



SAMBALPUR DEVELOPMENT AUTHORITY

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Md Qaisar Iqbal Ali
Town & Regional Planning Member,
S.D.A., Sambalpur.

No 2370 /SDA.,

Sambalpur dated the 17th August, 2016

To

The Director of Town Planning
Odisha, Bhubaneswar.

Sub:- Sharing of information on Planning & Building Standard
Regulations adopted by respective Development Authorities with
supporting Authorities Resolution/Notification.

Ref :- Your letter No.3766/DTP dt.17.8.2016

Sir

With reference to the above subject, I am to say that Sambalpur Development Authority has adopted the B.D.A (P&BS) Regulation-1993 for regulating development u/s 15 & 16 of ODA Act. as per the resolution of the 20th Authority Meeting held on 30.6.2008. However, the resolution of the 2nd Authority meeting and the 20th Authority Meetings connected with the issue are enclosed herewith for your kind information and necessary action. A copy of the above Authority Meeting resolutions have also forwarded to you thorough mail to-day.

Encl :- As above.

Yours faithfully


17/8/16.
Planning Member

20: 24 **Any other matters with prior permission of the Chair.**

- i) **EXTRACT OF PROCEEDINGS OF THE 20TH AUTHORITY MEETING OF SDA SAMBALPUR HELD ON 30.8.2008 IN THE CONFERENCE HALL OF S.D.A SAMBALPUR**
 The authority discussed regarding approval of building plan by S.D.A Sambalpur and came to know that the Planning & Building Standard Regulation 2001 of B.D.A is being adopted by S.D.A, as per the decision of the 15th Authority meeting held on 16.4.2005, in which the general public is facing hardship.

In view of the above, the authority resolved to adopt the Planning & Building Standard Regulation 1993 of B.D.A instead of Planning & Building Standard Regulation, 2001 of B.D.A, in supersession to all previous orders/decision of the Authority till the Building Regulation 2008 of S.D.A and amnesty scheme are being approved by Govt in Housing & Urban Development Department Orissa, Bhubaneswar, with the following revised compounding fees for adoption in the above Planning and Building Standard Regulation 1993 of B.D.A.

Sl No	Description	Compounding fee per sft		
		Residential	Commercial Industrial, apartment buildings & others	Central/ State Govt.Public/ local body
1	Construction undertaken deviating approved plan but within the permissible norm of regulation	Rs.10.00	Rs.20.00	Rs.5.00
2	Construction undertaken deviating approved plan beyond the norms of regulation for unauthorised portion	Rs.25.00	Rs.55.00	Rs.5.00
3	Construction undertaken without approval of plan but within norms	Rs.25.00	Rs.55.00	Rs.5.00
4	Construction undertaken without approval of plan but violating the norms	Rs.35.00	Rs.100.00	Rs.5.00

EXTRACT OF PROCEEDINGS OF THE 2ND AUTHORITY MEETING OF SDA SAMBALPUR HELD ON 10.01.1996 IN THE OFFICE ROOM OF HON'BLE MINISTER URBAN DEVELOPMENT ORISSA, BHUBANESWAR

2 : 6 **Adoption of building regulation for scrutiny of approval cases
under section 16 of ODA Act. 1982.**

The Authority approved for adoption of B.D.A Planning & Building Regulation for the Developments areas under the jurisdiction of S.D.A except the zoning regulation to be affective from 1.3.1996 till S.D.A prepare its own Planning & Building Regulation and notified in Orissa Gazette for adoption after its approved by the State Govt. The Planning Member was entrusted to frame the Planning and Building Regulation of S.D.A for approval of the Authority and Publication in Orissa Gazette within 6(six) months.

The Orissa



Gazette

EXTRAORDINARY
PUBLISHED BY AUTHORITY

No. 872 CUTTACK, SATURDAY, JULY 3, 1993/ASADHA 12, 1915

THE BHUBANESWAR DEVELOPMENT AUTHORITY (PLANNING AND BUILDING STANDARDS REGULATIONS, 1993)

In exercise of the powers conferred by sub-section (1) of section 124 of the Orissa Development Authorities Act, 1982 (Orissa Act 14 of 1982), read with clauses (viii) to (xviii) of the said section, the Bhubaneswar Development Authority with the previous approval of the State Government hereby makes the following Regulations, name:—

PART I

ADMINISTRATION

Short title, extent and commencement

1. (1) These regulations may be called the Bhubaneswar Development Authority (Planning and Building Standards) Regulations, 1993.

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

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

Definitions

2. In these regulations, unless the context otherwise requires:

(1) 'Act' means the Orissa Development Authorities Act, 1982;

(2) 'air-conditioning' means the process of treating air so as to control simultaneously its temperature, humidity, cleanliness and distribution to meet the requirement of conditioned space;

(3) 'alteration' means a change from one occupancy to another, or a structural change, such as an addition to the area or height, or the removal of part of a building or any change to the structure such as the construction of, cutting into or removal of any wall, partition, column, beam, joist, floor or other support, or a change to or closing of any required means of egress or entrance or a change to the fixtures or equipment;

(4) 'Appendix' means an appendix appended to these regulations;

(5) 'approved' means approved by the Authority;

(6) 'Authority' means Bhubaneswar Development Authority;

(7) 'balcony' means a horizontal or elevated projection including a hand rail or balustrade, used as passage or sitting out place;

Personal copy
S. K. Das
S. K. Das

(9) 'basement or cellar' means the lower storey of the building below or partly below ground level and not more than 0.5 metre above the ground level adjoining the road;

(10) 'basti area' means an area declared as such under a development plan and in the absence of such declaration, any area comprising old settlements covering such extent of lands as may be determined by the Authority;

(11) 'basti plot' means a plot having a width ranging between 4.0 and 6.3 metres, the depth more than three times the width, and located in a basti area;

(12) 'building' means any structure for whatsoever purpose and of whatsoever materials erected and every part thereof whether used as human habitation or not and includes foundation, walls, floors, roofs, chimneys, plumbing and building services, fixed platforms, verandah, cornice or projection, part of a building or anything affixed thereto or any wall enclosing or in to enclose any land or space and signs and outdoor display structures;

Explanation—Tents, shanianas, tarpauline shelters, etc., shall not be considered as buildings.

(13) 'building accessory uses of' means a subordinate building use of which is incidental to a principal building, on the same plot such as garage, coal or fuel shed, peon's or domestic quarters, etc.;

(14) 'building, height of' means the vertical distance measured in the case of flat roofs, the average level of the centre line of the adjoining street to the highest point of the building adjacent to the street; and in the case of pitched roofs, up to the point where the external surface of the outer intersects the finished surface of the sloping roof, and in the case of gables facing the road, the point between the eaves level and the ridges. Architectural features serving no other function except of decoration shall be excluded for the purpose of taking height. If the building does not abut a street, the height shall be measured above the average level of the ground around and contiguous to the building;

(15) '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. It includes the lines prescribed in any development plan in operation of any area under the jurisdiction of the Authority or specifically indicated in any Town Planning or Development Scheme, or in these regulations;

(16) 'cabin' means a room constructed with non-load bearing partition/ partitions with a minimum width of 2 metres provided the light and ventilation standards prescribed in these regulations are met with or the provision of light and ventilation is to the satisfaction of the Authority;

(17) 'chajja' or 'sun-shade' means a slopping or horizontal structural overhang usually provided over openings on external walls to protect it from sun and rain;

(18) 'chawl' means a building so constructed as to be suitable for letting out as separate tenements each consisting of not more than two rooms and with common sanitary arrangements;

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

(20) 'combustible materials' means a material, which burns or adds to a fire when used for its combustibility in accordance with good practice;

(21) 'conversion' means the change of an occupancy to another occupancy or change in building structure or part thereof requiring a change of space or use requiring additional occupancy certificates;

(22) 'corner plot' means a plot at the junctions of and fronting on two or more streets;

(23) 'courtyard' means a space permanently open to the sky, enclosed fully or partially by buildings and may be at ground level or any other level within or adjacent to a building;

(24) 'covered area' means—

(A) In respect of ground floor, ground 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, plant nursery, water-pool (if uncovered) plat form round a tree, tank, fountain, bench, chabutra with open top and unenclosed on sides by walls and the like;

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

(c) compound wall, gate, slide, swing, canopy, areas covered by chajja or alike projection and staircases which are uncovered and open atleast on three sides and also open to sky;

(B) In respect of first and subsequent floors, all such areas which are not open to the sky;

(25) 'Cul-de-sac' means such means of access having length from 150 to 275 metres with an additional turning space at distance of atleast 150 metres, such turning space being not less than 81 square metres in area having no dimension less than 9 metres;

(26) 'detached building' means a building whose walls and roof are independent of any other building with open spaces on all sides;

(27) 'Development Plan' includes any development plan either interim or comprehensive or zonal in operation for any area under the jurisdiction of the Authority;

(28) 'Development Plan and Building Permission Committee' means Committee constituted under regulation 103 of these Regulations;

(29) 'Director, Town Planning' means the person appointed as Director of Town Planning under sub-section (1) of Section 3 of the Orissa Town Planning and Improvement Trust Act, 1956 (Orissa Act 10 of 1957);

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

(31) 'drainage' means the removal of any liquid by a system constructed for this purpose;

(32) 'enclosed stair-case' means a stair-case separated by fire resistant walls from the rest of the building;

(33) 'existing building or use' means a building, structure or its use as sanctioned/approved/regularised by the competent authority, existing before the commencement of these regulations;

(34) '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;

(35) 'exit-vertical' means a exit constructed vertically used for ascension or descension between two or more levels including stairways, smoke proof towards, ramps and fire escapes;

(36) 'exit-horizontal' means a protected opening through or around a fire wall or a bridge connecting two buildings;

(37) 'exit-outside' means an exit from the building to a public way or to an open area leading to public way or to an enclosed fire resistive passage leading to a public way;

(38) 'external wall' means an outer wall of a building not being a party wall even though adjoining to a wall of another building and also means a wall abutting on an interior open space of any building;

(39) 'fire alarm system' means an arrangement of call joints or detectors, sounders and other equipments for the transmission and indication of alarm and sometimes used a signals for testing of circuits and whenever required for the operation of auxilliary services. This device may be workable automatically or manually to alert the occupants in the event of fire;

(40) 'fire lift' means one type of lift specially designed for use by fire service personnel in the event of fire;

(41) 'fire proof door' means a door or shutter fitted to a wall opening, and constructed and erected to the requirement to check the transmission of heat and fire for a specified period;

(42) 'form' means a form appended to these regulations;

(43) 'floor' means the lower surface in a storey on which one normally walks in a building. The general term 'floor' unless otherwise specifically mentioned shall not refer to a 'mezzanine floor';

NOTE—The sequential numbering of floor shall be determined by its relation to the determining entrance level. For floors at or wholly above ground level the lowest floor in the building with direct entrance from the road/street shall be termed as ground floor. The other floors above ground floor shall be numbered in sequence as floor-I, floor-II, etc. with number increasing upward;

(44) 'floor area ratio (FAR)' means the quotient obtained by dividing the total covered area (plus verandah) on all floors the area of the plot;

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

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

(46) '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 the structures provided for seating in stadia;

(47) 'garage-private' means a building or a portion thereof designed or used for parking of private motor driven or any other vehicles;

(48) 'garage-public' means a building or portion thereof, other than a garage-private designed or used for repairing, servicing, hiring, selling or parking of motor driven or any other vehicles;

(49) 'habitable room' means a room 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 which are not used frequently or during extended periods;

(50) 'latrine-connected' means a latrine connected to the municipal sewer system;

(51) 'latrine-unconnected' means a latrine not connected to the municipal sewer system; it may be connected to a septic tank or suitable treatment or disposal system;

(52) 'ledge' 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 0.9 metre and at a minimum clear height of 2.2 metres from the floor level;

(53) 'loft' means an intermediary floor between two floors on a residual space in a pitched roof, above normal floor level, which is constructed or adopted for storage purposes;

(54) 'masonry' means an assemblage of masonry units properly bonded together with mortar;

(55) 'mezzanine floor' means an intermediate floor between two floors, above ground level, accessible only from the lower floor;

(56) '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;

(57) '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 situated;

(58) (i) 'Occupancy or use group' means the principal occupancy for which a building or a part of a building is used or intended to be used. For the purposes of classification of a building according to occupancy, an occupancy, shall be deemed to include the subsidiary occupancies which are contingent upon it.

(ii) The classification of buildings according to occupancy are as follows:—

(a) Residential Buildings:

These shall include any building in which sleeping accommodation is provided for normal residential purposes with or without cooking or dining or both facilities, including one or two or multi-family dwellings, lodging, dormitories, apartment houses, flats and hostels.

(b) Educational Buildings:

These shall include any building used for school, college or daycare purposes involving assembly for instruction education or recreation whereit is a part of education.

(c) Institutional Buildings:

These shall include any building or part thereof which is used for purposes such as medical or other treatment or care of persons suffering from physical or mental illness, disease infirmity, care of infants convalescents or aged persons and for penal or correctional detention in which the liberty of the inmates is restricted. Institutional buildings ordinarily provide sleeping accommodation for the occupants. It includes hospitals, sanitoria, custodial institutions and penal institutions like jails, prisons, mental hospitals, reformatories.

(d) Assembly Buildings:

These shall include any building or part of a building where groups of people congregate or gather for amusement, recreation, special, patriotic, civil travel and similar purposes, for example theatres, motion picture houses, assembly halls, auditoria, libraries, exhibition halls, museums, skating rinks, gymnasium, restaurants, dance halls, club rooms, passenger stations, and terminals of air surface and other public transportation services, recreation priors and stadia.

(e) Business Buildings:

These shall include any building or part of a building which is used for transaction of business for the keeping of accounts and records for similar purposes by any Government or local authority or a body corporate, or a company or a person or group of persons.

(f) Merchandise Buildings:

These shall include any building or part of a building which is used as shops, stores, market for display and sale of merchandise either wholesale or retail, office storage or a service facilities incidental to the sale of merchandise and located in the same building shall be included under this group.

(g) Industrial Building:

These shall include any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated, assembled or processed like assembly plants, laboratories, power plants, smelting houses, refineries, gas plants, mills, dairies, factories etc.

(h) Storage Buildings:

These shall include any building or part of building used primarily for the storage or sheltering of goods, wares, merchandise, like warehouses, cold storages, freight depots, transit sheds, store houses, garages, hangers, truck terminals, grain elevators, barns and stables.

(i) Hazardous Buildings

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

These shall include any building used for religious purpose like prayers, puja, worship, religious discourse and functions.

- (59) 'open space (setback)' means an area forming an integral part of the plot; left open to the sky;
- (60) 'Parapet' means a low wall or railing built along the edge of a roof or a floor.
- (61) 'Parking space' means an area enclosed or unenclosed, covered or open, sufficient incize to park vehicles, together with a driveway connecting the parking space with a street or any public area and permitting ingress or egress of the vehicles;
- (62) 'Pent house' means a covered space on the roof of a building used for shelter during rains. It will have atleast one side open;
- (63) 'Plinth' means the portion of a structure between the surface of the surrounding ground and of the surface floor, immediately above the ground;
- (64) 'Plinth area' means the built up covered area measured at the floor level of the basement or of any storey.
- (65) 'Porch' means a covered surface supported on pillar or otherwise for the purpose of pedestrian or vehicular approach to a building.
- (66) 'Registered architect' means a qualified architect registered by the Council of Architecture who has paid the renewal fee of registration for the current year;
- (67) 'Road' means any access namely; highways, streets, lane, pathway, alley stair way, place or bridge, whether a thorough fare 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 trucks, traffic islands, road side trees and hedges, retaining walls, fences barriers and railing within the road line.
- (68) 'road line' means the line defining the side limits of a road.
- (69) 'row housing' means a row of house with only front, rear and interfor open spaces;
- (70) 'rule' means the the Orissa Development Authorities Rules, 1983;
- (71) 'Schedule' means a schedule appended to these regulations;
- (72) 'Section' means a section of the Act;
- (73) 'Semi-detached building' means a building detached on three sides (front, rear and side) with open spaces as specified under regulations 33 to 36;
- (74) 'Setback line' means a line usually parallel to the plot boundaries and laid down in each case by the Authority beyond which nothing can be constructed towards the plot boundaries;
- (75) 'Stair cover' means a structure with a covering roof over a staircase and its landing/built to enclose only the stairs for the purpose of providing protection from weather and not use for human habitation;
- (76) '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;
- (77) 'technical personnel/group/engineer' means a person or a group of persons having corporate membership (civil) of the Institute of Engineers, India and is/are qualified and competent as provided under schedule-1;
- (78) 'tenements' means a room or rooms in the occupation of, or meant for the occupation of, one tenement;
- (79) 'to abut' means to abut on a road so that any portion of the building is on the road boundary;
- (80) 'unsafe building' means the buildings which are structurally unsafe, in sanitary or not provided with adequate means of egress or which constitute fire hazard or are otherwise dangerous to human life or which in relation to existing use constitute a hazard to safety or health or public welfare, by reason of inadequate maintenance, dilapidation or abandonment;
- (81) 'water closet' means a privy with arrangement for flushing the pan with water but does not include a latrine;
- (82) 'zoning regulations' means any regulations or plans governing the land use in any development plan or zoning plan of a development plan in operation;

(83) Words and expressions used in these regulations, but not defined, shall have the same meaning as respectively assigned to them in the Orissa Development Authorities Act, 1982 and the Orissa Development Authorities Rules, 1983.

Application 3 (1)

Subject to the provisos of the Act, these regulations shall apply:—

- (a) to the design and construction of the building in case of erection of a building;
- (b) to all parts of the building where removed or not in case of removal of whole or any part of a building;
- (c) to remaining part of the building after demolition and work involved in the demolition in case of demolition of whole or any part of a building;
- (d) to the whole building whether existing or new building (except only to that part of the building which is self-content with respect to these regulations) in case of alteration of a building;
- (e) to all parts of the building affected by the change in case of change of occupancy of a building; and
- (f) to use of any land or building where subdivision of land is undertaken or use of any land or building is changed.

Except otherwise provided in the Act, the Rules and the development plan, nothing in these regulations shall require the removal, alteration, abandonment, or prevention of the continuous use or occupancy of an existing approved building, unless in the opinion of the Authority such building constitutes a hazard to the safety of the adjacent property or to the occupants of the building itself.

4. In these regulations, unless there is anything repugnant in the subject of context—

- (1) words importing the present tense shall be taken to include future tense;
- (2) words importing the masculine gender shall include the feminine and neuter;
- (3) words importing the singular shall include the plural and vice-versa;
- (4) person shall include Department of the Central or State Government or local authority or body corporate constituted under any law;
- (5) writing shall include printing or typing; and
- (6) sign with its grammatical variation and cognate expression shall, with reference to a person who is unable to write his name, include mark with its grammatical variation and cognate expressions.

Status of permission previously given.

The construction of any building, in respect of which permission has been issued before the coming into force of these regulations, shall, so far as it is not inconsistent with the provisions of these regulations, continue to be validly made and the said permission shall be deemed to have been issued under the corresponding provisions of these regulations.

Procedure for obtaining building permission

Any person who intends to erect, re-erect or make alterations or additions in any building or demolish any building shall apply in writing to the Authority specifying his intention to do so in 'Form-A' (Part-I) and such application shall be accompanied by such number of relevant plans and statements as the Authority may determine, drawn or prepared in accordance with these regulations. Two copies of the layout Plan to be submitted along with the application, shall be drawn in Indian ink on reproducible film out of which one copy shall be retained by the Authority for record and the other copy shall be returned to the applicant with an endorsement of permission or refusal as the case may be.

(2) The plans and statements referred to in regulation, sub-regulation (1) shall include site plan, key plan, building plan, service plan, specification, certificate of supervision, ownership title and other documents as specified in regulation-8. The Authority may require the application to furnish such other documents and plans as it may consider necessary.

Size of drawing sheets and colouring of plans

7. (1) The size of drawing sheets may be in accordance with any of the specification given in Table-1 below :-

DRAWING SHEET SIZES

TABLE-1

Serial Number	Designation	Trimmed size in mm.	Ontrimmed size in mm.
(1)	(2)	(3)	(4)
1.	A0	841 × 1099	880 × 1230
2.	A1	594 × 841	625 × 880
3.	A2	420 × 594	460 × 625
4.	A3	297 × 420	330 × 450
5.	A4	210 × 297	240 × 330
6.	A5	148 × 210	165 × 240

COLOURING NOTATIONS FOR PLANS

TABLE-2

Sl. No.	Item	State Plan		Building plan	
		White plan	Blue print	White plan	Blue print
(1)	(2)	(3)	(4)	(5)	(6)
1	Existing work	Black (out line)	white	Black	White
2	Proposed work	Red filled in	Red	Red	Red
3	Drainage & sewerage work.	Red dotted	Red dotted	Red dotted	Red dotted
4	Water-Supply work	Black dotted	Black dotted	Black dotted	Black dotted
5	Work proposed to be dismantled.	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched
6	Open space	No colour	No colour	No colour	No colour
7	Plot lines	Thick black	Thick black
8	Permissible building lines	Thick dotted	Thick dotted
9	Existing street (s)	Green	Green
10	Future street (s) if any	Green dotted	Green dotted

Note:—The colouring notation for blue print and ammonia print shall be the same except in case of "Existing work (Sl. N. 1)" where the notation for ammonia print shall be blue.

(2) The dimensions in the plans shall be in metric units.

Details of plans & informations to be submitted along with the application for permission

8. (1) Every person applying for permission to erect a re-erect a building or make additions to and alterations in a building or demolish a building under the relevant section shall submit the following documents along with the application :—

- (a) a copy of the title deed of the land in question
- (b) an affidavit with regard to legal ownership and peaceful possession of the land and such other particulars as the Authority may determine.
- (c) an authenticated copy of the receipt for having paid the necessary fee to the Authority as prescribed under rule—18.
- (d) an authenticated copy of the certificate with regard to the payment of development charges, if any, as required Chapter-IX of the Act,

Provided that submission of authenticated copy of such certificate shall not be necessary if the provisions of Chapter-IX of the Act, has not been extended to the area in which the concerned plot is located.

- (e) in case of a lease-hold plot, a no-objection certificate from the lessor, unless the lease deed permits undertaking the development as applied for.
- (f) all buildings in Bhubaneswar shall conform to Civil Aviation Regulations. The Bhubaneswar Development Authority may ask for a clearance from Civil Aviation Authority at its discretion.
- (g) a no-objection certificate from the Chief Fire Officer in all cases where erection of a building of more than 12 metres in height excluding basement floors and in other special buildings like cinema halls and industrial establishments is proposed.
- (h) a site plan traced out of the Revenue village Settlement Map in operation indicating therein in red colour, the site in respect of which the application relates and surrounding plot, plot numbers, with name of the village.
- (i) plans and sections of private water supply and sewerage disposal system, if any.
- (j) specifications of proposed construction, both general and detailed giving type and grade of materials, to be used duly signed by a registered architect/technical personnel/group;
- (k) a certificate in Form A. (Part II), by the registered architect/technical personnel/group who shall be undertaking the supervision.

(2) The building plan shall include a location plan drawn to a scale of not less than 1:1000 showing:—

- (i) the north line;
- (ii) the municipal number of the plot or premises, if any, and name and number of the block and street or road in which the site is situated, and if the site forms a part of any approved subdivision plan, the serial number of the by-plot and reference of such approval;
- (iii) the position of the site in relation to the neighbouring streets, where the site on which the building proposed to be erected abuts a street, the width of such street as measured between the outer edges of the drains, if any, and the line of buildings on both sides and also the width of streets, if any, at the sides or rear of the plot;
- (iv) the boundaries of the site and of any contiguous land belonging to the owner thereof;
- (v) the name and details of the street or road in which the building proposed to be situated;
- (vi) all existing buildings standing on the site;
- (vii) the position of the building and of all other buildings, if any, which the applicant intends to erect or contiguous and owned by him in relation to:
 - (a) all adjacent streets, buildings and premises within a distance of 12 metres of the site and of the contiguous land, if any; and
 - (b) if there is no street within a distance of 12 metres of the site, the nearest existing street;
- (viii) area to be occupied by the proposed building;

- (ix) the means of access from the street to the building and to an applicant intends to erect upon his contiguous lands;
- (x) the location of all buildings within the plot;
- (xi) space to be left about the building to allow free circulation of air, admission of lights and access for scavenging purposes;
- (xii) the nature of the ground on which the proposed building is to be erected; whether made of natural rock, clay ground sand mixed as the case may be and in the case of made up ground the time when it was so made up and the material used in making it;
- (xiii) any physical features, such as wells, drains etc. and
- (xiv) such other particulars as may be determined by the Authority.

3. All plans of the building elevations and sections shall be drawn to a scale of 1:100 for plots surring up to 250 square metres and to a scale of 1:500 for layout plans, such plan shall—

- (i) include floor plans of all floors together with the covered area clearly indicating the size and spacings of all framing members and sizes of rooms and the position and width of stair-cases, ramps and other exit ways, liftwells, lift machine room and lift-pit details;
- (ii) show the use or occupancy of all parts of the buildings;
- (iii) show exact location of essential service for example water closet, sink, bath and the like;

(iv) include sectional drawings showing clearly the details of foundation, thickness of basement wall, construction, size and spacing of framing members, floors, slabs and roof slabs with their materials.

NOTE : —The section shall indicate the heights of the building and rooms and also the height of the parapet and the drainage and the slope of the roof. At least one section should be taken through the stair-case, toilet and kitchen, bath and water closet ;

- (v) show all elevations, showing details of texture, finish and colour scheme ;
- (vi) indicate details of service privy, if any ;
- (vii) give dimensions of the projected portions beyond the permissible building line ;
- (viii) include terrace plan indicating the drainage and the slope of the roof ;
- (ix) give indications of the north point relating to the plan ;
- (x) give details of parking space provided ;
- (xi) give indication of all floors, windows and other openings including ventilation with sizes and specifications and ;
- (xii) include any other particulars that may be considered necessary to explain the proposal clearly or as may be determined by the Authority.

(4) In case of proposals pertaining to erection or re-erection of multi-storeyed or special types of buildings of more than 15 metres in height and of the nature of assembly, storage, hazardous, the plan shall include the following additional informations, namely :—

- (i) access to fire appliances/vehicles with details of vehicular turning circle and clear motorable access way around the building ;
- (ii) size (width) of main and alternate staircases alongwith balcony approach, corridor, ventilated lobby approach ;
- (iii) location and details of lift enclosures ;
- (iv) location and size of fire lift ;
- (v) smoke stop lobby/door, where provided ;
- (vi) refuse chutes, refuse chamber, service duct etc ;
- (vii) vehicles parking spaces ;
- (viii) refuge area, if any ;
- (ix) air conditioning system, mechanical ventilation system, electrical services, boilers, gas pipes etc ;
- (x) details of exits for emergency situations ;