

- (xi) location of generator, transformer and switch gear room ;
- (xii) smoke exhaust system, if any ;
- (xiii) details of fire alarm system network ;
- (xiv) location of centralised control, connecting all fire alarm systems, built in fire protection arrangements and public address system, etc ;
- (xv) location and dimension of Static Water Storage Tank and Pump Room ;
- (xvi) location and details of fixed fire protection installations such as sprinklers, wet-riercs, hoereels drencher, carbon dioxide (Co₂) installations, etc. ;
- (xvii) location and details of first-aid, fire fighting equipments/installations.

Signing of plans and qualifications of the Architect, Engineer, Supervisor or Group

9. Subject to the conditions specified in regulation 8, all the plans shall be prepared and duly signed by a registered Architect or technical personnel. Such Architects or technical personnels shall indicate their names, addresses, registration or licence number on the body of the plan and in all other relevant documents. The plans shall also be signed by the concerned owner. The qualifications of the technical personnels and their competence to carry out different jobs have been given in Schedule I.

Application for alterations

10. An application for permission to make alterations in a building shall be accompanied by such plans and statements as the Authority may specify. The Authority may also require the applicant to furnish such other documents and plans as it may consider necessary.

Exemption from obtaining permission under clause (a) and (b) of the provision to sub-section (1) of section 15

11. No permission shall be required for the following works relating to maintenance, repair, improvement or alteration of any building, provided such works do not otherwise violate any provisions regarding general building requirements of these regulations :—

- (a) plastering and patch repairs ;
- (b) re-roofing or renewal at the same height of roof including roof or intermediate floor ;
- (c) flooring and re-flooring ;
- (d) opening and closing windows, ventilators and doors not opening towards other's property ;
- (e) replacing fallen bricks, stones, pillars, beams, etc. ;
- (f) construction or re-construction of sun-shades of not more than 75 centimetres in width within one own and not overhanging over a public street ;
- (g) construction or re-construction of parapet not exceeding 1.0 metre in height and also construction or re-construction of boundary walls as permissible under these regulations ;
- (h) re-construction of portions of buildings damaged by storm-rains, fire earthquake or any other natural calamity to the same extent and specification as existed prior to the damage provided the use conforms to provisions of the development plan ;
- (i) white washing, painting etc. including erection of false ceiling in any floor at the permissible clear height provided the false ceiling in no way can be used as a left/mezzanine floor etc. ;
- (j) erection or re-erection of internal partitions provided the same are in conformity with these regulations.

Form of permission

12. The permission to be granted under sub-section (3) of section 16 shall be in Form-B.

Manner of communication or permission or refusal

13. (1) Every permission granted under Form-B along with relevant number of plans duly endorsed with approval seal with reference to concerned letter number with date shall be either handed over to the applicant in person or his duly authorised agent or sent by registered post to the address furnished by the applicant in his application.

(2) Every order of refusal of permission shall be in such form as may be determined by the Authority and shall, alongwith one number of concerned plan duly endorsed with refusal seal with reference to concerned letter number with date shall be, either handed over to the applicant in person or his duly authorised agent, or sent by registered post to the address furnished by the applicant in his application.

The form of drawing attention of the Vice-Chairman under sub-section (7) of section 16

14. If the Authority does not communicate its decision either granting or refusing Permission to the applicant within two months from the date of receipt of the application by the Authority the applicant shall draw the attention of the Vice-Chairman of the Authority in Form-C by registered post.

The form register to be maintained under sub-section (11) and (12) of section-16

15. A register containing the necessary particulars including informations as to the manner in which applications for permission have been dealt with by the Authority shall be maintained in Form-D.

Notice for commencement of work.

16. The owner shall give notice to the Authority of his intention to start work in Form-E

Deviation during construction

17. (1) Any deviation from the approved plan of construction shall not be permitted. However it shall not apply to minor alterations like shifting and enlarging of doors and windows, non-structural pillars and partition walls which do not affect structural stability and which do not conflict with the provisions of these regulations and which are not in excess of the approved floor area.

(2) Minor alteration like shifting of doors and windows, non-structural pillars and partition walls which do not affect structural stability or which do not conflict with these regulations, however may be undertaken by the owner and shall be clearly stated in the completion certificate. The decisions of the Authority, as to whether the alterations made are of minor or substantial nature, shall be final.

Construction not according to plan

18. (1) If the Authority finds at any stage that the construction is not being carried on according to the sanctioned plan or is in violation of any of the provisions of these regulations, it shall notify the owner and no further construction shall be allowed until the necessary corrections in the plan have been made and the corrected plan has been approved.

(2) If the owner fails to comply with the requirements at any stage of construction, the Authority may cancel the building permission issued and shall cause notice of such cancellation to be pasted upon the said construction. If the owner is not traceable at his address given in the notice, pasting of such notice shall be considered as sufficient notification of cancellation to the owner thereof. No further work shall be undertaken or permitted upon such construction until a valid building permission thereafter has been issued.

Documents at site

19. The owner shall during construction keep—

(a) pasted, in a conspicuous place, on the property, in respect of which the permission was issued a copy of the building permission; and

(b) a copy of the approved plans and specifications, on the property in respect of which the permission was issued:

Completion certificate

20. (1) Every person erecting or re-erecting a building shall, within one month after completion of such building give a notice in writing to the Authority through the registered architect/technical personnel/group registered with the Authority in accordance with the permission in Form-F in triplicate. One copy of which would be retained by the Authority. One would be forwarded to the municipality and the third copy would be returned to the owner after countersignature by the Authority as a token of receipt.

(2) In case of occupation of building before submission of the completion certificate, a penalty shall be imposed on the rate of Rs. 10.00 per square meter per year to be calculated from the date of completion till submission of notice in form-F. In such cases, the date of completion of the building shall be determined by the Authority keeping in view the last date of validation of the approved plan or the date of obtaining electrical and water connection whichever is earlier or such other evidence to the satisfaction of the Authority.

Occupancy Certificate

21. (1) Upon the request of the owner, the Authority may issue a certificate of part occupancy for building or part thereof before the entire work covered by the permission has been completed, if such portion or portions to be occupied are considered as safe prior to full completion of the building without endangering life or public welfare and sanitation.

(2) In cases coming under clause (9) of sub-regulation (1) of regulation 8 the occupancy certificate shall be issued by the Authority only after the approval of the Chief Fire Officer.

Inspection

22. The Authority shall be competent to inspect the building works at all reasonable hours during the day to satisfy themselves that such construction is consistent with the provisions of the regulations and the sanctioned plans.

Unsafe buildings

23. (1) All unsafe buildings shall be considered as to constitute a danger to public safety and shall be either restored by repairs or demolished or dealt with in the manner as decided by the Authority.

(2) The Authority shall examine or cause to be examined every building reported to be in unsafe or damaged condition and shall record the details of such examination in writing.

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

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

(5) If any person does not comply with the order of vacating a building, the Authority may seek the help of the police to remove the person from the said building.

(6) In case the owner or occupier fails, neglects or refuses to comply with the notice to repair or to demolish the said building or portion thereof, the Authority shall cause the danger to be removed either by demolition or repair of the building or portion thereof or otherwise and the owner or occupier shall be liable to pay the expenditures incurred in the above works.

(7) (i) In case of emergency, which, in the opinion of the Authority, involves instant danger to human life or health, the decision of the Authority shall be final. The Authority shall, forthwith or with such notice as may be necessary, promptly cause such works to be done to such building or portion thereof as to restore it safe or to demolish it. For this purpose the Authority may at once enter upon any structure or land on which it stands, or abutting land or structure, with such assistance and at such cost as may be deemed necessary. The Authority while undertaking such operation may also get the adjacent structures vacated in order to protect the inhabitants in it and protect the public by an appropriate fence or such other means as may be necessary.

(ii) The rain water and household refuse water shall be channelled to the roadside drain. In no case the same shall be allowed to flow into the neighbouring plot. The Authority shall have the power to require the owner to undertake drainage work as deemed necessary at their own expense.

(8) Expenditure incurred by the Authority in connection with the works specified in sub-regulation (5), (6) and (7) above shall be charged on the owner of the premises involved and shall be recoverable in the manner as laid down under section 102.

(9) Where the Authority is satisfied that the construction of the building or any activity thereon is harmful to the neighbouring building or plot, the Authority shall have power to remove the structure or require the owner to undertake such repair or modification or change in the use as deemed fit at their own expense. Such work shall be completed by the owner within the time prescribed by the Authority.

Maintenance

24. The Authority shall have power to require the owner to undertake at their own expense any maintenance work that may be deemed necessary for the decorative and structural repair of any building. Such work shall be completed by the owner within the period stipulated in the concerned notice.

Architectural control

25. (1) Where the building plans accompanying the application seeking permission to erect require the clearance by the Art Commission, Orissa, constituted under section-88, the Authority shall grant the permission only after getting the clearance of the said Commission. In all other cases, architectural control shall be regulated by the Authority according to architectural control sheet of the concerned locality approved by it, or in the absence of such sheet, as may be determined by the Authority from time to time.

(2) Where several facades constitute architectural composition, painting or such other treatment shall only be allowed where no aesthetic disfigurement will result to the composition as a whole.

(3) No building shall be left with unfinished portions including projecting reinforcement bars which in the opinion of the Authority are unsightly, unless covered by the permission prescribing conditions with respect to the structure and the period for which such permission remains valid.

✓ (4) Any hoarding, structure or any device erected or used principally for the purpose of displaying advertisements shall be in conformity with the conditions stipulated by the Authority from time to time, and they must be maintained in a safe condition, to the satisfaction of the Authority.

(5) The Authority shall have power to impose such conditions while granting the permission as it may deem necessary with regard to architectural facade or elevation of any building or the architectural features of any premises.

Preservation of buildings of historical or architectural interest.

26 (1) No construction or re-construction of any building, within a radius of 30 meters from a building of historical or architectural interest shall be permitted by the Authority without prior clearance of the Orissa Art Commission.

(2) If a building or premises, not covered under the Ancient Monument Preservation Act, 1904 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 impose such conditions as it may deem fit for the preservation of such buildings while granting permission in consultation with the Art Commission.

✓ Preservation of trees

In granting permission for any development, the Authority may, where so required make adequate provisions for the preservation or planting of trees:

Provided that in case of apartment complexes of 3 storeys and above and institutional and commercial buildings upon plot area of 1,000 square metres or above submission of landscaped plan shall be obligatory.

Responsibilities of the Authority and the owner

28. (1) Approval of plans and acceptance of any statement or document pertaining to such plan shall not exempt the owner or person or persons under whose supervision the building is constructed from their responsibilities imposed under these regulations.

(2) Approval of the plan would mean granting of permission to construct as per those regulations only 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 ; and

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

and shall not bind or render the Authority liable in any way with regard to the matters specified in clause (i) to (v).

PART II

GENERAL BUILDING REQUIREMENTS

Requirements of sites

29. No permission to construct a building on a site shall be granted if —

- (i) the site is insanitary or it is dangerous to construct a building on it;
- (ii) the site is within 9 (nine) metres of the highest water mark of a public tank, unless the owner satisfies the Authority that he will take such measure as will prevent any risk of the domestic drainage of the building passing into the tank. Further, the Authority may require the floor of the lowest storey of such building to be raised above the maximum flood level of the adjoining ground or to such other level as the Authority may specify;
- (iii) the site is located in low-lying areas which serve as natural drainage channel/lake/reservoir;
- (iv) the owner of the building has not adopted all the measures required to safeguard the construction from constantly getting damp;
- (v) the construction of the building thereon is for public worship, which in the opinion of the Authority will wound the religious feelings of any other class of persons in the vicinity;
- (vi) the site is not drained properly or is incapable of being well drained;
- (vii) the site is a filled up tank or has been filled up with or used for depositing experimental matter ceraceous, rubbish or filthy and offensive matters, or sewage, unless the Authority has examined the site and granted a certificate to the effect that it is from a sanitary point of view, fit for construction;
- (viii) the orientation of such building is not in harmony with the surroundings as may be decided by the Authority;
- (ix) the use of the said site is for the purpose of establishing a factory, warehouse or work-place which may cause annoyance and hazard to the health of the inhabitants of the neighbourhood;
- (x) a factory, work-shop, work-place or cinema hall using steam or electrical power is proposed to be constructed where the conditions and restrictions under the Act are not fulfilled and permission for such use is not obtained from the competent Authority;
- (xi) The use to which the site is proposed to be put does not conform to the use earmarked in the Development Plan;
- (xii) The proposed development is likely to obstruct the natural drainage of the area;
- (xiii) The building is to be constructed over a municipal drain, sewerage line, electrical line, telephone line or water main;
- (xiv) The foundation of the external wall along a street is located at a distance less than 0.45 metres from the edge of the street or road margin including the drain.

Distance from electrical lines

30. No verandah, balcony or the like shall be allowed to be erected or re-erected or any additions or alterations shall be made to a building in a site within the distance specified below determined in accordance with the Indian Electricity Rules, 1956 between the building and any overhead electric supply line:

(1)	Vertical distance in metres (2)	Horizontal distance in metres (3)
(a) Low and medium voltage lines and service lines.	2.5	1.2
(b) High voltage line up to and including 33,000 Volt.	3.7	2.0
(c) Extra high voltage lines beyond 33,000 Volt.	3.7	2.0
	(Plus 0.3 metre for every additional 33,000 Volts or part thereof).	(Plus 0.3 metre for every additional 33,000 Volts or part thereof).

Means of access (Approach Road)

31. (1) Every building/plot shall abut on a public/private means of access like streets/roads duly formed.

(2) Every person who erects a building shall not at any time erect or cause or permit to erect any building which in any way encroaches upon or diminishes the area set apart as means of access required in these regulations. No buildings shall be erected so as to deprive any other buildings of the means of access.

(3) The minimum width of the means of access (approach road) shall be 9.0 metres and in case of a *cul-de-sac* of a length less than 150 metres, it shall be 6.0 metres.

(4) In the existing built-up areas in the case of plots facing street/means of access less than 6.0 metres in width, the plot boundary shall be shifted to be away by 3.0 metres from the central line of the street-means of access-way to facilitate formation of a new street/means of access-way of 6.0 metres width up to a length of 120 metres after which it should be connected to a wider road.

(5) Any private road which gives access to only one plot shall not be less than 3.3 metres in width and more than 25 metres in length. Such means of access shall be kept free from any obstruction and shall be fully open to the sky.

(6) For group housing scheme, the width of the means of access shall range between 6.0 metres and 9.0 metres depending upon the category of houses from the view point of economic groupings provided that spaces for recreational and other community facilities of such housing schemes are in strict conformity with the provisions of regulation 95 and Appendix-XIII of these regulations.

(7) If the width of the existing means of access is less than the prescribed one in the said regulation the Authority may require the applicant to either gift free of cost to the concerned Municipality/Notified Area Council in case of municipal area and to the Grama Panchayat in case of areas outside municipal limits or keep open to the sky such strip of land as it may deem necessary in order to facilitate widening of the existing means of access to the standard width of the future date; provided that:—

(i) The permissible coverage shall be in relation to the size of the plot after free fitting such strip of land;

(ii) The depth of the plot does not get reduced to less than 12.0 metres.

(8) In cases of application for re-validation to the permission issued earlier, the provision of the width of the means of access, as prescribed under clause-31 (3) shall not be insisted provided construction has been started on basis of previous approved plan.

Minimum size of plot

32. (1) No construction of a building for residential purpose in areas other than bacchi area shall be permitted on a plot which has an area of less than 10 square metres or a width less than 8 metres or an average depth of less than 12 metres. In the case of reconstruction of a residential building on the site of a building which has fallen down, it has been demolished or in the case of a site located in such main commercial and business centre or thickly populated area, as may be specified by the Authority from time to time, construction of a residential building may not be allowed where the plot area is less than 55 square metres.

(2) In the case of group housing schemes, the Authority may relax the requirements of the plot size as specified in sub-regulation (1) above to such extent as it may deem necessary, but in no case it shall be less than the minimum prescribed under Indian Standard Number 8898 of 1978 as mentioned in Annexure-II.

(3) For industries other than service industries and industrial estates, the minimum size of the plot shall be 560 square metres.

(4) In the case of service industries and industrial estates the minimum size of the plot shall be 360 square metres.

(5) In commercial areas, the minimum plot size of a shop shall be 18.0 square metres with a minimum width of 3.0 metres provided that kiosks shall not be considered as shops.

(6) In case of plots for assembly occupancy other than cinema (in existing built up areas) the minimum size of the plot shall be not less than 500 square metres and the minimum width of the plot shall be 16 metres and shall front on a street having a width of not less than 12 metres.

(7) The minimum plot size of cinema/theatre buildings shall be 0.5 acre for seating capacity of 500 persons and 1.0 acre for larger capacity with essential parking facilities. It shall front on a street having width of not less than 12 metres.

(8) In case of plots for institutional occupancy, the minimum area of the plot shall be 350 square metres with a minimum width of 16 metres.

Open Space for residential buildings

33. (1) Every room intended for human habitation shall abut on an interior or exterior open space or an open verandah open to such interior or exterior open space.

(2) The open spaces to be left around detached residential buildings up to two storeys shall be as per Table 3 below.

OPEN SPACES (SET-BACKS) FOR RESIDENTIAL (DETACHED) BUILDINGS (UP TO TWO STOREYS)

TABLE-3

Sl. No.	Average depth or width of site in metres.	Minimum spaces (set-back) in metres		
		Rear side	Left side	Right side
(1)	(2)	(3)	(4)	(5)
1	Up to 10 = 33'-0"	1'0	1'0	1'0
2	Above 10 & up to 15 = 49'-6"	2'0	1'5	1'5
3	Above 15 & up to 25 = 82'-0"	2'0	1'5	2'0
4	Above 25	2'0	2'0 (2'6")	2'0
5	Above 25 (for multi-storeyed buildings exceeding five storeys).	4'0	5'0	5'0

(3) For every additional storey above two storeys, a further set-back of not less than 0.5 metres on the sides and in the rear shall be provided. In case of plots with conservancy lanes, the rear set-back shall be considered from the centre of the conservancy lane.

(4) The rear open spaces shall be with reference to the depth of the site.

(5) The left and right side open spaces shall be with reference to the width of the site and may be exchanged to take advantage of south or east side if such exchange does not result into reducing the set back of one side to less than one metre.

(6) Where building lines are determined under any development scheme, or a town planning scheme, the front, rear and the side open spaces (set-backs) shall be as may be specified in the concerned plan or scheme.

Height limitation, FAR, Plot coverage, front set-back etc. for residential buildings

34. (1) The Floor Area Ratio, the maximum plot coverage, maximum height of residential building and front set-back with respect to the width of the street (approach road) shall be as given in Table 4 below:—

AREA AND HEIGHT LIMITATIONS FOR RESIDENTIAL BUILDINGS

TABLE 4

Sl. No.	Area of plot in Sq. Mtrs.	Front set-back in Metres	Height of building in Metres	Maximum coverage	Maximum F.A.R.	Minimum road width in Metre
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1	Above 100 & up to 200 1636 sq. ft. to 2152 sq. ft.	2	7.5	65%	1.50	6.0
2	Above 200 & up to 300 2152 sq. ft. to 3228 sq. ft.	2	11.0	65%	1.50	9.0
3	Above 300 & up to 400 3228 sq. ft. to 4306 sq. ft.	3	14.0	60%	2.00	12.0
4	Above 400 & up to 500 4306 sq. ft. to 5382 sq. ft.	3	17.0	55%	2.00	12.0
5	Above 500 & up to 750 5382 sq. ft. to 8670 sq. ft.	4.5	17.0	50%	2.00	12.0
6	Above 750 & up to 1000 8670 sq. ft. to 10,460 sq. ft.	4.5	17.0	50%	2.50	12.0
7	Above 1000 & more 10,460 sq. ft. & above	6.0	17.0	50%	2.50	12.0 & more

N. B.—1. Where the maximum coverage of a plot works out to less than the maximum permissible for the next below lower sized plot, the maximum coverage of the plot may be increased to that permissible for the said next below category plot.

2. In areas with old constructions specifically delineated by the Authority as such, the coverage limitation may be relaxed upto 70 per cent in case of plots not exceeding 200 square metres.

(2) While reckoning the height of residential building, stair cover, lift-room, water-tank or terrace etc. may be excluded.

(3) Where sites do not face or abut a road of the required width specified in Table-4, the front set-back and the coverage of the building shall be regulated according to the size of the plot, but height and the floor area ratio will be regulated according to the width of road along which the concerned site is located.

(4) The standard requirements for row-housing and semi-detached buildings shall be as specified in regulation 75.

(5) The standard requirements for chawls and tenements shall be as specified in regulation 74.

Group Housing

35. (1) For group housing, the minimum size of the plot shall be as specified in the Development Plan and if no such specification exists as may be determined by the Authority.

(2) The density of a particular neighbourhood in which a group housing is located shall be as per the Zonal Development Plan. Unless otherwise prescribed in the Zonal Development Plan, the maximum permissible coverage and the FAR in respect of group housing shall be as indicated in Table 5 below:—

MAXIMUM COVERAGE AND FAR FOR GROUP HOUSING SCHEME

TABLE 5

Sl. No.	Gross residential density (persons per acre)	Coverage on each floor	Maximum FAR
		(% of the plot area)	
(1)	(2)	(3)	(4)
1	25 to 60	25%	0.75
2	Above 60 and up to 75	30%	1.25
3	Above 75 & up to 125	33 1/3%	1.50
4	Above 125 & up to 150	35%	1.50
5	Above 150 and up to a maximum of 250.	35%	1.75

(a) Areas to be earmarked for community facilities, utilities and services shall be as per the provisions of the Development Plan and Appendix XII.

(4) For Group Housing Scheme, the width of the main access shall range between 6.0 metres and 9.0 metres depending upon the category of houses from the view point of economic groupings;

(5) The coverage in group housing shall be calculated on the basis of the whole area after deducting:—

(i) the area of streets of a width of 10 metres (33 feet) or more (other than residential streets, loop streets, cul-de-sac and service lanes) which are around and within the area;

(ii) The areas reserved for schools and other community centres within the area; and

(iii) the areas for neighbourhood parks (other than local open spaces), playgrounds and toilets) within the area.

(6) Where a bungalow is allowed the total area to be covered by the bungalow excluding the stair case which shall not exceed 25% of the maximum permissible coverage on the ground floor or 35 square metres whichever is less. A covered porch may be allowed on the bungalow floor provided that the total coverage applicable is not exceeded. For the purpose of FAR, the coverage on bungalow floor shall not be taken into account.

The requirements in minimum plot, open spaces (set-backs) around buildings and height requirements may be relaxed by the Authority in respect of group housing scheme for low income groups and economically weaker sections of the society provided that the sizes of the plots, the rooms and the minimum height of the rooms shall not be less than that specified in Indian Standard Number 8883-1578 as mentioned in Annexure II) or its subsequent amendments.

Requirements for commercial/business/mercantile buildings

36. (1) Save as otherwise expressly provided in these regulations, the open spaces (setbacks) to be left around the maximum number of floors, the maximum percentage of coverage, the FAR and maximum height in respect of commercial buildings shall be as given in table-6 below.

HEIGHT, COVERAGE AFR ETC FOR COMMERCIAL BUILDINGS
TABLE-6

Sl. No.	Area of plot in Square meter	Maximum percentage of coverage	Floor area ratio	Maximum height of buildings in metre	Minimum road width in metre	Minimum front open space in metre
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1	Upto 100	100	80 ✓	1.5	11	1.0 ✓
2	+ 100-1031 to	200	75 ✓	1.5	16	1.5 ✓
3	+ 200 2132 to	300-3208	75 ✓	2.0	22	1.5 ✓
4	+ 300 3228 to	400-4364	70 ✓	2.5	23	2.0 ✓
5	+ 400 4364 to	500 5382	65 ✓	2.5	33	2.0 ✓
6	+ 500 5382 to	1000 10760	55 ✓	2.5	33	3.0 ✓
7	+ 1000 8030 to	2000 21520	45 ✓	2.5	33	4.0 ✓
8	+ above 10760	2000 21520	40 ✓	2.5	33	5.0 ✓

The left side, the right side and the rear open spaces (setbacks) in respect of commercial plots specified in Table 6 shall not be less than as indicated in Table 7 below:—

SIDE AND REAR OPEN SPACES (SETBACKS) FOR COMMERCIAL BUILDINGS
TABLE 7

Sl. No.	Area of Plot in square meter	Minimum rightside open space in metres	Minimum leftside open space in metres	Minimum open space in metres (Rear)
1	(2)	(3)	(4)	(5)
1	Upto 200 = 2152 sq. m.	1.0	1.0	2.0
2	+ 200 to 500 = 5380 sq. m.	2.0	2.0	2.5
3	+ 500 to 1000 = 10760 sq. m.	2.0	2.0	3.0
4	Above 1000	3.0	3.0	3.5

(3) While reckoning the height of commercial buildings, the stair cover, lift room, water tank or terrace may be excluded.

(4) Where sites for commercial buildings do not face or abut a road of the required width as specified in Table 6, the front setback and the coverage of the building shall be regulated according to the size of the plot but height and FAR shall be regulated according to width of the road along which the concerned commercial site is located.

(5) Notwithstanding anything contained in sub regulation.

(a) Where shop plots are located in a row, the authority may allow construction of shops without any side setbacks;

where shop-cum-residential plots are located in a row the Authority may allow construction of shop-cum-residential building without any side setback upto a depth of 10 metres from the front exterior wall:

Provided that no part of the building upto the said depth is used for residential purpose on the ground

and no building exceeding 11 metres in height shall be allowed to be constructed on a shop-cum-residential plot, unless so permitted under the Zonal Development Plan; Provided that the shop-cum-residence shall not exceed 2/3rd of the total floor area used for shop.

The F.A.R. etc., should conform to that of provided in Table-6

The coverage and F.A.R. for different size of neighbourhood/sectoral/districts centres shall be as following:—

Category	Coverage	F.A.R.
(2)	(3)	(4)
Neighbourhood shopping centre ..	50% to 60%	100—150
Sectoral market ..	40% to 50%	120—160
District centre and C. B. D. ..	25% to 40%	160—300

Requirements for institutional (including religious, educational and assembly) building

For buildings to be used for institutional (including religious, educational, assembly etc.) purpose more than 10 metres height, the open space, coverage and F.A.R. requirements shall be as per the following of Table-3 below:—

OPEN SPACE REQUIREMENT FOR INSTITUTIONAL (INCLUDING RELIGIOUS, EDUCATIONAL AND ASSEMBLY BUILDINGS) (UPTO 10 METRE IN HEIGHT)

TABLE-3

Area of the plot in square metre	Minimum open space requirement			F. A. R.	Maximum coverage
	Front	Rear	Sides		
(2)	(3)	(4)	(5)	(6)	(7)
upto 500 ..	6 M	3 M	3 M	1.50	40%
500—1000 ..	9 M	3 M	3 M	1.50	35%
above 1000 ..	12 M	3 M	3 M	1.75	30%

Another 5% coverage on the ground floor may be allowed for covered-garage for cars parking. The area for parking on the ground floor will not be taken into consideration for calculation.

For buildings of more than 10 metres height or part thereof, the open space shall be increased at the rate of 10% for every 3.0 metres of further height,