					
Sl. No	Sanitary Unit	Boarding Institution		Other Educational Institution	
		For Boys	For Girls	For Boys	For Girls
(a)	(b)	(c)	(d)	(e)	(f)
1.	Water Closet (W.C.)	One for 8 boys or part thereof	One for 6 girls or part thereof	One for 40 boys or part thereof	One for 25 girls or part thereof
2.	Ablution Taps	One in each W.C.	One in each W.C.	One in each W.C.	One in each W.C.
3.	Urinals	One per every 25 pupils or part thereof	--	One per every 20 pupils or part thereof	--
4.	Wash Basins	One for every 8 pupils or part thereof	One for every 6 pupils or part thereof	One for every 60 pupils or part thereof	One for every 40 pupils or part thereof
5.	Baths	One for every 8 pupils or part thereof	One for every 6 pupils or part thereof	--	--
6.	Drinking Water Fountains	One for every 50 pupils or part thereof	One for every 50 pupils or part thereof	One for every 50 pupils or part thereof	One for every 50 pupils or part thereof
7.	Cleaner's Sink	One per Floor minimum	One per Floor minimum	One per Floor minimum	One per Floor minimum

Table No. 5: Sanitation requirements for Educational Occupancy (Nursery School)		
Sl. No.	Sanitary Unit	Requirement
(a)	(b)	(c)
1.	Water Closet	One for 15 boys, one for 6 girls
2.	Ablution Taps	One in each W.C.
3.	Urinals	One for 12 boys
4.	Wash Basins	One for every 15 pupils or part thereof
5.	Baths	One bath per 40 pupils
6.	Drinking Water Fountains	One for every 50 pupils or part thereof
7.	Cleaner's Sink	One per Floor minimum

Note:

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

ii) For teaching staff, the schedule of sanitary units to be provided shall be the same as in case of office buildings

Table No. 6: Sanitation requirements for Institutional (Medical) Occupancy- Hospital				
Sl. No.	Sanitary Unit	Hospitals With indoor Patient Ward For Males and females	Hospitals With outdoor Patient Wards	
			For Males	For Females
(a)	(b)	(c)	(d)	(e)
1.	Toilet Suite (1WC+ 1Washbasin+ 1 shower)	Private room upto 4 persons	For upto 4 patients	
2.	Water Closet (W.C.)	One for every 8 beds or part thereof	One for every 100 persons or part thereof	One for every 25 persons or part thereof
3.	Ablution taps	One in each W.C.	One in each W.C.	One in each W.C.
4.	Wash Basins	Two upto 30 bed; add one for every additional 30 beds; or part thereof	One for every 100 persons or part thereof	One for every 25 persons or part thereof.
5.	Baths with Shower	One bath with shower for every 8 beds or part thereof.	--	--
6.	Bed pan washing sink	One for each ward	--	--
7.	Cleaner' Sinks	One for each ward	One per floor minimum	One per floor minimum
8.	Kitchen sinks and dish Washers (where Kitchen is provided)	One for each ward	--	--
9.	Urinals	One for 30 beds (male wards)	One for every 50 persons or part thereof	--
10.	Drinking water Fountain	One for each ward	One for 500 persons or part thereof	
Note: For teaching staff, the schedule of sanitary units to be provided shall be the same as in case of office buildings				

Table No. 7: Sanitation requirements for Institutional – Hospital (Administrative Buildings)			
Sl. No.	Sanitary Unit	For Males	For Females
(a)	(b)	(c)	(d)
1	Toilet Suite (1WC+ 1Washbasin+1shower)	For individual doctor's/officer's rooms	Toilet Suite (1WC+ 1Washbasin+1shower)
2	Water Closet (W.C.)	One for every 25 persons or part thereof	Water Closet (W.C.)
3	Ablution Taps	One in each W.C.	Ablution Taps
4	Wash Basins	One for every 25 persons or part thereof	Wash Basins

5	Baths with Shower	One on each floor	Baths with Shower
6	Cleaner's Sink	One per floor minimum	Cleaner's Sink
7	Kitchen sinks and dish Washers (where Kitchen is provided)	One for each floor	Kitchen sinks and dish Washers (where Kitchen is provided)
8		Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons From 101 to 200 persons add at the rate of 3%; for over 200 persons add at the rate of 2.5%.	
9	Drinking water fountain	One for 100 persons or part thereof	

Table No. 8: Sanitation requirements for Institutional (Medical) Occupancy- (staff quarters and Hostels)

Sl. No.	Sanitary Unit	Doctor's Dormitories		Nurses Hostel
		For Male Staff	For female staff	
(a)	(b)	(c)	(d)	(e)
1	Water Closet	One for 4 persons	One for 2 persons	One for 2 persons or part thereof Two for 13-25
2	Ablution Taps	One in each W.C.	One in each W.C.	One in each W.C.
3	Wash Basins	One for every 8 persons or part thereof	One for every 8 persons or part thereof	One for every 8 persons or part thereof
4	Bath (with shower)	One for every 4 persons or part thereof	One for every 4 persons or part thereof	One for every 4 persons or part thereof
5	Cleaner's Sink	One per floor minimum	One per floor minimum	One per floor minimum
6	Drinking water fountain	One for 100 persons or part thereof		One for 100 persons or part thereof

Table No. 9: Sanitation requirements for Governmental and Public Business Occupancy and Offices

Sl. No.	Sanitary Unit	For Male Personnel	For female Personnel
(a)	(b)	(c)	(d)
1.	Water Closet (W.C.)	One for 25 persons or part thereof	Two for 15 persons or part thereof
2.	Ablution taps	One in each W.C.	One in each W.C.
3	Urinals	Nil upto 6 persons	
		1 for 7-20 persons	
		2 for 21-45 persons	
		3 for 46-70 persons	
		4 for 71-100 persons	
		From 101 to 200 add @ 3%;	
		For over 200 persons add @ 2.5%.	

4	Wash Basins	One for every 25 persons or part thereof	One for every 25 persons or part thereof
5	Drinking water fountains	One for every 100 persons with a minimum of one on each floor	One for every 100 persons with a minimum of 1 on each floor
6	Cleaner's Sinks	One per floor minimum; preferably in or adjacent to sanitary rooms.	--
7	Executive Room /Conference Halls	Toilet Suite (1 WC, 1 washbasin, optional shower for 24 hr usages) Unit could be common for Male/Female or separate depending on the number of user of each facility	
Note: One water tap with drainage arrangements shall be provided / 50 persons or part thereof in the vicinity.			

Table No.10: Sanitation Requirements for Assembly Occupancy Buildings (Cinema, Theaters, Auditoria. Etc.)

Sl. No.	Sanitary Unit	For Public		For Staff	
		Male	Female	Male	Female
(a)	(b)	(c)	(d)	(e)	(f)
1	Water Closet	One for 100 persons upto 400 persons.	Four for 100 persons upto 200 persons.	One for 15 persons.	Two for 1-12 persons.
		For over 400 persons, add at the rate of 1 per 250 persons or part thereof	For over 200 persons, add at the rate of 1 per 50 persons or part thereof	Two for 16-35 persons.	Four for 13-25 persons add at the rate of 1 per 6 persons or part thereof
2	Ablution Taps	One in each W.C.	One in each W.C.	One in each W.C	One in each W.C
3	Urinals	One for 50 persons or part thereof	---	Nil upto 6 persons	---
				One for 7-20 persons	
				Two for 21-45 persons	
4	Wash Basins	One for every 200 persons or part thereof	One for every 200 persons or part thereof	One for 1-15 persons	One for 1-12 persons
				Two for 16-35 persons	Two for 13-25 persons
5	Drinking Water fountain	One per 100 persons or part thereof			
6	Cleaner's sink	One per floor			
7	Shower/bathing	As per trade requirements			

Note:

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

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

Table No.11: Sanitation Requirements for Assembly Buildings (Art, Galleries, Libraries and Museums)

Sl. No.	Sanitary Unit	For Public		For Staff	
		Male	Female	Male	Female
(a)	(b)	(c)	(d)	(e)	(f)
1	Water Closet (W.C.)	One for 200 persons up to 400 persons. For over 400 persons, add at the rate of 1 per 250 persons or part thereof	Four for 100 persons up to 200 persons. For over 200 persons, add at the rate of 1 per 50 persons or part thereof	One for 1-15 persons. Two for 16-35 persons.	Two for 1-12 persons. Four for 13-25 persons, add at the rate of 1 per 6 persons.
2	Ablution Taps	One in each W.C.	One in each W.C.	One in each W.C	One in each W.C
3	Urinals	One for 50 persons or part thereof	--	Nil upto 6 persons One for 7-20 persons Two for 21-45 persons	--
4	Wash Basins	One for every 200 persons or part thereof. For over 400 persons, add at the rate of 1 per 250 persons or part thereof.	One for every 200 persons or part hereof. For over 200 persons, add at the rate of 1 per 150 persons or part thereof	One for 1-15 persons Two for 16-35	One for 1-12 persons Two for 13-25 persons
5	Cleaner's Sink	One per floor, minimum			
6	Drinking water fountain	One per 100 persons or part thereof			
7	Shower/Bath	As per trade requirements			
Note: It may be assumed that two thirds of the numbers are males and one third females.					

Table No.12: Sanitation Requirements for Restaurants

Sl. No.	Sanitary Unit	For Public		For Staff	
		Male	Female	Male	Female
(a)	(b)	(c)	(d)	(e)	(f)
1	Water Closet	One per 50 seats upto 200 seats.	One per 25 seats upto 200 seats.	1 for 15 persons.	2 for 1-12 persons.
		For over 200 seats, add at the rate of 1 per 100 seats or part thereof	For over 200 seats, add at the rate of 1 per 50 seats or part thereof	2 for 16-35 persons.	4 for 13-25 persons
				3 for 36-65 persons	6 for 26-40 persons
				4 for 66-100 persons	8 for 41-57 persons
					10 for 58-77 persons
					12 for 78-100 persons

2	Ablution Taps	One in each W.C.	One in each W.C.	One in each W.C	One in each W.C
3	Urinals	One for 50 persons or part thereof	---	Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons. 4 for 71-100 persons.	---
4	Wash Basins	One for every water closet			
5	Kitchen Sinks and Dish Washer	One per each Kitchen			
6	Service Sink	One in the restaurant			

Note:

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

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

Table No.13: Requirements for Factories

Sl. No.	Sanitary Unit	For Male Personnel	For female Personnel
(a)	(b)	(c)	(d)
1	Water Closet	1 for 15 persons	2 for 1-12 persons
		2 for 16-35 persons	4 for 13-25 persons.
		3 for 36-65 persons.	6 for 26-40 persons.
		4 for 66-100 persons.	8 for 41-57 persons.
			10 for 58-77 persons.
			12 for 78-100 persons.
		For 101 to 200 persons add at rate of 3%. From over 200 persons, add at the rate of 2.5%.	For 101 to 200 persons, add at the rate of 3%. From over 200 persons add at the rate of 2%.
2	Ablution Taps	One in each W.C	One in each W.C.
3	Urinals	Nil upto 6 persons	
		1 for 7-20 persons	
		2 for 21-45 persons	
		3 for 46-70 persons	
		4 for 71-100 persons	
		From 101 to 200 persons add at the rate of 3%; for over 200 persons add at the rate of 2.5%.	
4	Washing Taps with draining arrangement	One for every 25 persons or part thereof	
5	Drinking Water Fountains	One for every 100 persons with a minimum of one on each floor	

6	Baths Preferably Showers	As required for particular trade or occupation
7	Emergency shower and eye wash fountain	1 per every shop floor per 500 person

Note:

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

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

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

Table No.14: Sanitary Requirements for Large Stations and Airports

Sl. No.	Place	W.C. for Males	W.C. for Females	Urinals for Males only
(a)	(b)	(c)	(d)	(e)
1	Junction Stations, Intermediate Stations and Substations	3 for first 1000 persons, add 1 for subsequent 1000 persons or part thereof.	8 for first 1000 persons, add 1 for every additional 1000 persons or part thereof.	4 for every 1000 person, add 1 for every additional 1000 persons or part thereof.
2	Terminal Stations and Bus Terminals	4 for first 1000 persons and 1 for every additional 1000 persons or part thereof.	10 for every 1000 person and 1 for every additional 1000 persons or part thereof.	6 for every 1000 person and 1 for every additional 1000 persons or part thereof.
3	Domestic Airports			1 per 40 persons or part thereof.
	Minimum	2*	4*	
	200 persons	5	16	
	400 persons	9	30	
	600 persons	12	40	
	800 persons	16	52	
	1000 persons	18	58	
4	International Airports			1 per 40 persons or part thereof.
	200 persons	6	20	
	600 persons	12	40	
	1000 persons	18	58	

Note:—

(i) Provision for wash basins, baths including shower stalls, shall be in accordance with Drainage and Sanitation section of National Building Code of India.

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

(iii) At least 50 % of female WCs may be Indian pan and 50% EWC.

ANNEXURE -II

STANDARDS FOR SEGREGATED SANITATION FACILITY FOR VISITORS

(See regulation "5 (2) (v) t.", "49" and "55")

(1) Public sanitation facilities:

(i) Public toilets are meant for floating population, usually located near railway stations, bus stands, market places, Government hospitals, religious centers etc. These toilets have a greater demand for urinals than community toilets.

(ii) The site shall be earmarked on Site Plan or a Layout plan and the Authority shall clearly state advantages and disadvantages of the location for the owner/ engaged Competent Professional for building plan design to make an informed decision on the siting.

(iii) It must be accessible to visitors and general public during the operational hours of the building. However, fiscal generation for maintenance may be planned with respect to user charges from visitors and general public.

(iv) In order to ensure that public toilets/ wash rooms are built in various parts of the city, all the buildings constructed for the purpose of being public buildings (Government offices, hospitals, educational institutions, commercial buildings, etc.) and the plot owners of the plots having an area of 1 acre or more shall compulsorily construct public washroom complexes with segregated facilitates for men and women separately within their plots. This is in addition to the prescribed mandatory sanitary requirements. The site shall be earmarked on site plan or a layout plan at the time of seeking building approval.

(2) Factors to be considered:

(i) All such complexes (public toilets/wash rooms, ATM, Guard Room) should be constructed mainly within the setback area within plots, provided they do not obstruct the firefighting path.

(ii) All such complexes shall be single storey only, with floor to ceiling height not exceeding 2.8 meter and water tanks concealed with a parapet wall / jali not exceeding 1 meter in height.

(iii) All such complexes shall have a minimum of 1 wash basin, 2 urinals and 1 WC each, for men and women separately, with adequate electricity, drainage, water and sewerage facilities and connected to the prevalent infrastructure network. The entire complex shall be well ventilated with adequate provisions for water storage and lighting for late evening time use, both inside and surroundings. Provision of Solar power shall be made for utilization of lighting of the complex.

(iv) In such complexes, an ATM (Automated Teller Machine) room (including guard room) with a maximum floor area of not exceeding 9 square meters, is also permitted to be constructed along with the toilet complex.

(v) Both the Public Washroom Complex as well as the ATM shall have direct access from outside the plot i.e. direct access from the road, so as to permit usage by the general public.

(vi) Such complexes will be totally free of FAR and Ground Coverage shall be 'deemed approved' by the municipal/local body.

(vii) Such complexes shall have provisions for signage, advertisements as well as public art (which may constitute outdoor sculptures, outdoor installations, murals, frescos, and bas-relief, folk or tribal art, artisan craft, indoor sculpture, wall paintings, and

other art forms relevant to local habitat), with permission from the concerned agencies/local authorities.

(viii) Such complexes shall be either constructed and maintained by the plot owner or constructed by the plot owner and maintained by a service provider or constructed as well as maintained by a service provider and can be chargeable by the owner and/or the service provider.

(ix) Such complexes should not be misused for any other purpose and if found being misused, a penalty will be imposed.

(x) In case of addition of such complexes in the existing premises, shall require fire clearances and incorporation of the same in the approved layout plan by the concerned local authorities.

(3) Wastewater conveyance/treatment and prevention of contamination:- Since sewers may not be available in many cities, in most cases the toilet blocks will have on-site sanitation, which would require periodic cleaning of tanks / pits. Location on site should allow easy and hygienic emptying of the pits / tanks and ensure that ground water table is not contaminated by wastewater percolation.

(4) Adequacy in provision:- The size of the block (i.e. on number of seats) must meet visitors' need. Inadequacy results in long queues and encourages open urination. Care is to be taken for balancing problems and other special needs of children and the elderly.

(5) Design considerations:

(i) Adequate Ventilation.

(ii) Door Design / Direction of swing of the door (preferred outwards),

(iii) Adequate Waiting area and

(iv) Adequate volumes of water storage.

(6) The facilities should include:

(i) Separate toilet blocks for men and women with separate entries.

(ii) Seats for children to be provided in both sections for men and women.

(iii) Waiting / Holding area.

(iv) Space for Facility caretaker and maintenance staff - from where they can monitor and maintain both facilities for men and women.

(v) Urinal facilities for men

(vi) Waste water disposal system

(vii) Janitor / Store room for cleaning material / equipment.

(7) Norms for differently-abled within segregated toilets,—

(i) One special W.C. in a set of toilet shall be provided for the use of differently abled persons, with essential provision of wash basin near the entrance.

(ii) Minimum clear opening of the door shall be 900 mm. and the door shall swing out.

(iii) Suitable arrangement of vertical/horizontal handrails with 50 mm. clearance from wall shall be made in the toilet.

(iv) The W.C. seat shall be 500 mm. from the floor.

Table No 1: Segregated sanitation facilities for Visitors in Public Buildings			
Sl. No	Sanitary Unit	For Male Personnel	For Female Personnel
(a)	(b)	(c)	(d)
1	Public toilet near Railway Stations (24x7)		
	a) Water Closet (W.C)	a) One for 100 users	a) One for 50 users
	b) Urinals	b) One unit per 300-500 users	
	c) Ablution taps	c) One in each W.C.	c) One in each W.C.
2	Public Toilet near market place/offices (for working hours)		
	a) Water Closet (W.C)	a) One for 100 users	a) One for 50 users
	b) Urinals	b) One unit per 200-300 users	c) ---
	c) Ablution taps	c) One in each W.C.	c) One in each W.C.
3	Public toilets near Public Buildings		
	a) Water Closet (W.C)	a) One for 100 users	a) One for 50 users
	b) Urinals	b) One unit per 200-300 users	
	c) Ablution taps	c) One in each W.C.	c) One in each W.C.
Per Capita Volume of Water required to be referred from **Annexure VII**			

Table No.2: The recommended enclosure-sizes for different facilities at visitors' toilets.			
Sl. No	Description	Optimum (mm)	Minimum (mm)*
(a)	(b)	(c)	(d)
1.	Water Closet enclosures	900x1200	750x900
2.	Urinals (divided by partition walls)	575x675	500x600
*In case of space constraint, the minimum sizes may be adopted.			

Table No.3: The recommended areas for different facilities at visitors' toilets			
Sl. No.	Sanitary Unit	Dwelling with individual conveniences	Dwelling without individual conveniences
(a)	(b)	(c)	(d)
1.	Bath Room	One provided with water tap	One for every two tenement
2.	Water Closet (W.C.)	One	One for every two tenement
3.	Sink in the floor	One	--
4.	Water Tap	One	One with drainage arrangement in each tenement

			One in common bath rooms and common water closet.
Note: Where only one water closet is provided in a dwelling, the bath and water closet shall be separately accommodated			

Table No.4: General Standards/Guidelines for Public Toilets in Public Area

Sl. No.	Particulars	General Standards/Guidelines
(a)	(b)	(c)
1	Public Toilet	On roads and for open areas: At every 1 km, including in parks, plaza, open air theatre, swimming area, car parks, fuel stations. Toilets shall be disabled-friendly and in 50-50 ratio (Male: Female).
2	Signage	Signboards on main streets shall give directions and mention the distance to reach the nearest public convenience. Toilets shall have multi-lingual signage for the convenience of visitors. Helpline number shall be pasted on all toilets for complaints/queries.
3	Modes	Pay and use or free. In pay and use toilets entry is allowed on payment to the attendant or by inserting coin and user gets 15 minutes.
4	Maintenance/ Cleaning	The toilet should have both men and women attendants. Alternatively automatic cleaning cycle covering flush, toilet bowl, seat, hand wash basin, disinfecting of floor and complete drying after each use can be adopted, which takes 40 seconds. Public toilet shall be open 24 hours.

(8) Construction Site:

(i) At construction job sites, one toilet must be provided per 20 employees. In a work zone with between 21 and 199 employees, a toilet seat and one urinal must be provided for every 40 employees. For 200 or more workers, regulations call for a toilet seat and a urinal per 50 workers. The toilet must be located within 200 meter or 5 minute walk.

(ii) Job sites that are not equipped with a sanitary sewer must, unless prohibited by local codes, provide privies, in locations where their use will not contaminate either ground or surface water. Other alternatives to a privy could be chemical toilets, re-circulating toilets, or combustion toilets.

(iii) Toilets should be cleaned regularly and maintained in good order, running water, must be provided along with soap and individual hand towels.

(9) Temporary Camp Toilets:- Toilet facilities shall be provided within 60 meter of the, site, which shall not be closer than 15 meter of dining area or kitchen. Make sure that toilet area is cleaned at least once per day, it is sanitary, adequately lighted and is employee safe.

(10) Special / Contingency Toilets:-

(i) For Special events like open air theater, religious or political gatherings, mela, etc. for which there are no permanent toilet facilities, contingency toilets or Portable Sanitation Units (PSU) shall be provided.

(ii) The following considerations shall determine the number of toilets to be provided for particular event, namely:—

(a) Duration of the event

(b) Type of crowd

(c) Weather conditions

(d) Whether finishing times are staggered if the event has multi-functions

Table No. 5: Contingency Toilet facilities for Special Events

Sl. No.	Patrons	For Males			For Females	
		Toilets	Urinals	Sinks	Toilets	Sinks
(a)	(b)	(c)	(d)	(e)	(f)	(g)
1.	<500	1	2	2	6	2
2.	<1000	2	4	4	9	4
3.	<2000	4	8	6	12	6
4.	<3000	6	15	10	18	10
5.	<5000	8	25	17	30	17

Source:

i) Page 39 - "Special Events Contingency Planning" (FEMA)

ii) A.K. Jain, "Spatio Economic Development Record", Clauses 5.16-5.20

iii) "Public Toilets for Women in India", Volume 18 No 5, September-October, 2011

(iii) At least 50 percent of toilet shall be earmarked as female toilets.

(11) Special Purpose Toilets: Special toilet facilities shall be adequately provided in public projects (transport terminals/ healthcare and other public spaces) in million plus cities for the Third gender with appropriate cleanliness arrangements.

ANNEXURE –III

PART-I

Environmental Conditions for Buildings and Constructions

(See Chapter-IX of these regulations)

Table No. 1: (CATEGORY '1': 5,000 to less than 20,000 Square meters)		
MEDIUM	SL.NO.	ENVIRONMENTAL CONDITIONS
Topography and Natural Drainage	1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site. No construction is allowed on wetland and water bodies. Check dams, bioswales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
Water Conservation, Rain Water Harvesting, and Ground Water Recharge	2	Use of water efficient appliances shall be promoted. The provisions of these regulations on rain water harvesting should be followed. If provision is not available in these regulations, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Bye-Laws, 2016. A rain water harvesting plan needs to be designed where the recharge bores (minimum one recharge bore per 5,000 square meters of built up area) is recommended. Storage and reuse of the rain water harvested should be promoted. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority. All recharge should be limited to shallow aquifer.
	2(a)	At least 20% of the open spaces as required by these regulations shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
Waste Management	3	Solid waste: Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Sewage: In areas where there is no municipal sewage network, onsite treatment systems should be installed. Natural treatment systems which integrate with the landscape shall be promoted. As far as possible treated effluent should be reused. The excess treated effluent shall be discharged following the CPCB norms. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organisation (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013. The provisions of the Solid Waste (Management) Rules, 2016 and the e-waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
Energy	4	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC. Outdoor and common area lighting shall be Light Emitting Diode (LED).

Table No. 1: (CATEGORY '1': 5,000 to less than 20,000 Square meters)		
MEDIUM	SL.NO.	ENVIRONMENTAL CONDITIONS
		Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ BDA regulations requirement, whichever is higher. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of these regulations, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
Air Quality and Noise	5	Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution. Wet jet shall be provided for grinding and stone cutting. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules, 2016. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask. For indoor air quality the ventilation provisions as per National Building Code of India shall be made.
	5 (a)	The location of the DG set and exhaust pipe height shall be as per the provisions of the CPCB norms.
Green Cover	6	A minimum of 1 tree for every 80 square meters of land should be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species.
	6 (a)	Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done and maintained.

Table No. 2: (Category '2': 20,000 to less than 50,000 Square meters)		
MEDIUM	**SL.NO.**	**ENVIRONMENTAL CONDITIONS**
Topography and Natural Drainage	1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site. No construction is allowed on wetland and water bodies. Check dams, bioswales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
Water Conservation, Rain Water Harvesting, and Ground Water Recharge	2	A complete plan for rain water harvesting, water efficiency and conservation should be prepared. Use of water efficient appliances should be promoted with low flow fixtures or sensors. The provisions of these regulations on rain water harvesting should be followed. If provision is not available in these regulations, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority. All recharge should be limited to shallow aquifer
	2(a)	At least 20% of the open spaces as required by these regulations shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
Waste Management	3	Solid waste: Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Sewage: Onsite sewage treatment of capacity of treating 100% waste water to be installed. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per CPCB norms. Natural treatment systems shall be promoted. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organisation (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013. The provisions of the Solid Waste (Management) Rules, 2016 and the e-waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
	3 (a)	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
	3(b)	Organic waste compost/ Vermiculture pit with a minimum capacity of 0.3 kg /person/day must be installed.
Energy	4	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States

Table No. 2: (Category '2': 20,000 to less than 50,000 Square meters)		
MEDIUM	**SL.NO.**	**ENVIRONMENTAL CONDITIONS**
		which have notified their own ECBC, shall comply with the State ECBC. Outdoor and common area lighting shall be LED. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
	4 (a)	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ BDA regulations requirement, whichever is higher.
	4 (b)	Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of these regulations, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
	4 (c)	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include flyash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials. Fly ash should be used as building material in the construction as per the provisions of the Fly Ash Notification of September, 1999 as amended from time to time.
Air Quality and Noise	5	Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution. Wet jet shall be provided for grinding and stone cutting. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask. For indoor air quality the ventilation provisions as per National Building Code of India.
	5 (a)	The location of the DG set and exhaust pipe height shall be as per the provisions of the CPCB norms.

Table No. 2: (Category '2': 20,000 to less than 50,000 Square meters)		
MEDIUM	**SL.NO.**	**ENVIRONMENTAL CONDITIONS**
Green Cover	6	A minimum of 1 tree for every 80 square meters of land should be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species.
	6 (a)	Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done and maintained.
Top Soil preservation and reuse	7	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
Transport	8	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. Traffic calming measures. Proper design of entry and exit points. Parking norms as per local regulation.

Table No. 3: (Category ’3’: 50000 to 150000 Square meters)		
MEDIUM	**SL.NO.**	**ENVIRONMENTAL CONDITIONS**
Topography and Natural Drainage	1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site. No construction is allowed on wetland and water bodies. Check dams, bioswales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
Water conservation – Rain Water Harvesting and Ground Water Recharge	2	A complete plan for rain water harvesting, water efficiency and conservation should be prepared. The provisions of these regulations on rain water harvesting should be followed. If provisions are not available in these regulations, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority. All recharge should be limited to shallow aquifer.

Table No. 3: (Category '3': 50000 to 150000 Square meters)		
MEDIUM	**SL.NO.**	**ENVIRONMENTAL CONDITIONS**
	2(a)	At least 20% of the open spaces as required by these regulations shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
	2 (b)	Use of water efficient appliances should be promoted. Low flow fixtures or sensors be used to promote water conservation.
	2 (c)	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
Solid Waste Management	3	Solid waste: Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. The provisions of the Solid Waste (Management) Rules 2016 and the e-waste (Management) Rules 2016, and the Plastics Waste (Management) Rules 2016 shall be followed.
	3 (a)	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
	3(b)	Organic waste composter/Vermiculture pit with a minimum capacity of 0.3 kg /person/day must be installed.
Sewage Treatment Plant	4	Onsite sewage treatment of capacity of treating 100% waste water to be installed. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per CPCB norms. Natural treatment systems shall be promoted. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organisation (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.
Energy	5	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC. Outdoor and common area lighting shall be LED. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
	5 (a)	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ BDA regulations requirement, whichever is higher.
	5 (b)	Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of these regulations, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

Table No. 3: (Category '3': 50000 to 150000 Square meters)		
MEDIUM	**SL.NO.**	**ENVIRONMENTAL CONDITIONS**
	5 (c)	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include fly-ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials. Fly ash should be used as building material in the construction as per the provisions of the Fly Ash Notification of September, 1999 as amended from time to time.
Air Quality and Noise	6	Dust, smoke and other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site. Wheel washing for the vehicles used be done. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution. Wet jet shall be provided for grinding and stone cutting. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask. For indoor air quality the ventilation provisions as per National Building Code of India.
	6 (a)	The location of the DG set and exhaust pipe height shall be as per the provisions of the CPCB norms.
Green Cover	7	A minimum of 1 tree for every 80 square meters of land should be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species.
	7 (a)	Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done and maintained.
Top Soil Preservation and Reuse	8	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
Transport	9	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed

Table No. 3: (Category '3': 50000 to 150000 Square meters)		
MEDIUM	**SL.NO.**	**ENVIRONMENTAL CONDITIONS**
		with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. Traffic calming measures. Proper design of entry and exit points. Parking norms as per local regulation.
Environment Management Plan	10	An Environmental Management Plan (EMP) shall be prepared and implemented to ensure compliance with the environmental conditions specified in item number 1 to 9 above. A dedicated Environment Monitoring Cell with defined functions and responsibility shall be put in place to implement the EMP. The environmental cell shall ensure that the environment infrastructure like Sewage Treatment Plant, Landscaping, Rain Water Harvesting, Energy efficiency and conservation, water efficiency and conservation, solid waste management, renewable energy etc. are kept operational and meet the required standards. The environmental cell shall also keep the record of environment monitoring and those related to the environment infrastructure.

PART-II:

Accreditation of Environmental Auditors (Qualified Building Auditors)

(See Chapter-IX of these regulations)

(1)**Provision of QBEA:** The Ministry of Environment, Forest and Climate Change (MoEFCC), through qualified agencies shall accredit the Qualified Building Environment Auditors (QBEAs). The Qualified Building Environment Auditors could be a firm / organization or an individual expert, who fulfils the requirements. The Ministry will implement this process of accreditation through Quality Council of India (QCI), National Productivity Council or any other organization identified by the Government. The organizations like Indian Green Building Council, Bureau of Energy Efficiency etc. can also be associated in the process of accreditation, training, and renewal. The environmental consultants accredited by the QCI for building sector will be qualified as QBEAs. The QBEAs will meet the following criteria.

(2)**Qualifications of the Auditor:**

(i) Education: Architect (Degree or Diploma), Town Planners (Degree), Civil Engineer / Mechanical Engineer (Degree or Diploma), PG in Environmental Science or any other qualification as per the scheme of the accreditation.

(ii) Training: Mandatory training to be given by the accreditation body or their approved training providers. This will be as per the scheme of the accreditation.

(iii) Experience: At least 3 years of work experience in the related field or building sector Environment Impact Assessment consultants accredited by QCI or any other experience criteria as per the scheme of the accreditation.

(iv) Infrastructure and equipment: As per the scheme of the accreditation

Note.— The accrediting agency can improvise on these criteria.

(3)**Renewal:** The accreditation will be valid for 5 years and will be renewed as per the process developed under the accreditation scheme.

(4)**Accountability/Complaint redressal mechanism:** Any complaints regarding the quality of the work of QBEAs shall be made to the accreditation body. The accreditation body shall evaluate the complaint and take appropriate action including black listing or cancellation of the accreditation with wide public notice. This will be in addition to the action at the level of Bhubaneswar Development Authority for penalty and blacklisting. The Ministry can also take such action in case of specific complaint or feedback.

PART-III:

Environmental Cell at the level of Authority

(See Chapter-IX of these regulations)

(1)**Provision of Environmental Cell:** An Environmental Cell shall be setup in Bhubaneswar Development Authority to support compliance and monitoring of environmental conditions in buildings. The Cell shall also provide assistance in environmental planning and capacity building within its jurisdiction. The responsibility of this cell shall be monitoring of implementation of **Chapter-IX** of these regulations and to provide an oversight to the Third-Party Auditing process. The cell shall function under administrative control of a member of Authority as decided by the Vice Chair-person.

(2)**Constitution of the cell:** The cell shall comprise of at least 3 dedicated experts in following fields:

(i) Waste management (solid and liquid)

(ii) Water conservation and management

(iii) Resource efficiency including Building materials

(iv) Energy Efficiency and renewable energy

(v) Environmental planning including air quality management.

(vi) Transport planning and management.

Note:—The Cell shall induct at least two outside experts as per the requirements and background of dedicated experts. Existing environmental cell/branch of Bhubaneswar Development Authority can be co-opted and trained for this Cell.

(3)**Financial Support:** An additional fee shall be charged along with processing fee for building permission for integrating environmental conditions and it's monitoring. The Authority can fix and revise this additional fee from time to time. The amount of this fee shall be deposited in a separate bank account, and used for meeting the requirement of salary / emoluments of experts and running the system of online application, verifications and the Environmental Cell.

(4)**Functions of the Cell:**

(i) The Cell shall be responsible for assessing and appraising the environmental concerns of the area under their jurisdiction where building activities are proposed. The Cell can evolve and propose additional environmental conditions as per requirements. These conditions may be area specific and shall be notified in advance from time to time. These additional conditions shall be approved following a due consultation process. These environmental conditions shall be integrated in building permissions issued by BDA.

(ii) Develop and maintain an online system for application and payment of fees. The Cell shall maintain an online database of all applications received, projects approved, the compliance audit report, random inspections made. The Cell shall maintain a portal for public disclosure of project details including self-certification and compliance audit reports filed by the Qualified Building Environment Auditors for public scrutiny of compliance of environmental conditions by the project.

(iii) Monitoring the work of Environmental Audit process carried by the Qualified Building Environment Auditors.

(iv) The Cell shall review the applications; finalize the additional environmental conditions if required within 30 days of the submission of the application to the BDA.

(v) The Cell shall adopt risk based random selection of projects for verifying on site for certification of QBEA, compliance of environmental conditions and five yearly audit report.

(vi) The Cell shall recommend to the Authority for financial penalty for non-compliance of environmental conditions by the project proponent.

(vii) The Cell shall recommend to the accrediting body and the Authority against any Qualified Building Environment Auditor, if any lapse is found in their work.

ANNEXURE -IV

STANDARDS FOR FIRE PROTECTION AND FIRE SAFETY REQUIREMENTS

(Extract taken from National Building Code of India – For the complete provision, refer Part-IV of NBCI)

(See clause (iv) of sub-regulation (3) of regulation 5 and regulation 55)

(1)**Scope:** The Part-4 of NBCI covers the requirements for fire prevention, life safety in relation to fire and fire protection of buildings. This Part of NBCI specifies occupancy-wise classification, constructional aspects, egress requirements and protection features that are necessary to minimise danger to life and property from fire. Lifts escalators and revolving doors shall not be considered as exits.

(2)The provisions of this Part are applicable to the followings unless otherwise mentioned specifically in the provisions:—

(i) all high rise buildings; and

(ii) special buildings, those are,

(a) hotel, educational, institutional, business, mercantile, industrial, storage, hazardous and mixed occupancies, where any of these buildings have floor area more than 500 square meters on any one or more floors;

(b) educational buildings having height 9 m. and above;

(c) institutional buildings having height 9 m. and above;

(d) all assembly buildings;

(e) buildings, having area more than 300 square meters of incidental assembly occupancy on any floor; and

(f) buildings with two basements or more, or with one basement of area more than 500 square meter.

(3)The extract of the provisions related to life-safety of Part-IV of NBCI in relation to general exit requirements, occupant load and egress components, are given in the subsequent part of this annexure:—

4 LIFE SAFETY

4.1 General

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

For high occupancy areas, it may be required to have annunciation, announcements and voice guided/aided system to direct the occupants towards safe egress routes, areas of comparative safety or exits, and to avoid situation of panic during distress.

Every main occupancy may have certain occupancies which may be incidental to the main occupancy. The exit requirements pertaining to such incidental occupancies from the floor of the occupancy to the level of exit discharge shall be calculated to meet the requirement of the actual occupancy of such type, to ensure adequate means of egress of the occupants.

See also **13** of Part 3 'Development Control Rules and General Building Requirements' of the Code for accessibility for elderly and persons with disabilities, for various requirements for enabling a smooth and safe egress.

4.2 General Exit Requirements

4.2.1 An exit may be a fire exit doorway; an internal staircase, exit passageway, external doorway, external staircase and these having access to the street or to a *Veranda* or to a refuge area or to the terrace or roof of a building. An exit may also include a horizontal exit leading to an adjoining building/fire compartment having its further access to unlocked/public exit at the same level.

4.2.2 Unless otherwise specified, lifts, escalators, moving walks and revolving doors shall not be considered as exits and shall not constitute any part of the required exit.

4.2.3 Every exit, exit passageway and exit discharge shall be continuously maintained free of all obstructions or impediments to full use in the case of fire or other emergency.

4.2.4 Every building having human occupancy shall be provided with exits sufficient to permit safe egress of occupants, in case of fire or other emergency.

4.2.5 In every building or structure, exits shall comply with the minimum requirements of this Part, except those not accessible for general public use.

4.2.6 No building shall be so altered as to reduce the number, width or protection of exits to less than that required.

4.2.7 For non-naturally ventilated areas, fire doors with 120 min fire resistance rating shall be provided and particularly at the entrance to lift lobby and stair well where a 'funnel or flue effect' may be created, inducing an upward spread of fire, to prevent spread of fire and smoke.

4.2.8 Exits shall be so arranged that they may be reached without passing through another occupied unit/passage in others control, if they pose challenge or restriction in means of egress.

4.2.9 Doors in exits shall open in the direction of exit. In case of assembly buildings (Group D) and institutional buildings (Group C-1), exit door shall not open immediately upon a flight of stair and all such entries to the stair shall be through a landing, so that such doors do not impede movement of people descending from a higher floor when fully opened (*see* Fig. 4A). While for other occupancies, such doors shall not reduce the pathway in the landing by more than half the width of such staircase (*see* Fig. 4B). Overhead or sliding doors shall not be installed.

4.2.10 At least half of the required exit stairs from upper floors (rounded to the next higher number) shall discharge directly to the exterior or through exit passageways.

4.2.11 Unless otherwise specified, all the exits and exit passageways to exit discharge shall have a clear ceiling height of at least 2.4 m. However, the height of exit door shall be at least 2.0 m (*see* Fig. 5).

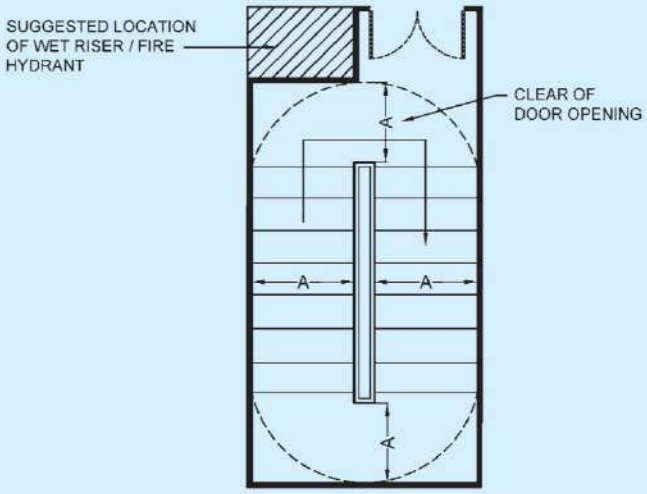
4.2.12 Where changes in elevation of more than 300 mm are encountered in the exits, ramps or sloped surfaces shall be used with handrails and floor finish materials that contrast with the adjacent finish materials.

4.2.13 The capacity of the means of egress required from any storey of the building shall not be reduced along the path of egress travel until arrival to the exit discharge.

4.2.14 The lifts, escalators, moving walks, turnstiles and revolving doors shall not be considered in determining the required capacity of means of egress for the individual floor(s) or the building.

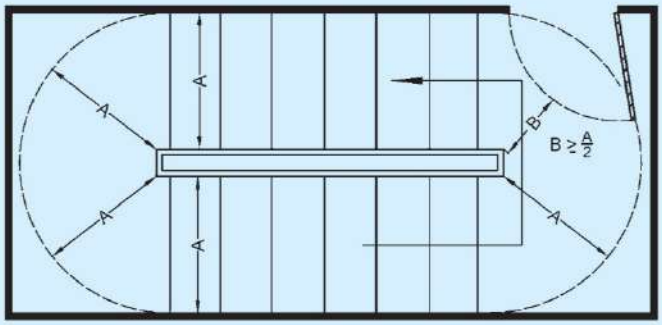
4.2.15 Turnstiles or similar devices that restrict travel to one direction or that are used to restrict unauthorized entry shall not be so placed as to obstruct any required means of egress. Alternative door openings of required exit width shall be available within 3 m of such devices, if installed.

4.2.16 Suitable means shall be provided so that all access controlled exit doors, turnstiles, boom barriers and other such exits shall automatically operate to open mode during emergencies like fire, smoke, acts of



NOTE — Door width shall be based on type of occupancy.

4A MINIMUM REQUIRED UNOBSTRUCTED CLEARANCE WITH DOOR LEAF ENCROACHING ON LANDING IN INSTITUTIONAL AND ASSEMBLY BUILDINGS



A - REQUIRED WIDTH

4B MINIMUM REQUIRED UNOBSTRUCTED CLEARANCE WITH DOOR LEAF ENCROACHING ON LANDING

FIG. 4 DOOR LOCATION AT LANDING IN FIRE EXITS

terrorism, etc, so that people can safely and quickly egress into safe areas outside. If required, a master controlling device may be installed at a strategic location to achieve this.

4.2.17 Penetrations into and openings through an exit are prohibited except those necessary like for the fire protection piping, ducts for pressurization and similar life safety services. Such openings as well as vertical passage of shaft through floors shall be protected by passive systems.

4.2.18 Walking surfaces in exit access shall comply with the following requirements for smooth exit:

a) Walking surfaces shall be nominally level.

b) The slope of walking surface in the direction of travel shall not exceed 1 in 20 unless the ramp requirements are met (*see* **4.4.2.4.3.5**).

c) Slope perpendicular to the direction of travel shall not exceed 1 in 48.

d) Walking surfaces shall be slip-resistant along the entire path of travel.

4.2.19 *Basement*

a) Basement exits shall be sufficient to provide for the capacity of the basement as determined in accordance with **4.4.2.1**. In no case shall there be less than two independent basement exits.

b) Basements having incidental occupancies to main occupancy shall be planned with exit requirements of the basements for the actual occupancy within the basement.

c) Where basement is used for car parking and also there is direct approach from any

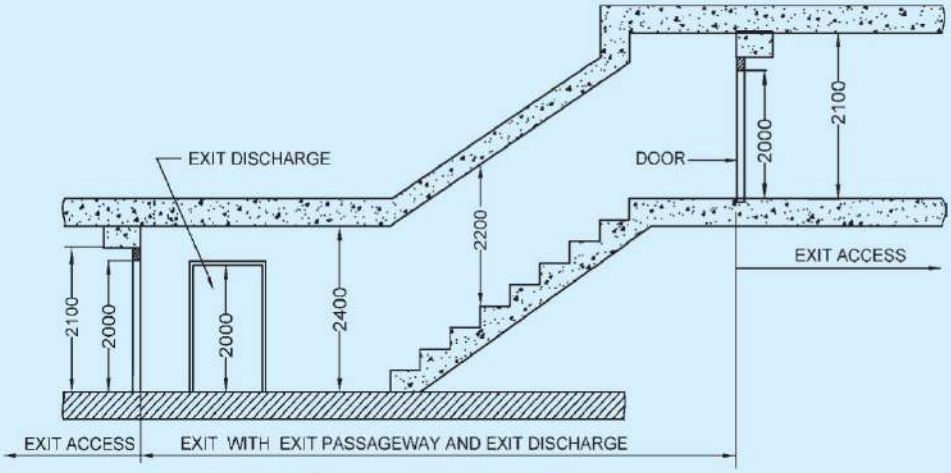


FIG. 5 MINIMUM HEAD ROOM MEASUREMENT

occupancy above to the basement, door openings leading to the basement shall need to be protected with fire doors with 120 min fire rating, except for exit discharge doors from the basements.

4.3 Occupant Load

For determining the exits required, the number of persons within any floor area or the occupant load shall be based on the actual number of occupants declared, but in no case less than that specified in Table 3. The occupant load of a mezzanine floor discharging to a floor below shall be added to that floor occupancy and the capacity of the exits shall be designed for the total occupancy load thus established.

The occupant load of each story considered individually

Table 3 Occupant Load
(*Clauses* 4.3 *and* 4.4.2.1)

Sl No.	Group of Occupancy	Occupant Load Factor (m^2/person) (*see* Note 1)
(1)	(2)	(3)
i)	Group A: Residential	12.50
ii)	Group B: Educational	4.00
iii)	Group C: Institutional (*see* Note 2):	
	a) Indoor patients area	15.00
	b) Outdoor patients area	10.0
iv)	Group D: Assembly:	
	a) Concentrated use without fixed seating	0.65
	b) Less concentrated use without fixed seating (*see* Note 3)	1.40
	c) Fixed seating	*see* Note 4
	d) Dining areas and restaurants with seating and table	1.80
v)	Group F: Mercantile:	
	a) Street floor and sales basement	3.00
	b) Upper sales floor	6.00
	c) Storage/warehouse, receiving and the like	20.00
vi)	Group E: Business	10.00
vii)	Group G: Industrial	10.00
viii)	Group H: Storage (*see* Note 5)	30.00
ix)	Group J: Hazardous	10.00

NOTES

1 Gross area shall be the floor area as defined in **2.35.** All factors expressed are in gross area unless marked net.

2 Occupant load in dormitory portions of homes for the aged, orphanages, insane asylums, etc, where sleeping accommodation is provided, shall be calculated at not less than 7.5 m^2 gross floor area/person.

3 These shall include gymnasium, table tennis room, billiard room and other gaming rooms, library, swimming pool and like.

4 In case of assembly occupancy having fixed seats, the occupant load shall be determined by multiplying the number of seats by 1.2.

5 Car parking areas under occupancy other than storage shall also be 30 m^2 per person.

shall be required to be used in computing the number of means of egress at each story, provided that the required number of means of egress is not decreased in the direction of egress travel.

The assembly occupancies and call centres shall be required to display, limiting occupant load details positioned in a conspicuous place near the entrance of each of such respective occupancy to avoid possible overcrowding and overloading. The display shall preferably be engraved on a metal plate of not less than 300 mm × 200 mm, with letters of height and width not less than 50 mm, with detail of occupancy, area and occupancy load (*see* figure below).

The capacity of any open mezzanine/balcony shall be added to the capacity of the floor below for the purpose of determining exit capacity.

MAXIMUM OCCUPANCY

____ PERSONS PERMITTED WITHIN THIS SPACE/ROOM

IT IS CONFIRMED THAT THE FIRE EXITS ARE PLANNED FOR EGRESS OF THE OCCUPANCY AS MENTIONED ABOVE AND OCCUPANCY MORE THAN THE ABOVE IS NOT PERMITTED IN THE SPACE/ROOM AS FOLLOWS:

SPACE/ROOM DETAIL: _____

FLOOR NO. _____

SIGN: _____ DATE: _____

(MANAGER/AUTHORIZED SIGNATORY)

4.4 Egress Components

Egress components to be considered are the number of exits to which access is provided, capacity of exit access, travel distance to an exit, the obviousness of the direction to an exit, and any hindrance including due to security issues involved.

4.4.1 *Exit Access*

a) A common path of travel is desirable in exit access which leads to two independent directions to separate exits.

b) *Capacity of exit access* — The width of corridors, aisles or ramps required for exit access shall be sufficient to ensure a smooth flow of occupants to the exit. Where a corridor is the only way of access to an exit, the corridor width shall not be less than the calculated exit width.

c) Objects like tables, chairs or any other temporary/permanent structures in exit access corridors shall be avoided as this may result in congestion and also impeding smooth flow of personnel during emergencies.

d) In order to ensure that each element of the means of egress can be effectively utilized, they shall all be properly lit and marked. Lighting shall be provided with emergency power back-up in case of power failures. Also, exit signs of adequate size, marking, location, and lighting shall be provided so that all those unfamiliar with the location of the exits may safely find their way.

e) Exit access to fireman's lift and refuge area on the floor shall be step free and clearly signposted with the international symbol of accessibility.

f) Exit access shall not pass through storage rooms, closets or spaces used for similar purpose.

g) The calculation of capacity of exit access shall be in accordance with **4.4.2.4**.

4.4.2 *Exits*

4.4.2.1 *Number of exits*

The minimum required number of exits in a building shall be determined based on occupant load (*see* Table 3) and width required per person (*see* Table 4) as appropriate to the type of exit for respective occupancies, subject to complying with maximum travel distance requirement (*see* Table 5).

4.4.2.2 *Arrangement of exits*

a) Exits shall be so located that the travel distance on the floor shall not exceed the distance given in Table 5.

b) Travel distance shall be measured from the most remote point within a storey or a mezzanine floor along the natural and un-obstructed path of horizontal or vertical egress travel to the door to an exit.

c) The dead end corridor length in exit access shall not exceed 6 m for educational, institutional and assembly occupancies. For other occupancies, the same shall be 15 m (*see* Fig. 6)

d) Exits shall be placed as remote from each other as possible and shall be arranged to provide direct access in separate directions from any point in the area served.

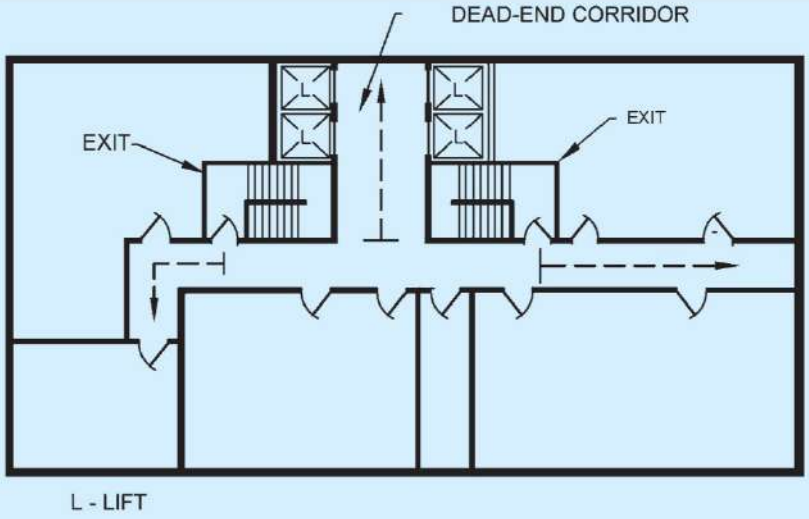


FIG. 6 DEAD END CORRIDOR

4.4.2.3 *Capacities of means of egress*

a) Exit capacity is the number of people that can pass through a stairway, and level components (door and corridor) and ramps. The total capacity of all the respective means of egress serving a floor shall be sufficient to allow egress of the entire population of the floor.

b) The unit of exit width, used to measure the capacity of any exit, shall be 500 mm. A clear width of 250 mm shall be counted as an additional half unit. Clear widths less than 250 mm shall not be counted for exit width.

c) Width per person for stairways, and level components and ramps shall be determined using the capacity factors in accordance with Table 4.

Table 4 Capacity Factors
[*Clauses* 4.4.2.1, 4.4.2.3(c) *and* 4.4.2.4.2(a)]

Sl No.	Occupancy Group		Width per Person mm	
			Stairways	Level Components and Ramps
(1)	(2)		(3)	(4)
i)	Residential	(Group A)	10	6.5
ii)	Educational	(Group B)		
iii)	Institutional	(Group C)	15	13
iv)	Assembly	(Group D)	10	6.5
v)	Business	(Group E)		
vi)	Mercantile	(Group F)		
vii)	Industrial	(Group G)		
viii)	Storage	(Group H)		
ix)	Hazardous	(Group J)	18	10

For example, if an exit doorway measures 1 000 mm in clear width, it would be defined as providing exit capacity for 1 000/6.5 occupants, that is, 153 persons (say 150 persons) and number of such exit doorways can then be calculated depending on the occupant load.

d) When calculating stairways, level components and ramps and other exit means, the capacity of the entire system shall have to be based upon the minimum capacity available from any part of the system. The corridor, if so provided shall also to be planned with consideration of exit access adequacy for the number of occupants. Further, consider the situation of doors opening to an exit stairway. If the stairway provides an exit capacity of 150 persons, and the doors leading into the stairway provide an exit capacity of 153 persons, the overall exit system would be considered to provide the minimum exit capacity of only 150 persons afforded by the stairway. The exit planning will be limited by the most restrictive exit calculation under the means of egress.

e) In the procedures for determining required egress capacity, the number of required means of egress is based on a floor-by-floor consideration, rather than the accumulation of the occupant loads of all the floors. However, the number of means of egress cannot decrease as an occupant proceeds along the egress path.

4.4.2.4 *Types of exit access and exits*

Various types of exit access and exits are doorways, corridors and passageways, horizontal exits, internal

Table 5 Travel Distance (Based on Occupancy and Construction Type)
(*Clauses* 4.4.2.1 *and* 4.4.2.2)

Sl No.	Occupancy Group	Maximum Travel Distance m	
		Types 1 and 2	Types 3 and 4
(1)	(2)	(3)	(4)
i)	Residential (Group A)	30.00	22.50
ii)	Educational (Group B)	30.00	22.50
iii)	Institutional (Group C)	30.00	22.50
iv)	Assembly (Group D)	30.00	30.00
v)	Business (Group E)	30.00	30.00
vi)	Mercantile (Group F)	30.00	30.00
vii)	Industrial (Group G)		
	G-1, G-2	45.00	
	G-3	22.50	*See* Note 3
viii)	Storage (Group H)	30.00	
ix)	Hazardous (Group J)	22.50	

NOTES

1 For fully sprinklered building, the travel distance may be increased by 50 percent of the values specified.

2 Ramp shall not be counted as an exit in case of basements below the first basement in car parking.

3 Construction of Type 3 or Type 4 is not permitted.

staircases, exit passageways, external staircases and ramps.

Requirements for each are as detailed below.

4.4.2.4.1 *Doorways*

a) Every exit doorway shall open into an enclosed stairway or a horizontal exit of a corridor or passageway providing continuous and protected means of egress (*see* Fig. 7 on unaccepted arrangement of doors in a stair).

b) No exit doorway shall be less than 1 000 mm in width except assembly buildings, where door width shall be not less than 2 000 mm (*see* Fig. 8). Doorways shall be not less than 2 000 mm in height.

c) Exit doorways shall be operable from the side which they serve, without the use of a key.

d) Mirrors shall not be placed on exit doors and in exits to avoid confusion regarding the direction of exit.

e) Revolving doors can be accepted as a component in a means of egress where the following requirements are fully complied with:

1) Doors shall be capable of collapsing to a book fold position with parallel egress paths, of width not less than 1 000 mm.

2) Doors shall not be located within 3 m of the foot or top of stairs or escalators. A dispersal area shall be provided between the stairs or escalators and the doors.

3) Each revolving door shall be provided with a hinged door in the same wall within 3 m thereof, with same exiting capacity.

4) Each revolving door shall be considered as capable of exiting only 50 persons.

f) All fire rated doors and assembly shall be provided with certificate and labels prominently indicating the manufacturer's identification, door details covering door type, serial/batch number, month and year of manufacture, fire resistance rating, etc. The doors and assembly shall be certified with all prescribed hardware such as hinges, locks, panic bars, door closer, and door viewers.

g) *Access controlled doors* — Access controlled doors and electromagnetic doors shall fall under this category. These shall meet the following requirements:

1) Doors shall have fire rating as per the requirements at the location of installation.

2) Activation of the building automatic sprinkler or fire detection system, if provided, shall automatically unlock the doors in the direction of egress, and the doors shall remain unlocked until the automatic sprinkler system or fire-alarm system has been manually reset.

3) Loss of power to the part of the access control system that locks the doors shall automatically unlock the doors in the direction of egress.

4) A manual release device shall be provided in the readily accessible vicinity of the egress door with a signage 'PUSH TO EXIT' and when the same is operated, it shall result in direct interruption of power to the lock, independent of the access control system electronics.

h) *Turnstiles* — Turnstiles or similar devices that restrict travel to one direction or are used to collect fares or admission charges shall not be placed so as to obstruct any required means of egress unless door openings of required width are available within 3 m thereof.

Turnstiles or such similar devices shall also be disengaged through automatic or manual intervention to allow egress in the direction of exit.

j) Doors in folding partition shall not be treated as approved means of egress.

4.4.2.4.2 *Corridors and passageways of means of egress*

a) Corridors and passageways shall be of width not less than the calculated aggregate width

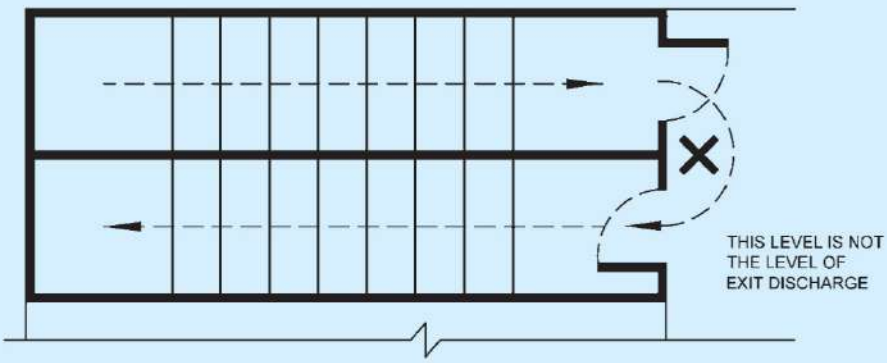


FIG. 7 UNACCEPTABLE ARRANGEMENT FOR ENCLOSING A STAIR SERVING AS A REQUIRED EXIT

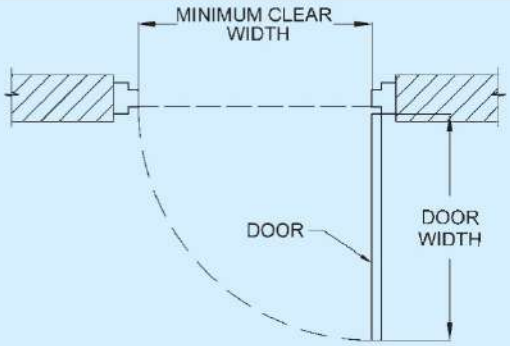


FIG. 8 MINIMUM CLEAR DOOR WIDTH

of exit doorways leading from them in the direction of travel to the exit (*see* Table 4 and Table 5).

b) In the case of buildings where there is a central corridor, which is part of exit access, the doors of rooms (except for rooms having assembly occupancy) shall open inwards to permit smooth flow of traffic in the corridor.

4.4.2.4.3 *Staircases*

4.4.2.4.3.1 *General*

The requirements of number of staircases shall supplement the requirement of different occupancies in **6.1** to **6.9**.

All buildings, as mentioned in **1.2**, shall have a minimum of two staircases. The actual number of staircases shall comply with the requirement of **4.4.2.1**.

All exit staircases shall discharge, at the level of exit discharge, to the exit discharge, either,

a) directly, or
b) through an exit passageway, or
c) through a large lobby.

At least 50 percent of the staircases shall discharge as per (a) and/or (b) above.

The minimum width of tread without nosing shall be 250 mm for staircase of residential buildings. This shall be minimum 300 mm for assembly, hotels, educational, institutional, business and other buildings. The treads shall be constructed and maintained in a manner to prevent slipping. The maximum height of riser shall be 190 mm for staircase of residential buildings (A-2) and 150 mm for other buildings. The number of risers shall be limited to 12 per flight.

The staircases may be internal staircases or external staircases.

4.4.2.4.3.2 *Internal staircases*

The internal staircases may be constructed with an external wall, or otherwise, and shall comply with the following:

a) Internal stairs shall be constructed of non-combustible materials throughout, and shall have fire resistant rating of minimum 120 min.
b) A staircase shall not be arranged round a lift shaft.
c) Exits shall not be used as a portion of a supply, return or exhaust air system serving adjoining areas. Any opening(s) shall not be permitted in walls or in doors, separating exits from adjoining areas.
d) No flue chimney, electromechanical equipment, air conditioning units, gas piping or electrical panels shall be allowed in the stairway.
e) Notwithstanding the detailed provision for exits in accordance with **4.2** and **4.3**, the following minimum width shall be provided for staircases for respective occupancies:

1)	Residential (A-2) NOTE — For row housing with 2 storeys, the minimum width shall be 0.75 m.	:	1.00 m
2)	Residential (A-1, A-3 and A-4)	:	1.25 m

3) Residential hotel (A-5 and A-6) : 1.50 m
4) Assembly : 2.00 m

NOTE — The width of stairs may be accepted to be 1.50 m in case of assembly occupancy having less than 150 persons.

5) Educational : 1.50 m
6) Institutional : 2.00 m
7) All other occupancies : 1.50 m

f) A handrail shall be provided on one side of the staircase of width less than 1 500 mm, and on both sides of the staircase of width 1 500 mm and more. The projection of handrail(s) in the staircase width shall not be more than 115 mm. All other requirements of handrail shall be in accordance with Part 3 'Development Control Rules and General Building Requirements' of the Code.

g) Handrails may project inside the measured width by not more than 90 mm.

h) The design of staircase shall also take into account the following:

1) The minimum headroom in a passage under the landing of a staircase and under the staircase shall be 2.2 m
2) Access to exit staircase shall be through a fire door of a minimum 120 min fire resistance rating.
3) No living space, store or other fire risk shall open directly into staircases.
4) The exit (including staircases) shall be continuous from refuge floors or terrace level, as applicable, to the level of exit discharge.
5) No electrical shafts/air conditioning ducts or gas pipes, etc, shall pass through or open in the staircases.
6) Lifts shall not open in staircase.
7) No combustible material shall be used for decoration/wall panelling in the staircase.
8) Beams/columns and other building features shall not reduce the head room/ width of the staircase.
9) The floor indication board, indicating the location/designated number of staircase, respective floor number and direction to exit discharge shall be placed inside the staircase, on the wall nearest to the fire door. It shall be of size not less than 300 mm × 200 mm (*see* Fig. 9).
10) Individual floors shall be prominently indicated on the wall outside the staircase and facing it.
11) All staircase shall terminate at the level of exit discharge. The access to the basement shall be by a separate staircase.
12) Scissors type staircases shall not be treated as part of exit.

4.4.2.4.3.3 *Curved stairs*

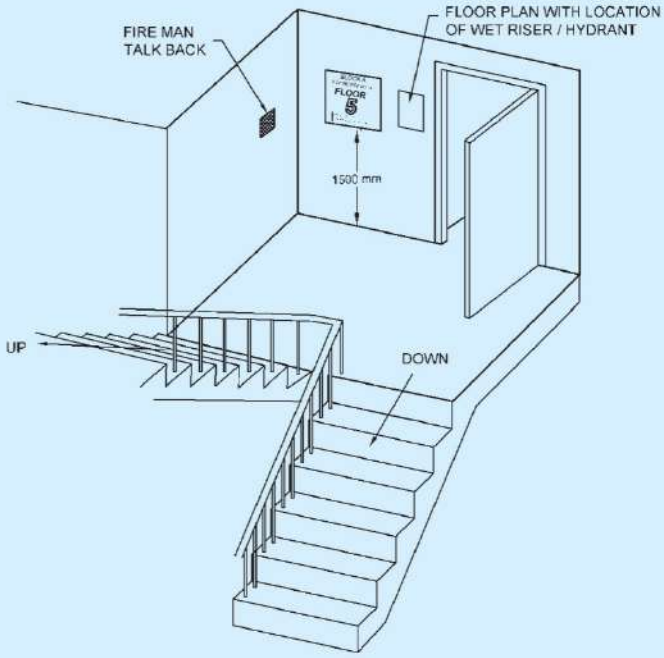
Curved stairs shall not be treated as part means of egress. However, these may be used as part of exit access provided the depth of tread is not less than 280 mm at a point 350 mm from the narrower end of the tread and the smallest radius is not less than twice the stair width.

4.4.2.4.3.4 *External staircases*

The external staircases are the staircases provided on the external wall/facade, and shall comply with the following:

a) External stairs shall always be kept in sound and usable condition.
b) All external stairs shall be directly connected to the ground.
c) Entrance to the external stairs shall be separate and remote from the internal staircase.
d) Where an external staircase is provided, it shall be ensured that the use of it at the time of fire is not prejudiced by smoke and flame from openings (for example, windows, doors) in the external face of the building. Care shall be taken to ensure that no external wall or window opening opens on to or close to an external stair. If such openings exists within 3 m from an external staircase, they shall be protected with fire rated doors/window assemblies with rating of at least 60 min (*see* Fig. 10).
e) The external stairs shall be constructed of non-combustible materials, and any doorway leading to it shall have minimum 120 min fire resistance.
f) No external staircase, shall be inclined at an angle greater than 45° from the horizontal.
g) External stairs shall have straight flight not less than 1 500 mm wide.
h) Handrails, to be provided on both sides, shall be of a height not less than 1 000 mm and not exceeding 1 200 mm. There shall be provisions of balusters with maximum gap of 150 mm.
j) The use of spiral staircase shall be limited to low occupant load and to a building not exceeding 9 m in height. A spiral staircase shall be not less than 1 500 mm in diameter and shall be designed to give adequate headroom.

9A EXAMPLE OF A STAIRWAY MARKING SIGN
[FLOOR INDICATION BOARD]



9B STAIR SIGN PLACEMENT

NOTE — Block/Wing/Building name are to be project specific. Staircase shown as '3' is intending to show the number assigned to the staircase. All exits preferably to be assigned with number/identification enabling occupants/fire man to declare location/position.

FIG. 9 SIGN MARKING AND REQUIREMENT IN EXIT

4.4.2.4.3.5 *Ramps*

a) Ramps shall comply with all the applicable requirements for staircases regarding enclosure, capacity (*see also* Table 4) and limiting dimensions, except where specified in **6.1** to **6.9** for special uses and occupancies.

b) The slope of a ramp shall not exceed 1 in 12 (8 percent).

c) Ramp(s) shall be surfaced with approved slip resistant materials that are securely attached. No perforations are permissible on ramp floors.

d) Any changes in travel direction in ramp shall be preceded by landings of 1.5 m × 1.5 m size.

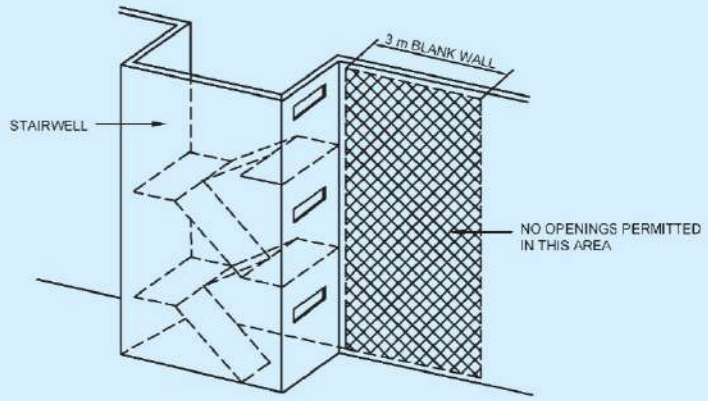
e) Ramps and intermediate landings shall continue with no decrease in width along the direction of egress travel.

f) Outside ramps and landings shall be designed to minimise water accumulation on their surfaces.

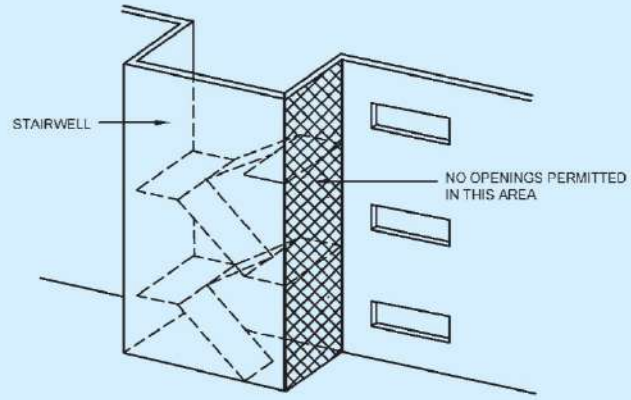
g) Ramps shall have landings located at the top, at the bottom, and at doors opening onto the ramp.

h) Every landing shall be not less than 1 500 mm long in the direction of travel.

j) Where the ramp is not part of an accessible route, the ramp landings shall not be required to exceed 1 250 mm in the direction of travel, provided that the ramp has a straight run.



10A LIMITATIONS OF OPENINGS NEAR STAIRWELL



10B OPENING RESTRICTIONS ON STAIRWELL WALLS

FIG. 10 OPENING RESTRICTIONS

k) Handrails shall be provided on all ramps on both sides (*see* **4.4.2.4.3.4**).

NOTE — Above requirements are not applicable to basement car parking ramps

The ramps shall, in addition, comply with the requirements given in **13** of Part 3 'Development Control Rules and General Building Requirements' of the Code.

4.4.2.5 *Smoke control of exits*

a) In building design, compartmentation plays a vital part in limiting the spread of fire and smoke. The design should ensure avoidance of spread of smoke to adjacent spaces through the various leakage openings in the compartment enclosure, such as cracks, openings around pipes ducts, airflow grills and doors. In the absence of proper sealing of all these openings, smoke and toxic gases will obstruct the free movement of occupants of the building through the exits. Pressurization of staircases is of great importance for the exclusion of smoke and toxic gases from the protected exit.

b) Pressurization is a method adopted for protecting the exits from ingress of smoke, especially in high-rise buildings. In pressurization, air is injected into the staircases, lobbies, etc, as applicable, to raise their pressure slightly above the pressure in adjacent parts of the building. As a result, ingress of smoke or toxic gases into the exits will be prevented. The pressurization of staircases and lift lobbies shall be adopted as given in Table 6.

The pressure difference for staircases shall be 50 Pa.

Pressure differences for lobbies (or corridors) shall be between 25 Pa and 30 Pa. Further, the pressure differential for enclosed staircase adjacent to such lobby (or corridors) shall be 50 Pa. For enclosed staircases adjacent to non-pressurized lobby (or corridors), the pressure differential shall be 50 Pa.

Table 6 Pressurization of Staircases and Lift Lobbies
[*Clauses* 4.4.2.5 (b) *and* E-2]

Sl No.	Component	Height of Building		
		Less than 15 m	15 m to 30 m	More than 30 m
(1)	(2)	(3)	(4)	(5)
i)	Internal staircase not with external wall	Pressurized except for residential buildings (A-2 and A-4)	Pressurized	Pressurized
ii)	Internal staircase with external wall	Pressurized except for residential buildings (A-2 and A-4) or Naturally ventilated	Naturally ventilated or Pressurized	Cross-ventilated or Pressurized
iii)	Lift lobby	Not required at ground and above. However lift lobby segregation and pressurization is required for lift commuting from ground to basement	Naturally ventilated or Pressurized[1)]	Cross-ventilated or Pressurized[1)]

NOTES

1 The natural ventilation requirement of the staircase shall be, achieved through opening at each landing, of an area 0.5 m^2 in the external wall. A cross ventilated staircase shall have 2 such openings in opposite/adjacent walls or the same shall be cross-ventilated through the corridor.

2 Enclosed staircase leading to more than one basement shall be pressurized.

[1)] Lift lobby with fire doors (120 min) at all levels with pressurization of 25-30 Pa is required. However, if lift lobby cannot be provided at any of the levels in air conditioned buildings or in internal spaces where funnel/flue effect may be created, lift hoistway shall be pressurized at 50 Pa. For building greater than 30 m, multiple point injection air inlets to maintain desired pressurization level shall be provided. If the lift lobby, lift and staircase are part of firefighting shaft, lift lobby necessarily has to be pressurized in such case, unless naturally ventilated.

c) Equipment and ductwork for staircase pressurization shall be in accordance with one of the following:

   1) Directly connected to the stairway by ductwork enclosed in non-combustible construction.

   2) If ducts used to pressurize the system are passed through shafts and grills are provided at each level, it shall be ensured that hot gases and smoke from the building cannot ingress into the staircases under any circumstances.

d) The normal air conditioning system and the pressurization system shall be designed and interfaced to meet the requirements of emergency services. When the emergency pressurization is brought into action, the following changes in the normal air conditioning system shall be effected:

   1) Any re-circulation of air shall be stopped and all exhaust air vented to atmosphere.

   2) Any air supply to the spaces/areas other than exits shall be stopped.

   3) The exhaust system may be continued provided,

      i) the positions of the extraction grills permit a general air flow away from the means of egress;

      ii) the construction of the ductwork and fans is such that, it will not be rendered inoperable by hot gases and smoke; and

      iii) there is no danger of spread of smoke to other floors by the path of the extraction system which can be ensured by keeping the extraction fans running.

e) For pressurized stair enclosure systems, the activation of the systems shall be initiated by signalling from fire alarm panel.

f) Pressurization system shall be integrated and supervised with the automatic/manual fire alarm system for actuation.

g) Wherever pressurized staircase is to be connected to unpressurized area, the two areas shall be segregated by 120 min fire resistant wall.

h) Fresh air intake for pressurization shall be away (at least 4 m) from any of the exhaust outlets/grille.

ANNEXURE -V

STANDARDS FOR RAINWATER HARVESTING SYSTEM

(See regulation 46)

(1) Introduction

The storage of rain water on surface is a traditional technique and the structures used were underground tanks, ponds, check dams, weirs etc. Recharge to ground water is a new concept of rain water harvesting and the structures generally used are:-

(i) Pits: Recharge pits are constructed for recharging the shallow aquifer. These are constructed 1 to 2 meter, wide and to 3 meter deep which are back filled with boulders, gravels, coarse sand.

(ii) Trenches: These are constructed when the permeable stream is available at shallow depth. Trench may be 0.5 to 1 meter wide, 1 to 1.5 meter deep and 10 to 20 meter long depending up availability of water. These are back filled with filler materials.

(iii) Dug wells: Existing dug wells may be utilized as recharge structure and water should pass through filter media before putting into dug well.

(iv) Hand pumps: The existing hand pumps may be used for recharging the shallow/deep aquifers, if the availability of water is limited. Water should pass through filter media before diverting it into hand pumps.

(v) Recharge wells: Recharge wells of 100 to 300 mm. diameter are generally constructed for recharging the deeper aquifers and water is passed through filter media to avoid choking of recharge wells.

(vi) Recharge Shafts: For recharging the shallow aquifer which are located below clayey surface, recharge shafts of 0.5 to 3 meter diameter and 10 to 15 meter deep are constructed and back filled with boulders, gravels and coarse sand.

(vii) Lateral shafts with bore wells: For recharging the upper as well as deeper aquifers lateral shafts of 1.5 to 2 meter wide and 10 to 30 meter long depending upon availability of water with one or two bore wells are constructed. The lateral shafts are back filled with boulders, gravels and coarse sand.

(viii) Spreading techniques: When permeable strata start from top then this technique is used. Spread the water in streams/Nalas by making check dams, nala bunds, cement plugs, gabion structures or a percolation pond may be constructed.

(2) Illustrations of Common Harvesting Techniques

Figure.1 Rainwater harvesting and groundwater recharge for individual plotted house (by percolation pits and well-cum-channel)

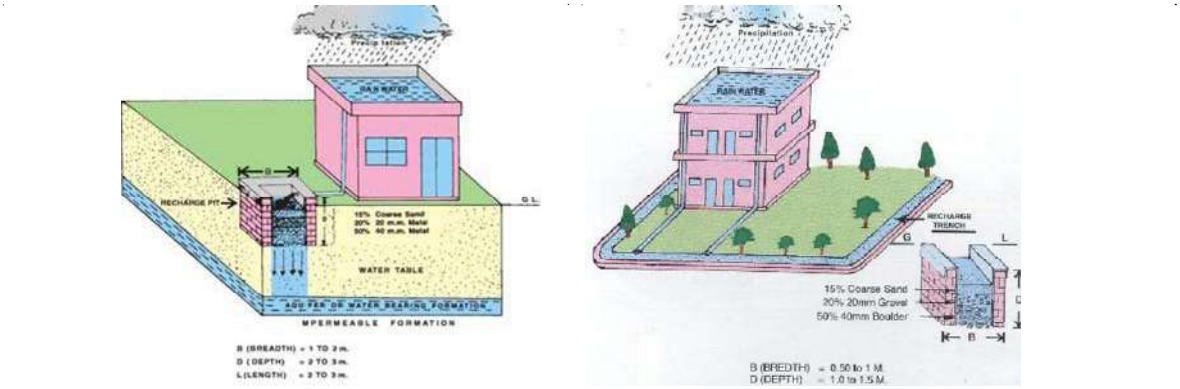


Figure.2 Rainwater harvesting and groundwater recharge for individual plotted house and high-rise residential building (by storage sump and percolation pits)

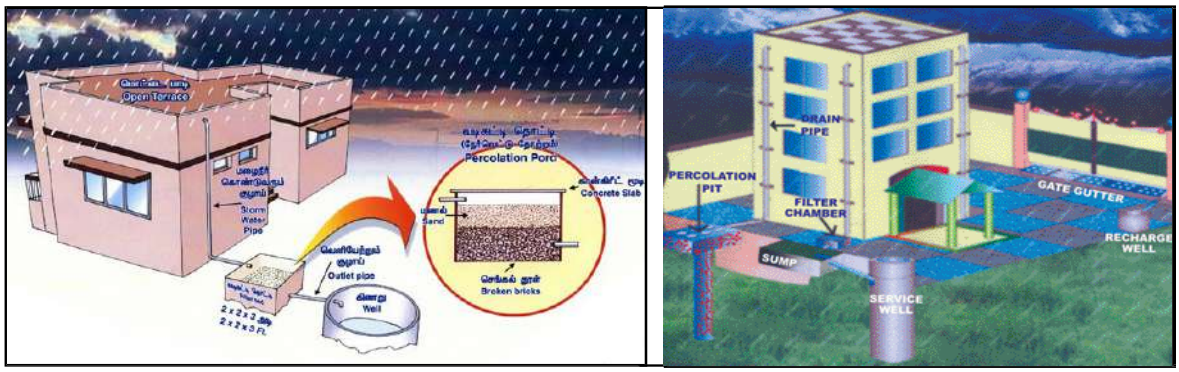
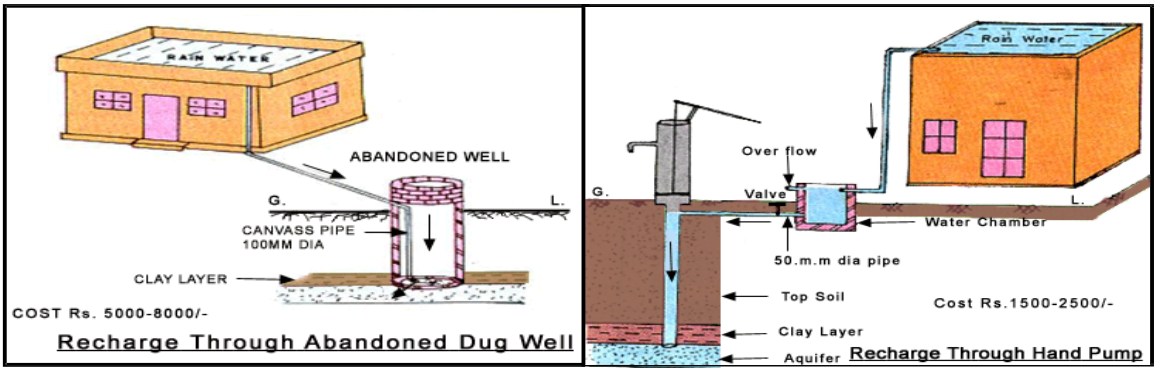


Figure.3 Rainwater harvesting for parks/open spaces.

Figure.4 Rainwater collection (through downpipes and sieves)

Figure.5 Rainwater collection and Groundwater recharge (through abandoned wells and Hand pumps)



ANNEXURE -VI

APPLICABILITY OF ODISHA ENERGY CONSERVATION BUILDING CODE (OECBC) - 2011

(See Regulation 50)

1.1 Applicable Building system:

The provisions of **OECBC Code, 2011** shall apply to:

(a) buildings/ building complexes (such as offices, hotels, shopping complexes, private hospitals and others that are not primarily for industrial i.e. manufacturing use) with Connected load of 100 KW or greater OR a contract demand of 120 KVA or greater OR Conditioned area of 500 m^2 or more;

(b) building envelopes, except for non-air conditioned storage spaces or warehouses,

(c) mechanical systems and equipment, including heating, ventilating and air conditioning,

(d) service hot water heating,

(e) interior and exterior lighting, and

(f) electrical power and motors.

1.2 Exemptions:

The provisions of this code shall not apply to:

(a) Buildings that do not use either electricity or fossil fuel, and

(b) Equipment and portions of building systems that use energy primarily for manufacturing processes.

1.3 Safety, Health and Environmental Codes Take Precedence:

Where this code is found to conflict with safety, health, or environmental codes, the safety, health, or environmental codes shall be take precedence.

1.4 Reference Standards:

Energy Conservation Building Code, 2007 and National Building Code of India are the primary reference documents/standard for lighting levels, HVAC, comfort levels, natural ventilation, pump and motor efficiencies, transformer efficiencies and any other building materials and system performance criteria.

1.5 Compliance Requirements:

1.5.1 Mandatory Requirements:

Compliance with the requirements of OECBC Code, 2011 shall be mandatory for all applicable buildings as specified in Clause (2).

1.5.2 New Buildings:

New buildings shall comply with either the provisions of Clause (4) through Clause (9) of OECBC Code, 2011 or the whole Building Performance Method of Appendix B (11) of the said code.

1.5.3 Additions to Existing Buildings:

Where the addition plus the existing building exceeds the conditioned floor area of Clause (2), the additions shall comply with the provisions of Clause-4 through Clause (9) of OECBC Code,

2011.Compliance may be demonstrated in either of the following ways:

(a) The addition alone shall comply with the applicable requirements, or

(b) The addition, together with the entire existing building, shall comply with the requirements of this code that would apply to the entire building, as if it were a new building.

Exception to Clause (3): When space conditioning is provided by existing systems and equipment, the existing systems and equipment need not comply with this code. However, any new equipment installed must comply with specific requirements applicable to that equipment.

1.5.4 Alterations to Existing Buildings:

Where the existing building exceeds the conditioned floor are threshold in Clause (2), portions of a building and its systems that are being altered shall meet the provisions of Clause (4) through Clause (9) of OECBC Code, 2011.The specific requirements for alterations are described in the following sub-sections

Exception to Clause (4): When the entire building complies with all of the provisions of Clause (4) through Clause (9) of OECBC Code, 2011 as if it were a new building.

1.5.4.1 Building Envelope:

Alterations to the building envelope shall comply with the requirements of Clause (4) of OECBC Code, 2011 or fenestration, insulation, and air leakage applicable to the portions of the building and its systems being altered.

Exception to Clause (4.1): The following alterations need not comply with these requirements provided such alterations do not increase the energy usage of the building:

(a) Replacement of glass in an existing sash and frame, provided the U-factor and SHGC of the replacement glazing are equal to or lower than the existing glazing.

(b) Modifications to roof/ceiling, wall, or floor cavities, which are insulated to full depth with insulation

(c) Modifications to walls and floors without cavities and where no new cavities are created.

1.5.4.2 Heating, Ventilation and air conditioning:

Alterations to building heating, ventilating, and air conditioning equipment or systems shall comply with the requirements of Clause (5) of OECBC Code, 2011 applicable to the portions of the building and its systems being altered. Any new equipment or control devices installed in conjunction with the alteration shall comply with the specific requirements applicable to that equipment or control device.

1.5.4.3 Service Water Heating:

Alterations to building service water heating equipment or systems shall comply with the requirements of Clause (6) of OECBC Code, 2011 applicable to the portions of the building and its systems being altered. Any new equipment or control devices installed in conjunction with the alteration shall comply with the specific requirements applicable to that equipment or control device.

1.5.4.4 Lighting:

Alterations to building lighting equipment or systems shall comply with the requirements of Clause (7) of OECBC Code, 2011 applicable to the portions of the building and its systems being altered.

New lighting systems, including controls, installed in an existing building and any change of building area type as listed in Table 7.1 shall be considered an alteration. Any new equipment or control devices installed in conjunction with the alteration shall comply with the specific requirements applicable to that equipment or control device.

Exception to Clause (4.4): Alterations that replace less than 50% of the luminaries in a space need not comply with these requirements provided such alterations do not increase the connected lighting load.

1.5.4.5 Electric Power and Motors:

Alterations to building electric power systems and motor shall comply with the requirements of Clause (8) of OECBC Code, 2011 applicable to the portions of the building and its systems being altered. Any new equipment or control devices installed in conjunction with the alteration shall comply with the specific requirements applicable to that equipment or control device.

1.5.5 Star Labeling and minimum star rating:

All equipment and materials of type and specification coming under the purview of the star labeling programme as notified by BEE and as amended from time to time shall have minimum star rating as notified by the Government of Odisha or as amended from time to time. Refer to Appendix-K for further details.

1.5.6 Compliance Approaches:

The building shall comply first with all the mandatory provisions (4.2, 5.2, 6.2, 7.2 and 9) and either of the following:

(a) Prescriptive Method (4.3, 5.3, 7.3)

Exception to 3.2(a): The envelopes trade -off option of 4.4, may be used in place of the prescriptive criteria of 4.3.

(b) Whole Building Performances Method (Appendix B-11)

The OECBC compliant buildings in the design stage shall achieve an Energy Performance Index value at least that of a three star level building as specified in Annexure-II (18.3) of Appendix-H (of OECBC code).

1.6 Administration Requirements:

Administrative requirements relating to permit requirements, enforcement interpretations, claims of exemption, approved calculation methods, and rights of appeal are specified by the authority having jurisdiction.

ANNEXURE -VII

STANDARDS FOR WATER SUPPLY REQUIREMENTS

(See regulation 55)

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

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

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

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

Table No. 3: Domestic storage capacity			
Sl No.	No of Floors	Storage Capacity	Remarks
(a)	(b)	(c)	(d)
For premise occupied tenements with common conveniences:			
1	Ground floor	Nil	Provided down take fittings are installed
2	Floors 2, 3,4, 5 and upper floors	500 litre per tenement	
For premises occupied as flats or blocks			
1	Ground floor	Nil	Provided down take fittings are installed
2	Floors 2, 3, 4, 5 and upper floors	500 litre per tenement	

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

a.	Down take taps	70 liters each
b.	Showers	135 liters each
c.	Bathtubs	200 liters each

Notes for general guidance for water supply arrangements:

For new construction: Provision shall be made for under-ground tank for the storage of water, having capacity at 200 litres per person with adequate pumping arrangements to supply water to upper floors. Filtered water connection will be allowed only for use of drinking and bathing needs. For other purposes i.e. flushing and gardening etc., the individual shall be required to have own.

ANNEXURE -VIII

IS STANDARDS FOR STRUCTURAL SAFETY

(See Regulation 73)

IS Standards for Structural Safety		
Sl. No	Title	Code
(a)	(b)	(c)
	For General Structural Safety	
1	"Code of Practice for Plain and Reinforced Concrete"	IS: 456:2000
2	"Code of Practice for General Construction in Steel"	IS: 800-2007
3	"Code of Practice for Use of Cold Formal Light Gauge Steel Structural Members in General Building Construction"	IS: 801-1975
4	Design loads (other than earthquake) for buildings and structures Part2 Imposed Loads.	IS 875 (Part 2):1987
5	Design loads (other than earthquake) for buildings and structures Part 3 Wind Loads.	IS 875 (Part 3):1987
6	Design loads (other than earthquake) for buildings and structures Part 4 Snow Loads.	IS 875 (Part 4):1987
7	Design loads (other than earthquake) for buildings and structures Part 5 special loads and load combination.	IS 875 (Part 5):1987
8	"Code of Practice for Design of Structural Timber in Building"	IS: 883:1994
9	"Code of Practice for Structural Safety of Buildings: Foundation"	IS: 1904:1986 (R 2005)
10	"Code of Practice for Structural Safety of Buildings: Masonry Walls"	IS 1905:1987
11	"Code of Practice for Design and Construction of Pile FoundationSection1" Part1:Section2BoredCast-in-situPiles Part1:Section3DrivenPrecastConcretePiles Part1:Section4BoredPrecastConcretePiles Part2:TimberPiles Part3:UnderReamedPiles Part 4: Load Test on Piles	IS 2911(Part 1): section 1: 2010
	For Cyclone/Wind Storm Protection	
12	"Code of Practice for Design Loads (other than Earthquake) for Buildings and Structures, Part 3, Wind Loads"	IS 875 (3):1987
13	Guidelines for improving the Cyclonic Resistance of Low rise houses and other building.	IS 875 (3)-1987
	For Earthquake Protection	
14	"Criteria for Earthquake Resistant Design of Structures (Fifth Revision)"	IS: 1893 (Part 1)-2002
15	"Ductile Detailing of Reinforced Concrete Structures subjected to Seismic Forces - Code of Practice"	IS:13920-1993

IS Standards for Structural Safety		
Sl. No	Title	Code
(a)	(b)	(c)
16	"Earthquake Resistant Design and Construction of Buildings - Code of Practice (Second Revision)"s	IS:4326-2013
17	"Improving Earthquake Resistance of Low Strength Masonry Buildings - Guidelines"	IS:13828-1993
18	"Improving Earthquake Resistance of Earthen Buildings Guidelines"	IS:13827:1993
19	"Seismic Evaluation, Repair and Seismic Strengthening of Buildings -Guidelines"	IS:13935-2009
	For Protection of Landslide Hazard	
20	Guidelines for retaining wall for hill area: Part 1 Selection of type of wall.	IS 14458 (Part 1): 1998
21	Guidelines for retaining wall for hill area: Part 2 Design of retaining/breast walls	IS 14458 (Part 2): 1997
22	Guidelines for retaining wall for hill area: Part 3 Construction of dry stone walls	IS 14458 (Part 3): 1998
23	Guidelines for preparation of landslide - Hazard zonation maps in mountainous terrains: Part 2 Macro-zonation.	IS 14496 (Part 2): 1998

ANNEXURE -IX

QUALIFICATION, EXPERIENCE AND COMPETENCE FOR REGISTRATION OF DEVELOPERS

(See Regulation 23)

(1) Qualification and experience:

(i) The person/ firm engaged in construction activities/ building activities in an urban area having proven merit and experience may be considered for registration as a developer. He/ She should have at least five years experience in the line.

(ii) A person or group of persons having a qualification of Civil Engineering, Architecture and Town Planning may be registered as developer.

(iii) The Authority may classify the developers into three classes namely, Class-A, Class-B and Class-C considering their experience, expertise and annual turnover.

(2) Duties and Responsibilities of Developer:

(i) He/She shall appoint a qualified Architect/ Registered Technical Person to prepare plans, designs, drawings and specifications for execution of the works in accordance with the requirements of these regulations.

(ii) He shall not cause or allow any deviations from the approved drawings in the course of the execution of the project and shall bear responsibility for any irregularity committed in the use and function of the building or its parts for which the approval has been obtained.

(iii) He shall not commence the use of building or shall not give the possession to occupy the building to any one before obtaining the occupancy certificate from the Authority.

(iv) He shall provide adequate safety measures for structural stability and protection against fire hazards likely from installation of services like electrical installation, plumbing, drainage, sanitation, water supply etc. wherever required under the regulations.

(v) He shall explain the construction / design and its intended use as per approved plan, to the prospective purchaser of the premises under construction.

(3) Registration:

(i) The Developers shall have to be registered with the Authority on payment of such fees as decided by the Authority from time to time.

(ii) The Authority may cancel or de-bar the developer as referred to in these regulations.

ANNEXURE -X

REQUIREMENTS FOR BARRIER-FREE ACCESS FOR THE PHYSICALLY CHALLENGED DIFFERENTLY ABLED PERSON, ELDERLY AND CHILDREN

(See Regulation 45)

(1)**Site development:** Level of the roads, access paths and parking areas shall be described in the plan along with specification of the materials.

(2)**Access Path/ Walk Way:** Access path from plot entry and surface parking to building entrance shall be minimum of 1800 mm. wide having even surface without any steps. Slope, if any, shall not have gradient greater than 5%. Selection of floor materials shall be made suitably to attract or to guide visually impaired persons (Limited to coloured floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons hereinafter referred to as "guiding floor material").

(i) Finishes shall have non-slip surface with a texture traversable by a wheel chair.

(ii) Curbs wherever provided shall blend to a common level.

(3)**Parking:** For parking of vehicles of differently abled people, the following provisions shall be made:

(i) Surface parking for two car spaces shall be provided near entrance for the physically handicapped persons with maximum travel distance of 30 meters from building entrance.

(ii) The width of parking bay shall be minimum 3.6 meters.

(iii) The information stating that the space is reserved for handicapped persons shall be conspicuously displayed.

(iv) Guiding floor materials shall be provided or a device which guides visually impaired persons with audible signals or other devices which serves the same purpose shall be provided.

(4)**Building requirements:** The specified facilities for the buildings for handicapped persons shall be as follows:—

(i) Approach at plinth level: Every building must have at least one entrance accessible to the handicapped and shall be indicated by proper signage. This entrance shall be approached through a ramp together with stepped entry.

(a) Ramp Approach: Ramp shall be finished with non- slip material. Minimum width of ramp shall be 1800 mm. with maximum gradient 1:12, length of ramp shall not exceed 9 meters having 800 mm high hand rail on both sides extending 300mm beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50mm.

(b) Stepped Approach: For stepped approach width of tread shall not be less than 300 mm. and maximum riser shall be 150 mm. Provision of 800 mm. high hand rail on both sides of the stepped approach similar to the ramp approach shall be made.

(c) Exit/Entrance Door: Minimum clear opening of the entrance door shall be 900mm and it shall not be provided with a step that obstructs the

passage of a wheel chair user. Threshold shall not be raised more than 12 mm.

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

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

(a) Guiding floor materials, shall be provided or devices that emit sound to guide visually impaired persons.

(b) The minimum width shall be 1250 mm.

(c) In case there is a difference of level, slope ways shall be provided with a slope of 1:12

(d) Hand rails shall be provided for ramps/slope ways at a height of 800 mm.

(iii) Stair ways: One of the stairways near the entrance/exit for the handicapped shall have the following provisions:

(a) The minimum width shall be 1350 mm.

(b) Height of the riser shall not be more than 150 mm and width of the tread 300mm. The steps shall not have abrupt (square) nosing.

(c) Maximum number of risers on a flight shall be limited to 12.

(d) Hand rails shall be provided on both sides and shall extend 30mm on the top and bottom of each flight of steps.

(iv) Lifts: Wherever lift is required as per regulations, provision of at least one lift shall be made for the wheel chair user with the following cage dimensions of lift recommended for passenger lift of 13 persons capacity by Bureau of Indian Standards.

(a) The lift must have a clear internal depth: 1100 mm; clear internal width: 2000 mm; entrance door width: 900 mm.

(b) A handrail not less than 600 mm. long at 1000mm. above floor level shall be fixed adjacent to the control panel.

(c) The lift lobby shall be of an inside measurement of 1800 mm x 1800 mm or more.

(d) The time of an automatically closing door shall be minimum 5 seconds and the closing speed should not exceed 0.25 meter/sec.

(e) The interior of the cage shall be provided with a device that audibly indicates the floor the cage has reached and indicates that the door of the cage for entrance/exit is either open or closed.

(f) The control panel shall have marking in Braille to help visually impaired.

(v) Toilets: One special Water Closet in a set of toilets shall be provided for the use of handicapped with essential provision of washbasin near the entrance for the handicapped which must have the following:—

(a) The minimum size shall be 1500 x 1750 mm.

(b) Minimum clear opening of the door shall be 900mm and the door shall swing out.

(c) Suitable arrangement of vertical/horizontal handrails with 50mm clearance from wall shall be made in the toilet.

(d) The Water Closet seat shall be 500mm from the floor.

(vi) Provision of W.Cs:

(a) In Buildings without Lift: Provision of special W.C. shall be made on all floors for buildings designed for ambulant disabled persons. For buildings designed for non-ambulant disabled special W.C. shall be provided at Ground Floor. Size of W.C. shall depend on the type of wheel chair used by the disabled.

(b) In Buildings with Lift: Provision of Special W.C. shall be made on all floors. Size will depend on the category of disabled for whom it has been provided.

(vii) Drinking Water: Suitable provision of drinking water shall be made for handicapped near the special toilet provided for them.

(5)**Designing for Children:** In a building meant for the predominant use of the children, it is necessary to suitably alter the height of the handrail and other fittings and fixtures.

(6)**Refuge:** Refuge shall be designed as an alternative to immediate evacuation of a building via staircases and/ or lifts for movement of disabled persons to areas of safety within a building, for them to remain there until the fire is controlled and extinguished or until rescued by the fire fighters.

(i) Provisions of a refuge area that can safely hold one or two wheelchairs to be made at the fire protected stair landing on each floor.

(ii) Hand Doorways shall be installed with clear opening width of 900 mm and regular compliance.

(iii) The refuge area shall have an alarm switch installed between 900 mm and 1200 mm from floor level.

(7)**Signage:** Appropriate identification of specific facilities within a building for the differently abled person shall be made with proper signage as follows:—

(i) Signs shall be designed and installed so that they are easily legible by using suitable letter size (not less than 20 mm high) for the benefit of people with hearing disabilities.

(ii) For visually impaired persons, information board in brail shall be installed on the wall at a suitable height and shall be possible to approach them closely.

(iii) To ensure safe walking, there must not be any protruding sign which creates obstruction in walking.

(iv) Public Address System shall be provided in busy public areas.

(v) The symbols/information shall be in contrasting colour and properly illuminated because people with limited vision may be able to differentiate amongst primary colours.

(vi) International Symbol Mark for wheel chair be installed in a lift, toilet, staircase, parking areas that have been provided for the differently abled.

ANNEXURE -XI

GENERAL BUILDING NORMS

(See Regulation 70)

(1) Doorways:

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

(ii) No exit doorway shall be less than 1 meter in width. Doorways shall be not less than 2 meter in height. Doorways for bathrooms, water closet and stores shall be not less than 0.75 meter wide.

(iii) Exit doorways shall open outwards, that is, away from the room but shall not obstruct the travel along any exit. No door, when opened, shall reduce the require width of stairway or landing to less than 0.9 meter, overhead or sliding doors shall not be installed.

(iv) Exit door shall not open immediately upon a flight or stairs, a landing equal to at least the width of the door shall be provided in the stairway at each doorway, level of landing shall be the same as that of the floor which it serves.

(v) Exit doorways shall be openable from the side which they serve without the use of a key.

(vi) Mirrors shall not be placed in exit ways or exit doors to avoid confusion regarding the direction of exit.

(vii) Revolving doors shall not be provided as a means of fire exit

(2) Stairways:

(i) A staircase shall not be arranged round a lift shaft.

(ii) The staircase shall be ventilated to the atmosphere at each landing and a vent at the top; the vent openings shall be of 0.5 square meter in the external wall and the top. If the staircase cannot be ventilated, because of location or other reasons, a positive pressure 50 Pa shall be maintained inside. The mechanism for pressurizing the staircase shall operate automatically with the fire alarm. The roof of the shaft shall be 1 meter above the surrounding roof. Glazing or glass bricks if used in staircase, shall have fire resistance rating of minimum 2 hour.

(iii) The minimum width of staircase shall be as in Table 1 herein contained—

Table No. 1: Type of Building and Staircase Width

Sl.No.	Type of Building	Width (m)
(a)	(b)	(c)
1	Residential buildings (dwellings)	1.0
2	Residential Hotel Buildings	1.5
3	Assembly buildings e.g. auditorium, theatres and cinemas	2.0
4	Educational buildings up to 30 meter in height	1.5
5	Institutional buildings like hospitals	2.0
6	All other buildings	1.5

(iv) The minimum width of treads without nosing shall be 0.25 meter for staircase for residential buildings. In the case of other buildings the minimum tread shall be 0.3 meter. The treads shall be constructed and maintained in a manner to prevent

slipping. The maximum height of riser shall be 0.19 meter in the case of residential buildings and 0.15 meter in the case of other buildings and shall be limited to 15 risers per flight.

(v) Handrails shall be provided with a minimum height of 0.9 meter from the center of the tread.

(vi) The minimum headroom in a passage under the lading of a staircase and under the staircase shall be 2.2 meter.

(vii) Access to main staircase shall be gained through adequate fire resistance rating (Table 1, Part IV of the National Building Code of India) Automatic closing doors placed in the enclosing walls of the staircases. It shall be a swing type door opening in the direction of the escape.

(viii) No living space, store or other fire risk shall open directly into the staircase or staircases.

(ix) External exit door of staircase enclosure at ground level shall open directly to the open spaces or can be reached without passing through any door other than a door provided to form a draught lobby.

(x) The exit sign with arrow indicating the way to the escape route shall be provided at a height of 0.5 meter from the floor level on the wall and shall be illuminated by electric light connected to corridor circuits. All exit way marking signs shall be flushed with the wall and so designed that no mechanical damage shall occur to them due to moving of furniture or other heavy equipment's. Further all landings of floor shall have floor indication boards indicating the number of floor. The floor indication board shall be placed on the wall immediately facing the flight of stairs and nearest to the landing. It shall be of size not less than 0.5 meter X 0.5 meter and it shall be prominently on the wall facing the staircase.

(xi) 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. The second staircase may lead to basement levels provided the same is separated at ground level by either a ventilated lobby with discharge points at two different ends or through enclosures with fire resistance rating door (Table 1, Part IV of the National Building Code of India revised time to time) or through a fire protected corridor.

(3) **Lifts:** General requirements of lifts shall be as follows:

(i) All the floors shall be accessible for 24 hours by the lifts. The lifts provided in the buildings shall not be considered as a means of escape in case of emergency. In a dual line arrangement (lifts opposite to each other) the lobby may be between 1.5 times to 2.5 times the depth of one car. For in-line (single line) arrangements the lobby may be typically half of the above recommendations.

(ii) Grounding switch, at ground floor level, to enable the fire service to ground the lift shall also be provided.

(iii) The lift machine room shall be separate and no other machinery shall be installed there in.

(iv) Walls of lift enclosures and lift lobby shall have fire rating of 2 hour; (National Building Code of India); lifts shall have a vent at the top of area not less than 0.2 square meter.

(v) Lift car door shall have a fire resistance rating of 1 hour.

(vi) Lift lobby doors in lift enclosures shall have fire resistance as per relevant provision of the National Building Code of India.

(vii) Collapsible gates shall not be permitted for lifts and shall have solid doors with fire resistance of at least 1 hour.

(viii) If the lift shaft and lobby is in the core of the building, a positive pressure between 25 and 30 Pa shall be maintained in the lobby and a positive pressure of 50 Pa shall be maintained in the lift shaft. The mechanism for pressurization shall act automatically with the fire alarm; it shall also be possible to operate this mechanically.

(ix) Lifts if communicating with the basement, the lift lobby of the basements shall be pressurized as suggested in Annexure-IV (Fire Protection and Fire Safety Requirements) with self-closing door with fire resistance rating. Telephone or other communication facilities shall be provided in lift cars and to be connected to fire control room for the building.

(x) Exit from the lift lobby, if located in the core of the building, shall be through a self-closing fire door of half an hour fire resistance.

(xi) Suitable arrangements such as providing slope in the floor of lift lobby shall be made to prevent water used during firefighting etc., at any landing from entering the lift shafts.

(xii) A sign shall be posted and maintained on every floor at or near the lift indicating that in case of fire, occupants shall use the stairs unless instructed otherwise. The sign shall also contain a plan for each floor showing the locations of the stairways. Alternate source of power supply shall be provided for all the lifts through a manually operated changeover switch.

(xiii) The National Building Code of India, Chapter 4 Fire and Life Safety, Clause 4.10 Pressurization of Staircases (Protected Escape Routes) may be followed for Pressurization Specifications of various building components.

(4) Ramps:

(i) The ramp to basement and parking floors shall not be less than 7.2 meters wide for two way traffic and 4 meter wide for one way traffic, provided with Gradient of 1:10 for cars and 1:15 for heavy vehicles. At curved portions of the ramp or for circular ramps the slope shall not be more than 1:12.

(ii) Ramp may also be provided in setback area which can be sloped considering unhindered movement of fire Engine and in no case the gradient shall be less than 1:10.

(iii) All structural design/safety aspects shall be complied per latest BIS Codes and National Building Code of India along with consideration of weight of Fire Engine and its maneuverings.

(iv) The minimum width of the ramps in hospitals shall be 2.4 meters for stretcher and not for vehicular movement

(v) In this case Handrails shall be provided on both sides of the ramp.

(vi) Ramps shall lead directly to outside open space at ground level or courtyards or safe place.

(5) Corridors:

(i) Exit corridors and passageways shall be of width not less than the aggregate required width of exit doorways leading from them in the direction of travel to the exterior.

(ii) The minimum width of a corridor in a residential building shall be 1.0 meter for single loaded and 1.8 meters for double loaded and in all other buildings shall be 1.5 meters.

(iii) Where stairways discharge through corridors and passageways, the height of corridors and passageways shall be not less than 2.4 meters.

(iv) All means of exit including staircases lifts lobbies and corridors shall be ventilated.

(6) Glass Facade/ Service Ducts/Shafts/ Refuge Area/ Vents

(i) An Opening to the glass facade of min. width 1.5 meters and height 1.5 meters shall be provided at every floor at a level of 1.2 meters from the flooring facing compulsory open space as well as on road side. Construction that complies with the fire rating of the horizontal segregation and has any gap packed with a non-combustible material to withstand thermal expansion and structural movement of the walling without the loss of seal against fire and smoke.

(ii) Mechanism of Opening: The openable glass panel shall be either left or right shall have manual opening mechanism from inside as well as outside. Such openable panels shall be marked conspicuously so as to easily identify the openable panel from outside.

(iii) Fire seal to be provided at every floor level between the external glazing and building structure.

(iv) The glazing used for the facade shall be of toughened (tempered) safety glass as per I.S. 2553.

(v) To avoid fire propagation vertically from one floor to another floor, a continuous glass must be separated internally by a smoke/ fire seal which is of non-combustible material having a fire resistance rating of not less than 2 hours.

(vi) Service ducts and shafts shall be enclosed by walls and doors with fire resistance rating. All such ducts or shafts shall be properly sealed and stopped fire ingress at all floor levels.

(vii) A vent opening at the top of the service shaft shall be provided having an area between one- fourth and one-half of the area of the shaft.

(viii) Glass quality and Practice of use of Glass in buildings shall have to be in conformity with the BIS codes as given in Table 2 herein contained.

Table No. 2: Glass quality and Use of glass in buildings

Sl. No.	IS Code	Specifications
(a)	(b)	(c)
1	2553 (Part 1): 1990	Specification for safety glass: Part 1 General purpose (third revision)
2	2835:1987	Specification for flat transparent sheet glass (third revision)
3	438:1994	Specification for silvered glass mirrors for general purposes (second revision)
4	5437:1994	Specification for figured rolled and wired glass (first revision).
5	14900:2000	Specification for transparent float glass.
6	16231 Part 1	General methodology for selection
7	16231 Part 2	Energy and Light
8	16231 Part 3	Fire and Loading
9	16231 Part 4	Safety related to Human Impact

(7) Building Services

(i) Staircase and Corridor Lighting

(a) The staircase and corridor lighting shall be on separate service and shall be independently connected so as it could be operated by one switch installation on the ground floor, easily accessible to firefighting staff at any time irrespective of the position of the individuate control of the light points, if any.

(b) Staircase and corridor lighting shall also be connected to alternate supply from parallel high-tension supply or to the supply from the stand-by generator.

(c) Emergency lights shall be provided in staircase and corridor or passageway, horizontal exits, refuge area; and all wires and other accessories used for emergency light shall have fire retardant property.

(ii) Electrical Services

(a) The electric distribution cables or wiring shall be laid in separate duct which shall be sealed at every floor with non-combustible materials having the same fire resistance as that of the duct. Low and medium voltage wiring running in shaft and in false ceiling shall run in separate conduits.

(b) Water mains, telephone cables, intercom cables, gas pipes or any other service line shall not be laid in the duct for electric cables. Use of bus ducts/solid rising mains instead of cables is preferred.

(c) The provision of dedicated telecommunication ducts for all new building proposals is mandatory for conveyance of telecommunication and other data cables.

(d) Separate circuits for water pumps lifts, staircases and corridor lighting and blowers for pressurizing system shall be provided directly from the main switchgear panel.

(iii) Alternate Source of Electric Supply: A stand-by electric generator shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, the stand-by fire pumps, pressurization fans 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 stand-by pump.

(iv) Air-conditioning: Air-conditioning shall conform to the following:

(a) Escape routes like staircases, common corridors, lift lobbies. shall not be used as return air passage.

(b) The ducting shall be constructed of substantial gauge metal in accordance with good practice.

(c) Wherever the ducts pass through fire walls or floors, the opening around the ducts shall be sealed with materials having fire resistance rating of the compartment.

(d) Where duct crosses a compartment which is fire rated, the ducts shall be fire rated for same fire rating. Further depending on services passing

around the duct work, which may get affected in case of fire temperature rising, the ducts shall be insulated.

(e) Metallic ducts shall be used even for the return air instead of space above the false ceiling.

(f) Where plenum is used for return air passage, ceiling and its fixtures shall be of non-combustible material.

(g) The materials used for insulating the duct system (inside or outside) shall be of non-combustible material; glass wool shall not be wrapped or secured by any material of combustible nature.

(h) Air ducts serving main floor areas, corridors, shall not pass through the staircase enclosure.

(i) The air-handling units shall be separate for each floor and air ducts for every floor shall be separated and in no way inter-connected with the ducting of any other floor.

(v) If the air-handling unit serves more than one floor, the recommendations given in clause (iv) shall be compiled with, in addition to the conditions given below:

(a) Proper arrangements by way of automatic fire dampers working on smoke detector / or fusible link for isolating all ducting at every floor from the main riser shall be made.

(b) When the automatic fire alarm operates, the respective air-handling units of the air-conditioning system shall automatically be switched off.

(c) The vertical shaft for treated fresh air shall be of masonry construction.

(d) The air filters of the air-handling units shall be of non-combustible materials or fire rated.

(e) The air-handling unit room shall not be used for storage of any combustible materials.

(f) Inspection panels shall be provided in the main trunking to facilitate the cleaning of ducts of accumulated dust and to obtain access for maintenance of fire dampers.

(g) No combustible material shall be fixed nearer than 150 mm to any duct unless such duct is properly enclosed and protected with non-combustible material (glass wool or spyglass with neoprene facing enclosed and wrapped with aluminum sheeting) at least 3.2 mm thick and which would not readily conduct heat.

(vi) Transformers:

(a) When transformers are housed in the building below the ground level it shall be necessarily in the first basement in separate fire resistance room of 4 hours rating. Transformer shall be dry type and shall be kept in an enclosure with walls, doors and cut-outs having fire resistance rating of 4 hour. The room shall necessarily be at the periphery of the basement having separate and direct access from open area at ground floor through a fire escape staircase. The entrance to the room shall be provided with a steel door of 2 hours fire rating. A curb of a suitable height shall be provided at the entrance in order to prevent the flow of oil from ruptured, transformer into other parts of the basement. The switchgears shall be

housed in a separate room separated from the transformer bays by a fire-resisting wall with fire resistance not less than 4 hours.

(b) The transformer shall be protected by an automatic foam sprinkler system. When housed at ground floor level it/they shall be cut-off from the other portion of premises by Fire Resisting Walls of 4 hours rating.

(c) A tank of RCC construction of adequate capacity shall be provided at lower basement level to collect the oil from the catch pit in case of emergency. The pipe connecting the catch-pit to the tank shall be of non-combustible construction and shall be provided with a flame-arrester.

(d) The electric sub-station shall be located in a separate building in accordance with sub-rule (1) of rule 68 and clause (a) of sub-rule (1) of rule 64 of the Indian Electricity Rules, 1956.

(e) In case this is not practically possible due to site conditions, the sub-station shall be located on the ground floor. As far as possible sub-station shall not be installed in a basement, for such situations special provisions like mechanical ventilation, wherever required, cable ducting, cable trays, top/bottom entry of HV/LV cable, hooks on Transformer(s) and HV panels, adequate fire detection and fire-fighting arrangement, adequate drainage, effective measures to prevent flooding shall be provided. Adequate precautions shall also be taken for water proofing to prevent seepage of water. A ramp shall also be provided with a slope, not steeper than 1 in 7, for easy movement of equipments to and from sub-station.

(vii) Fire regulations—The installations shall be carried out in conformity with the local regulations and rules made thereunder wherever they are in force. At other places the National Building Code of India shall be followed.

(viii) Gas supply:

(a) Town Gas / L.P. Gas Supply Pipes - Where gas pipes are run in buildings, the same shall be run in separate shafts exclusively for this purpose and these shall be on external walls away from the staircases. There shall be no interconnection of this shaft with the rest of the floors.

(b) LPG distribution pipes shall always be below the false ceiling. The length of these pipes shall be as short as possible. In the case of kitchen cooking range area, apart from providing hood, covering the entire cooking range, the exhaust system shall have to be designed to take care of 30 cu.m per minute per square meter of hood protected area. It must have grease filters using metallic grill to trip oil vapours escaping into the fume hood.

(c) For large/commercial kitchens all wiring in fume hoods shall be of fiberglass insulation. Thermal detectors shall be installed into fume hoods of large kitchens for hotels, hospitals and similar areas located in high rise buildings. Arrangements shall be made for automatic tripping of the exhaust fan in case of fire.

(d) When LPG is used, the same shall be shut off. The voltage shall be of 24 V or 100 V DC operated with the external rectifier. The valve shall be of the hand re-set type and shall be located in an area segregated from cooking ranges. Valves shall be easily accessible. The hood shall have manual facility for steam or carbon dioxide gas injection, depending on duty condition; and Gas meters shall be housed in a suitably constructed metal cupboard located in a well-ventilated space, keeping in view the fact that LPG is heavier than air and town gas is lighter than air.

(ix) Boiler Room: Further, the following additional aspects may be taken into account in the location of Boiler/Boiler Room:

(a) The boiler shall not be allowed in sub-basement but be allowed in the first basements away from the escape routes.

(b) The boilers shall be installed in a fire resisting room of 4 hours fire resistance rating, and this room shall be situated on the periphery of the basement. Catch pit shall be provided at the low level. Entry to this room may be provided with a composite door of two hour fire resistance.

(c) The boiler room shall be provided with fresh air inlets and smoke exhausts directly to the atmosphere.

(d) Foam inlets shall be provided on the external walls of the building at the ground floor level to enable the fire services to use foam in case of fire.

(e) The furnace oil tank for the boiler, if located in the adjoining room shall be separated by fire resisting wall of 4 hour rating. Entry to this room shall be provided with a composite door of 2 hour fire resistance. A curb of suitable height shall be provided at the entrance in order to prevent the flow of oil into the boiler room in case of tank rupture.

FORM -I

APPLICATION FOR DRAWING OF ATTENTION

(See sub-regulation (5) of regulation 9)

From:

.....

.....

To

The Vice-Chairman
Bhubaneswar Development Authority
Bhubaneswar

Subject: Statutory notice under sub-section (8) of section 16 of ODA Act, 1982

Madam/Sir,

I/We do bring to your kind notice that I/We had submitted the application in prescribed Form for Approval of Building Plan to Bhubaneswar Development Authority on Dt..... with respect of Plot No....., Khata No....., Village/Mouza:....., of ..... Municipal Corporation / Municipality / NAC within Bhubaneswar Development Area for issue of Permission under section 16.

Two months have elapsed since the submission of application and I/We have not received any communication with respect to the said application. Please take notice that if within a further period of one month from the date of receipt of this notice by you, no communication either granting or refusing permission, is received by me/us, I/we shall presume that issue of occupancy certificate as applied for has been granted in my/our favour.

I/We understand that in computing the period of two months and one month as mentioned in para-2 above, the period in between the date of requisitioning any further information or documents from me/us and the date of receipt of such information or document from me/us shall be excluded.

Yours faithfully,

Signature of the applicant(s)

FORM -II

REGISTER

(See regulation 10)

Sl. No.	Name and address of Applicant	Date of receipt	Date of permission with Letter No.	Date of refusal with Letter No.	Date of endorsement to Enforcement Branch	Date of return from Enforcement Branch	Date of sending to record room	Signature of the Dealing Assistant	Signature of the S.O.
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)
1									
2									
3									
4									
5									

FORM -III

INDEMNITY BOND FOR BASEMENT

(See sub-regulation (6) of regulation 41)

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

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

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

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

Now this deed witnesses:

1. That in consideration of the sanction of the plans by BDA for construction of the basement the executant undertakes that he/she shall at all times keep BDA free from any liability, loss or damages/flowing from any injury or damage caused to the adjoining built-up properties or to any person as a consequence of the construction of at the time of digging of its foundations or during the course of its construction or at any time thereafter.

2. The owner agreed and undertakes that in the event of any claim being made by any person or persons against the concerned Authority either in respect of the sanction granted by the concerned Authority to the owner for the construction of basement or in respect of the construction or manner of construct ion of the basement by the owner of the consequences flowing from the said sanction the executant shall be responsible and liable and not BDA.

3. The executant agrees and undertake to indemnify the concerned Authority fully in respect of any amount which the concerned Authority may be required to pay to any person either by way of compensation or on any other account as a result of any claim or suit or any other proceedings concerning the sanctioning of the construction of the basement of the making thereof and also in respect of the costs and expenses which the concerned Authority may incur on defending any action.

4. Without prejudice to the above undertaking the executant hereby binds itself to pay to BDA to the full extent any amount which BDA may be required to pay to any person in connection with, relating to or concerning the sanctioning of the basement or the making thereof.

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

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

Indemnifier

Witness:

(Signatures)_____

1. Name_____

Full Address_____

(Signatures)

2. Name_____

Full Address_____

(Signatures)

By Order of the
Bhubaneswar Development Authority

SITANSU KUMAR ROUT
Secretary,
Bhubaneswar Development Authority
Bhubaneswar

Printed and published by the Director, Printing, Stationery and Publication, Odisha, Cuttack-10
Ex. Gaz. 288-173+50