

(3) The relevant provisions of the Orissa Cinemas (Regulation) Rules, 1954 shall apply for planning and designing and construction of Cinema and Theatre buildings and plan and design shall be made as per Table-2 below:—

OPEN SPACE REQUIREMENT FOR CINEMA/THEATRE BUILDINGS

TABLE-9

Sl. No.	Area of Plot In Sq. Metres	Minimum open space requirement			F.A.R.	Maximum coverage
		Front (Meter)	Rear (Meter)	Sides (Meter)		
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1	0.5 area (2000 Sq. metres)	9	6	5	1.0	35%
2	0.75 area (3000 sq. metres)	12	6	5	1.5	35%

Requirements for Industrial buildings.

38. (1) The open space (setbacks) and the F.A.R. for Industrial buildings shall be as in Table-10 below:—

OPEN SPACE (SETBACKS) AND THE FAR FOR INDUSTRIAL BUILDINGS

TABLE-10

Sl. No.	Plot size in square meters	Front setback in metre	Rear setback in metre	Side setback in metre	F.A.R.	Maximum coverage
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1.	Up to 500	4.0	3.0	3.0	0.8	50%
2.	+500 to 1000	6.0	4.5	4.5	0.6	50%
3.	+1000 to 5000	9.0	5.0	5.0	0.6	45%
4.	+5000 to 30000	9.0	9.0	6.0	0.5	40%
5.	Above 30,000	15.0	15.0	1.00	0.4	40%

N.B. (i) For service industries in case of Government allotted smaller plots the sides setbacks can be relaxed upto a minimum of 1.5 meter.

(ii) Further detailed requirements for factories/Industrial buildings have been outlined in regulation 76 and 77.

(2) The following distances shall be kept clear at all time between, any building, public space, public road or any adjoining property which may be built upon, and the storage shed used for the storage of liquified petroleum gas cylinder, namely,

Quantity of compressed gas in cylinders (Kilogram)	Minimum distance to be kept clear (Metres)
0—100	..
101—1000	3
1001—4000	5
4001—8000	7
8001—12000	9
12001—30000	12
over 30300	15

(3) The distance specified in sub-regulation (2) may be reduced by the Chief Controller (i) where fire walls are provided or other special/precautions are taken, or (ii) where there are special circumstances which in the opinion of the Chief Controller would justify such reduction.

(4) Notwithstanding anything contained in the conditions specified above, 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 therefrom by a substantial partition and the only means of access to it is from outside air, such a storage shed shall not be situated under any stair-case or near other entrances to or exits from the rest of the building or other buildings.

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

Interior open spaces for light and ventilation—

39. At least outside of all the rooms intended for human habitation, if such room does not abut on either the front or the rear or the side setbacks, shall abut on an interior open space whose minimum dimension shall not be less than 3 metres x 3 metres. In cases of buildings upto a height of 10 metres. In cases where the height of the building is more than 10 metres, the width of the interior open space shall be increased at the rate of one metre for every additional 3.0 metres height. This provision shall be applicable to all categories of buildings, namely: residential, group housing, commercial, public, semi-public and Industrial.

Height Limitation :

40. The height of the building shall be governed by the limitations of F. A. R. open-space (setbacks) and the width of the street facing the plot as detailed below:—

- (a) The maximum height of a building shall not exceed 1.5 times of the width of the road to which the plot abuts plus the front open space.
- (b) If a building abuts on two or more streets of different widths, the building shall be deemed to face upon the street that has the greater width and the height of the building shall be regulated by the width of that street.
- (c) No building or structure higher than the height specified in Tables-11 and 12 shall be constructed or erected, or no tree which is likely to grow or ordinarily grows higher than the height specified in the Tables shall be planted, on any land within a radius of 20 kilometer from Air-Port reference point—of the aerodrome.

HEIGHT RESTRICTION WITH RESPECT TO APPROACH FUNNELS

TABLE II

Sl. No.	Area	Maximum permissible height above the elevation of the nearest Runway end.
(1)	(2)	(3)
1	More than 360 M. but not exceeding 510 M.	6 M.
2	More than 510 M. but not exceeding 660 M.	9 M.
3	More than 660 M. but not exceeding 810 M.	12 M. ✓
4	More than 810 M. but not exceeding 960 M.	15 M.
5	More than 960 M. but not exceeding 1,110 M.	18 M.
6	More than 1,110 M. but not exceeding 1,260 M.	21 M.
7	More than 1,260 M. but not exceeding 1,410 M.	24 M.
8	More than 1,410 M. but not exceeding 1,560 M.	27 M.
9	More than 1,560 M.	30 M.

HEIGHT RESTRICTION WITH RESPECT TO TRANSPORTATIONAL AREA

TABLE 12

Sl. No.	Distance from the inner boundary of the Transportational Area (Outer boundary of the Airport)	Maximum permissible height above the elevation of the Air-Port reference point
(2)	(2)	(3)
1	Upto a distance of 21 M.	..
2	More than 21 M, but not exceeding 42 M.	3 M.
3	More than 42 M, but not exceeding 63 M.	6 M.
4	More than 63 M, but not exceeding 84 M.	9 M.
5	More than 84 M, but not exceeding 105 M.	12 M.
6	More than 105 M, but not exceeding 126 M.	15 M.
7	More than 126 M, but not exceeding 147 M.	18 M.
8	More than 147 M, but not exceeding 168 M.	21 M.
9	More than 168 M, but not exceeding 189 M.	24 M.
10	More than 189 M, but not exceeding 210 M.	27 M.
11	More than 210 M.	30 M.

(d) Other restrictions regarding prohibited area shall be as specified in Appendix-A, Clause 9-51 of Part III of the National Building Code of India, 1983.

(2) Notwithstanding anything contained in Tables 11 and 12 no radio, aerial T. V. antenna or such similar type of installations exceeding 152 metres 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 Table-11 shall be permitted unless the applicant produces a 'No-Objection Certificate' from the local Airport Authority.

(4) All proposals contemplating construction of buildings exceeding four (4) floors shall be referred to the Development Plan and Building Permission Committee.

Height exceptions—

41. Roof-tanks and their supports, not exceeding 1.0 metre in height, ventilation, air-conditioning lift-room and similar service equipments, roof structures including stair cover, not exceeding 3.0 metres in height, chimney other than barsatis, parapet wall and architectural features including terrace, gardening, plants not exceeding 1.5 metres in height shall not be included in the height of the building unless the aggregate area of such structure including barsati exceeds one third of the roof of the building upon which they are erected.

Exemption of open space (set backs) garage and portico—

42. (1) Every open space provided either 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 0.60 metre in width shall overhang or project over such open space.

(2) A portico of upto 2.4 metres width and 4.5 metres length with a height of 2.1 metres from the plinth level may be permitted within the side set back or a garage may be permitted at the rear and of side open space provided no openings are located on the side and rear boundary. Access to the top of the portico/garage would be subject to provision of adequate safeguard for privacy of the neighbouring plot.

(3) Provision of one garage shall be permissible for a plinth area of 100 square metres of a residential building. An additional garage may be permissible for an additional plinth area of 75 square metres in case of single storeyed buildings. For multi-storeyed apartment, provision of garage shall be guided by the foregoing standards subject to provision of setback norms in these regulations.

(4) The area covered by the garage shall be taken into account in FAR calculation

(5) When the site fronts on two streets, the frontage would be on the street having greater width. In case where both the two streets are of the same width, then the greater depth of the site shall decide the location of the garage (in former plot) and if provided within the open-spaces, it shall be located diagonally opposite the point of the road intersection.

Parking spaces—

43. (1) Each off-street parking space for one motor vehicle shall not be less than 15 square metres in area and for scooters and cycles shall not be less than 1.5 square metres and 1.0 square metre respectively.

One parking unit/common parking space of 40.50 square metres shall consist of:—

- (a) Parking space for a motor Vehicle;
- (b) Parking areas for 5 motor Cycles/Scooters;
- (c) Parking space for 8 Cycles

(2) For buildings of different categories of occupancies, off-street parking space for Vehicles shall be as in Table-13 below, namely—

OFF-STREET PARKING SPACE
TABLE-13

Sl. No. (1)	Type of use (2)	One parking unit shall be provided for every (40.50 m ²) (3)
1	Theatres, Auditoriums, Cinemas	40 seats or fraction thereof
2	Retail, General Business and Commercial	140 square metres of sales gross or fraction thereof
3	Office buildings	140 square metres of office floor space or fraction thereof.
4	Restaurant	40 seats or fraction thereof (Nil for first 20 seats)
5	Hotels	6 Guest-rooms or fraction thereof
6	Industrial buildings	50 employees or fraction thereof
7	Wholesale and Ware-housing building	500 square metres and thereafter for every 200 square metres.
8	Lodging establishments and tourist homes	10 Guest rooms or fraction thereof
9	Multi-family dwelling	6 dwelling units
10	Educational	140 Square metres of floor space.
11	Medical	30 beds or fraction thereof

(3) Notwithstanding anything contained at Sl. 2 of Table-13, for shop plots upto 100 square metres parking space need not be insisted upon.

(4) Off-street parking spaces shall be provided with adequate vehicular access to a street and the area of drives, alleys and such other provisions required for adequate manoeuvring of vehicles shall be in addition to the provisions stipulated in these regulations.

(5) 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 constructed as meeting the off-street parking requirement, subject however, to the approval of the Authority.

(6) In addition to the off-street parking spaces require to be provided for building to be used for mercantile (commercial), industrial or storage purposes additional parking space at the rate of one such space for each 100 square metres of floor area or fraction thereof exceeding the first 200 square metres of floor area shall be provided for loading and unloading activities.

(7) 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.

The parking spaces to be provided shall be in addition to the open-spaces (setback) required around a building under these regulations. However, one row of car parking may be provided in the front open space and one row of scooter or motor cycle parking may be provided in any one of the side open space without reducing the clear vehicular access way to less than 6.0 metre.

(8) In case the owner of any land, seeking permission to undertake development, does not have sufficient space to provide the required off-street parking area within his own premises and land belonging to the State Government or the Authority or the concerned urban local body has been earmarked in any development plan or a scheme or a layout plan to be used for common parking and such land is near about the premises of the applicant or considered convenient by the Authority for being utilised for parking, the Authority may permit the applicant to construct the building with either no or inadequate parking space on realisation of parking area development charges for such space and at such rate as the Authority may determine and also receive from the applicant such recurring annual charge as it may deem fit.

Height of plinth

44. (1) The height of the plinth shall not be less than 20 centimetres above the crown of the street in the front. In case of sloping street, the reference shall be made with respect to the street level the centre on the frontage of the plot. Where the level of plot is different from the street, level the plinth height shall be as determined by the Authority with respect to the surrounding ground level so that adequate drainage of the site is assured. Every interior court-yard shall be raised atleast 15 centimetres above the level of the surrounding grounds. The plinth of garage shall be atleast 15 centimetres above the surrounding ground level.

(2) In case of access steps to the plinth, the construction shall be within the plot boundary. In a special case, however, where the general level of the site is higher than the street level, the Authority shall have power to impose conditions prescribing the location of the building and of any steps or ramps leading from the street to the proposed building within the plot. Such access shall be kept completely free of obstruction and open to the sky.

Outhouse

45. An outhouse with zero level rear and one side setback may be permitted on a plot having an area of not less than 150 square metres; provided that:

- the coverage of the outhouse shall not exceed 32.5 square metre and the height shall not exceed 3.3 metres;
- the coverage of the out house and that of the main building together shall not exceed the permissible coverage for the concerned plot;
- the outhouse shall not cover more than one-third of the width and more than one-fourth of the depth of the plot and shall not abut any public road;
- a minimum of 1.5 metres strip of land shall be kept open to the sky between the main building and the outhouse;
- no opening either in the form of windows or doors or ventilators shall be provided to the adjoining properties;
- outhouses with sloped roof would only be permitted. In no case permission for outhouses would be granted with reinforced concrete cement flat roof.

Requirements for Basti Area and (ii) Old town areas (Heritage zone)

46. (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 the means of access is 4.5 metres or less, the coverage shall be limited to 35 per cent of the plot area and the maximum height of the building limited to two stories and the F.A.R. limited to 0.70 per cent.

(ii) for plots with narrow width (below 7.5 metres) zero setback may be allowed on one side with a passage of one metre on the other side;

(iii) the rear setback and the front setback shall not be less than 3.0 metres and 1.5 metres respectively; and

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

PART III

REQUIREMENTS FOR PARTS OF BUILDINGS AND FOR SPECIAL OCCUPANCIES

Habitable Rooms—

47. (1) No habitable room shall have a floor area less than 9 square metres except those in the hostels attached to recognised educational institutions where the minimum floor area for the residence of a single person shall be 7.5 square metres. The minimum width of a habitable room shall be 2.4 metres. Where there are two habitable rooms in a dwelling unit, the minimum floor area of one shall be not less than 9.5 square metres and the other not less than 7.5 square metres.

(2) The minimum height of all rooms used for human habitation shall be 2.75 metres measured from the surface of the floor to the lowest point of the ceiling (bottom of slab). In case of air conditioned rooms a height of not less than 2.5 metres measured from the surface of the floor to the lowest point of air conditioning duct or false ceiling shall be provided. Where beams are provided, the minimum head room shall be 2.4 metres.

Kitchen—

48. (1) The area of kitchen shall be not less than 4.5 square metres with the minimum width of 1.4 metres. A kitchen which is intended for use as a dining room shall have a floor area of not less than 8.5 square metres with a minimum width of 2.4 metres.

(2) The height of the kitchen room shall not be less than 2.75 metres and where beams are provided the minimum head room shall be 2.4 metres.

(3) Every room to be used as kitchen shall have—

- (a) unless separately provided in a pantry, means for the washing of kitchen utensils which shall lead directly or through a sink to a grated and trapped connection to the waste pipe;
- (b) an impermeable floor;
- (c) a chimney not less than 500 square centimetres in area after plastering if fire-wood, coal or like materials is used which will generate smoke;
- (d) window of not less than one square metre in area, opening directly on to an interior or exterior open space, but not into a ventilating shaft;
- (e) in case of multi-storied residential buildings of more than 15 metres in height, refuse chutes.

Bathrooms and water closets—

49. (1) The area of a bathroom shall not be less than 1.8 square metres with a minimum width of 1.2 metres. The minimum size of water closet shall be 1.1 square metre with a minimum width of 0.9 metre. If it is a combined bathroom and water closet, the minimum area shall be 3.4 square metres with a minimum size of 1.2 metres.

(2) Height of a bathroom or water closet measured from the surface of floor to the lowest point of ceiling shall not be less than 2.2 metres.

(3) Every bathroom or water closet shall—

- (a) be so situated that at least one of its walls shall open to external air and shall have a minimum opening in the form of window or ventilation to the extent of 0.37 square metres;
 - (b) not be directly over or under any room other than another latrine, washing place, bath or terrace unless it has a water-tight floor;
 - (c) have the platform or seat made of water tight, non absorbent material;
 - (d) be enclosed by walls or partitions and the surface of every such wall or partition shall be finished with a smooth impervious material to a height of not less than 1 metre above the floor of such room; and
 - (e) be provided with an impervious floor covering sloping towards the drain with a suitable grade and not towards verandah or any other room.
- (4) No room containing water closets shall be used for any purpose except as a lavatory and no such room shall open directly into any kitchen or cooking space by a door, window or other opening. Every room containing water closet shall have a door completely closing the entrance to it.

Mezzanine floor—

50. (1) 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 towards FAR calculations, except the mezzanine floor over the ground floor.

(2) The height of the mezzanine floor shall not be less than 2.20 metres and not more than 2.70 metres,

(3) The mezzanine floor shall—

- (a) have direct light and ventilation to the extent of 10 per cent of the floor area;
- (b) be so constructed as not to interfere under any circumstances with the ventilation of the space over and under it;
- (c) not be used as a kitchen wholly or partly; and
- (d) in no case be closed so as to make it liable to be converted into unventilated compartments.

Lofts—

51. (1) Lofts may be permitted in residential buildings and shops only. Area of such lofts shall be restricted to 25 per cent of the covered area of the concerned room including kitchen or shop. Lofts provided above the corridor, water closets and bath room may have 100 per cent coverage.

Store rooms—

52. The area of a store room shall not be less than 3 square metres. In case, however where the area of the store room is more than 3 square metres, the light and ventilation requirement to a maximum extent of 10 per cent of the floor area shall be provided.

Ledge or Tand—

53. (1) A ledge in a habitable room shall not cover more than 25 per cent of the area of the floor on which it is constructed and shall not interfere with the ventilation of the room under any circumstances.

(2) No ledge shall be provided at a height of less than 2.2 metres;

(3) The projections of cup-board and shelves may be permitted and would be exempted from covered area calculation. Such projection shall project up to 0.75 metre in the setback for residential building provided the width of such cup-board or shelves does not exceed 2.0 metres and there is not more than one such cup-board or shelf in each room.

(4) Notwithstanding the provisions contained under sub-regulation (3) continuous cup-board or shelf with 75 centimetre projections may be permitted provided the same is constructed underneath the sill portion of the window (not exceeding 90 centimetre in height from the floor) and over the lintel of window (at a height of 2.0 metres above floor level). This projection shall not be counted towards the covered area.

Roofs—

54. (1) The roof of a building shall be so constructed or framed as to permit effectual drainage of the rain water therefrom by means of sufficient rain water pipes of adequate size, wherever required, so arranged, joined and fixed as to ensure that the rain water is carried away from the building without causing dampness in any part of the wall or foundations of building or those of an adjacent building and also without causing annoyance or a inconvenience to neighbours or passerby.

(2) The Authority may require rain water pipes to be connected to a drain or sewer or to a covered channel formed beneath the public foot-path or to the road gutter in any other approved manner, without causing any damage to the property of the Authority or the Urban Local Body.

(3) Rain water pipes shall be affixed to the outside of the external walls of the building or in recesses or formed in such external walls or in such other manner as may be approved by the Authority.

(4) The rain water and household refuse water shall be channeled to the road side drain and 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 the owner's own expense.

Basement—

55. (1) Construction of a basement may be allowed by the Authority in accordance with the provisions contained in the development plan applicable to the concerned area.

(2) Where the use, set-backs and coverage are not specified in the development plan, the same may be allowed to be constructed subject to the conditions of leaving such set-backs and meeting such other requirements as the Authority may deem necessary;

(3) A basement can be put to any of the following uses, namely:—

- (i) storage of household or other non-flammable materials;
- (ii) dark room;
- (iii) strong room, bank cellars etc;
- (iv) installation of air-conditioning equipments and other machines used for services and utilities of the building;
- (v) parking places and garages;
- (vi) stack room for library;
- (vii) Offices or commercial purposes provided it is air-conditioned;

4. Area covered under basement for uses as stated from sub-clause (i) to (vi) of Sub-regulation (3) shall not be reckoned for the purposes of FAR, but in respect of uses and Sub-clause (vii) the said sub-regulation on basement coverage shall be reckoned for the purpose of FAR.

5. The basement shall fulfill the following requirements namely:—

- (i) Every basement shall be in every part at least 2.4 metres in height from the floor to the underside of the roof slab or ceiling;
- (ii) Adequate ventilation shall be provided for the basement. 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 or exhaust fan for 50 square metres of basement area, etc. as applicable;
- (iii) The minimum height of the ceiling of any basement shall be 0.9 metres and maximum 1.2 metres 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 into account in the design and adequate damp proofing treatment is given;
- (vi) The access to the basement shall be separated from the main and alternate stair-cases providing access and exit from higher floors. Where the stair-case is common to the basement and higher floors, a fire type serving as a fire separation from the basement floor and higher floors. Open ramps shall be permitted if they are constructed within the building line subject to the provision of sub-clause (iv);
- (vii) In the case of basement for office and commercial occupancies, sufficient number of exit ways and access ways shall be provided with a travel distance of not more than 15 metres;
- (viii) The basement shall not be partitioned. In case the partitions in the basement are allowed by the Authority no compartment shall be less than 45 square metres in area and each compartment shall have ventilation standard as laid down in sub-clause (ii) separately and independently. The basement partitions shall, however, conform to the norms laid down by the Chief Fire Officer Orissa;
- (ix) Kitchen, bathroom and toilet shall not be permitted in the basement unless the provisions permit the same and there is no chance of back flow and flooding of sewerage. If permitted they shall be placed against an external wall of the basement (which shall also be external wall of the building) and shall be adequately lighted and ventilated. The area of kitchen, bathroom and toilet so permitted in the basement shall be counted towards FAR calculation;
- (x) A kitchen when permitted in the basement shall be equipped with electric ovens, stoves, gas or similar equipments.

Boundary Walls—

(1) Except with the special permission of the Authority the maximum height of the front boundary wall shall not be more than 3.5 metres above the centre line of the front street.

(2) The rear and side walls shall not be more than 2.2 metres in height above the centre line of the road in case it exists, shall not be more than two metres otherwise in height above the centre line of the front street.

(3) In case of a corner plot, the height of the boundary wall abutting the road shall be restricted to 0.75 metre for a length of 5 metres on the front and side of the intersections and the remaining height up to 1.5 metres shall be made up of railings.

(4) However, the provisions of clauses (1), (2) and (3) are not applicable to boundary walls of jails, sanatoria, factories and educational institutions, like schools, colleges including the hostels.

(5) No building boundaries shall be surrounded by a barbed wire-fences, unless a green ledge is provided along it.

Lighting and ventilation requirements.

57. (1) All habitable rooms shall have, for the admission of light and air, one or more apparatus, such as windows, exhaust fans and sky lights opening directly to the external air or into an open verandah. Doors are not counted towards the area of opening in walls for lighting and ventilation purposes.

(2) Where the lighting and ventilation requirements are not met through day lighting and natural ventilation, the same shall be ensured through artificial lighting and mechanical ventilation as per Part VII Building Service Section-1 lighting and ventilation of National Building Code of India, 1983 published by the Indian Standards Institution.

(3) Cross ventilation by means of windows or ventilators or both shall be effected in at least one living room of a tenement either by means of window in opposite walls or if this is not possible, at least by means of windows in the adjoining walls, taking advantage of prevailing breeze direction.

(4) Notwithstanding the above, a minimum aggregate area of opening, excluding doors, shall be not less than 1/6 of the floor area in the case of residential buildings. In the case of other public building like commercial buildings, offices, educational institutions and hospital buildings, the minimum aggregate area of opening shall be not less than 1/5 of floor area.

(5) No portion of a room shall be assumed to be lighted if it is more than 7.5 metres from the opening provided for lighting that portion.

Ventilation Shaft

58: For ensuring adequate lighting and ventilation to water closets and bath rooms if they do not open to the front, side, rear and interior open spaces, they shall open to the ventilation shaft, the size of which shall not be less than the measurements given below:—

No. of storeys (1)	Size of ventilation shaft in square metres (2)	Minimum width in metres (3)
1,2
1,2,3,4	1.2	0.9
1,2,3,4,5,6	2.8	1.2
1,2,3,4,5,6,7,8	4.0	1.5
1 to 10	5.4	1.8
More than 10	8.0	2.4
..	9.0	3.0

Parapet—

59. Parapet walls and hand-rails provided on the edges of the roof terrace, balcony etc. shall not be less than one metre and more than 1.5 metres in height provided that the above restriction shall not apply where roof terrace is not accessible by a stair-case.

General exit requirements—

60. (1) Every building meant for human occupancy shall be provided with exits sufficient to permit safe escape of occupants, in case of fire or other emergency.

(2) All exits shall be free of obstructions.

(3) In all buildings, except residential buildings up to two storeyed, no alteration to reduce the number, width or protection of exits shall be taken up except with the prior approval of the Authority.

(4) Adequate and reliable illumination shall be provided for exits where necessary;

(5) All exits shall provide continuous means of egress to the exterior of a building or to an exterior open space leading to a street.

(6) Exits shall be so arranged that they may be reached without passing through another occupied unit.

Doorways—

61. (1) No exit doorway shall be less than 75 centimetres in width in the case of residential buildings and 100 centimetres in width in the case of other buildings. Doorways shall be not less than 200 centimetres in height.

(2) 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 required width of stairway or landing to less than 90 centimetres.

(3) Exit door shall not open immediately upon a flight of stairs.

Stairways—

62. (1) Interior stairs shall be constructed of non-combustible materials throughout

(2) Interior stair-case shall be constructed as a self-contained unit with atleast one side adjacent to an external wall and shall be completely enclosed.

(3) The minimum width of an internal stair-case shall be 75 centimetres in the case of residential buildings, 100 centimetres in the case of commercial (mercantile) buildings and 125 centimetres in the case of public buildings.

(4) The minimum width of treads without nosing shall be 25 centimetres for an internal stair-case of residential buildings. In the case of other buildings the minimum tread shall be 30 centimetres. The tread shall be constructed and maintained in a manner to prevent slipping.

(5) The maximum height of riser shall be 19 centimetres in the case of residential buildings and 15 centimetres in the case of other buildings. They shall be limited to 12 per flight.

(6) Hand-rails shall be provided with a minimum height of 75 centimetres in the case of residential buildings and 100 centimetres in case of other buildings and shall be firmly supported.

(7) No winders should be provided in a public building except in the case of emergency exit.

(8) The minimum headroom in a passage under the landing of a stair-case shall be 2.2 metres.

Ramps—

63. Ramps with a slope of not more than 1 in 10 may be substituted for stair-ways of the ramp comply with all the applicable requirements of required stairways as to enclosures capacity and limiting dimensions. Large slope may be provided for special uses but in no case greater than 1 in 5. For all slopes exceeding 1 in 10 and wherever the use is such as to involve danger of slipping, the ramps shall be surfaced with approved non-slipping materials.

Exit requirements—

64. For buildings above 15 metres in height and special occupancies like cinema theatres, assembly halls factory buildings etc. number and details of exits shall be in accordance with Part-IV (Fire Protection) of National Building Code of India (1988) published in the Indian Standard Institutions.

Provision of lifts—

65. (1) Provision of lift shall be made for buildings more than 15 metres in height.

(2) The number and type of lifts, their planning, design and installation, shall be in accordance with the provisions of Part-VIII (Building Service) Section 5 (Installation of Lifts and Escalators) of National Building Code of India, 1983.

Corridors—

66. (1) The minimum width of a corridor in a residential building shall be 1 metre and in all other buildings shall be 1.5 metres.

(2) In case of more than one main stair-case of building inter-connected by a corridor or other enclosed space, there shall be atleast one smoke stop door across the corridor or enclosed space between the doors in the enclosing walls of any two stair-cases.

Refuge Area—

67. (1) For all buildings exceeding 15 metres in height, refuge area shall be provided as follows:—

(a) for floors above 15 metres and up to 24 metres one refuge area on the floor immediately above 15 metres.