(b) for floor above 24 metres and up to 36 metres, one refuge area on the floor immediately above 24 metres and below it;

(c) for floor above 36 metres, one refuge area per every five floors above 36 metres.

(2) Refuge area shall be provided on the external walls as cantilever projections or in any other manner (which will not be covered in FAR) with a minimum area of 15 square metres and to be calculated based on the population on each floor at the rate of 1 Sq. metre per person.

Fire escape or external stairs—

68. (1) Fire escapes shall not be taken into account in calculating the evaluation time of a building.

(2) All fire escapes shall be directly connected to the ground.

(3) Entrance to fire escape shall be separate and remote from the internal staircase.

(4) The route to fire escape shall be free of obstructions at all times, except a doorway leading to the fire escape which shall have the required fire resistance.

(5) Fire escape shall be constructed of non-combustible materials.

(6) Fire escape stair shall have straight flight not less than 75 centimetres wide with 25 centimetres trend and risers not more than 19 centimetres. The number of risers shall be limited to 16 per flight.

(7) Hand rails shall be at a hight not loss than 80 centimetres.

Fire Escapes or Spiral Stairs—

69. (1) The use of spiral stairs shall be limited to low occupancyland and to a building of height 9 metre unless they are connected to platforms, such as, balconies and terraces to allow escapes to pause.

(2) A spiral fire escape shall be not less than 150 centimetres in diametre and shall be designed to give adequate headroom.

Wells—

70. (1) Wells intended to supply water for human consumption or domestic purposes shall :—

(a) be located not less the 15 metres from any ash pits, refuse pit, earth closet or privy and shall be located on a site upwards from the earth closet or privy ;

(b) be located not less than 18 metres from any cass pit, soakway or borehole latrine and shall be located on a site upwards from the earth closet or privy :

(c) be so located so that the risk of contamination by the movement of sub-soil of other water eliminated to a large extent ;

(d) be of a minimum internal dianothers of not less than 1·0 metre ;

(e) not be under a tree or otherwise shall have a canopy over it, so that leaves and twings may not fall into the well ; and

(f) no well shall not be located within 2 metres from the inner edge of the footing of the foundation of an existing or proposed building ;

(2) The head of the well shall be raised above the level of the adjoining ground to form a parapet on kerb and to prevent surface water from flowing into a well, and shall be surrounded with a paving constructed of impervious material which shall extend for a distance of not less than 1·8 metres in every direction from the parapet from the kerb forming the well head and the upper surface of such a paving shall be sloped away from the well.

(3) The interior surface of the lining of the well shall be rendered impervious for a depth of not less than 1·8 metres measured from the level of the ground immediately adjoining the well-head

(4) A well from which water is drawn by means of a bucket or other similar apparatus shall be provided with :

(a) a mosquito-proof cover ; and

(b) stand for the bucket, raised not less than 15 centimetres above this level of the surrounding paving.

(5) Where sources of water is from tube-well installations, the tube-well head, shall be surrounded with a paving constructed of impervious materials for an area not less than 1 square metre around the out-let point and the water on the paving shall be suitably drained.

Septic tanks—

71. (1) Where the drainage is carried out through septic tank installations, the location design and requirements of IS: 2470 (Part I) 1968 and IS: 2470 (Part II) 1971 Indian Standard Code of Practices for Design and Construction of Septic Tanks, Part I Small Installations (up to 60 persons) and Part II Large Installations (up to 300 persons), the requirements of 35·3·1 to 35·3·2 shall be fulfilled.

(2) Septic tank should be located at a place open to sky and as far away as possible from the exterio of the wall of building. It shall be accessible for cleaning.

(3) A sub-soil dispersion system shall not be closer tha .8 metres from any sources of drinking water to mitigate the possibility of bacterial pollution of water supply. It shall also be as far removed from the nearest habitable building as economically feasible but not closer than 6 metres to avoid damage to the structures.

Requirements for Septic Tanks—

72. (1) Septic tank shall be designed as per Indian Standard Code of Practice.

(2) Septic tanks may be constructed of brick-work, stone-masonry, concrete or other suitable materials as approved by the Authority.

(3) Under no circumstances shall effluent from a septic tank be allowed into an open channel, drain or body of water without adequate treatment.

(4) Minimum internal diametre of pipe shall be 100 millimetres. Further, at junctions of pipes in manholes, direction of flow from a branch connection shall not make an angle exceeding 450 with the direction of low in the main pipe.

(5) The gradients of land drains, under-drainge as well as the bottom of dispersion treaches and soakways should be between 1: 300 and 1: 400.

(6) Every septic tank shall be provided with ventilating pipe of atleast 50 millimetre diametre. The top of the pipe shall be provided with a suitable cage of mosquito-proof wire mesh.

(7) The ventilating pipe shall extend to a height which would cause no small nuisance to any building in the area. Generally, the ventilating pipe may extend to a height of about 2 metres when the septic tank is at least 15 metres away from the nearest building and to a minimum height of two metres above the top of the building when it is located closer than 15 metres.

(8) When the disposal of septic tank effluent is through a seepage pit, may be of any suitable shape with a minimum cross-sectional dimension of 90 centimetres and not less then 100 centimetre in depth below the invert level of inlet pipe. The pit may be lined with stone, brick or concrete blocks with dry open joins which should be finished with mortar. In the case of pits of larg dimensions, the top portion may be narrowed to reduce the size of the reinforcement concrete cove slabs. Where no lining is used, specially near tress, the entire pit should be filled with loose stones A masonry ring may be constructed at the top of the pit to prevent damage by flooding of the pit by surface runoff. The inlet pipe may be taken down to a depth of 90 centimetres from the top as an anti-mosquito measures.

(9) When the disposal of septic tank effluent is through a dispersion trench shall be 50 to 100 centimetres deep and 30 to 100 centimetres wide excavated to a slight gradient and shall be provided with 15 to 25 centimetres of washed gravel or crushed stones. Open joined pipes placed inside the trench shall be made of unglaged earthen-ware clay or concrete and shall have minimum internae diametre of 75 to 100 millimetre. Each disperson trench shall not be longer than 30 metres and treaches shall not be placed closer than 1·8 metres.

Requirements for cinema halls, theatres or auditorium for cultural show—

73. (1) No permission for construction of a building to be used as a cinemal hall, theatre or auditoria for cultural show shall be granted unless the construction of such buildings conform to theprovisions of the Orissa Cinema (Regulations) Act, 1954 and the Orissa Cinema (Regulation) Rules, 1954 or any others law-in force in the State.

(2) No permission to construct a cinema shall on a site shall be given unless such site has been approved for construction of a cinema hall thereon.

(3) The open spaces (setbacks) to be left around a cinema building, number of floors, coverage AR in respect of cinema hall, theatres or auditoria for cultural show shall be as per Table 9 given in Sub-regulation (3) of regulation 37.

(4) Buildings referred to in sub-regulation (3) shall be permitted only on plots which abouts a street with a minimum right of way of 30 metres and where the width of the right of way is less than 30 metres if permissible under a zonal plan or a development scheme or a town planning scheme.

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

(6) All cinema, theatre of auditoria buildings shall conform to IS:4898—1968 and acaustical design of such buildings shall adhere to the requirements of IS:2526—1963.

(7) Exits and fire safety requirements shall be in accordance with Part IV (Fire Protection) of National Building Code of India, 1983.

Requirements for a chawl and tenements—

74. (1) No water closet, privy, urinal, bathroom or washigplace in front of the main staircase of the main entrance to chawl shall be constructed in order to avoid their direct visibility to person using such staircas or entrance.

(2) Notwithstanding anything contained in sub-regulation (1), if it becomes necessary to locate water closet, privy, urinal, bathroom or washing place near the main stair-case or entrance, they shall be completely screend off by a partition wall, from the floor to the ceiling without any opening in such partition wall except a door.

(3) In a chawl the clear internal dimension of a bathroom, sink, washing place and urinal shall not be less than 1·5 metres×1·2 metres, 1 metre×1 metre, 1·3 metres×2 metres and 1 metre×1 mitre respectively.

(4) No chawl of more than two storoyed shall be allowed. A chawl may contain single room or double room tenement. In case of single room tenement, the area of living room or the portion used as a living space shall not be less than 11 square metres (120 square feet) and in case of double room tenement such area shall not be less than 9·5 square metres (100 square feet).

(5) Every living room whether with or without kitchen shall have window or windows opening directly into an interior or exterior open space or into an open verandah or gallery abutting on such open air space. Such openings shall not be less than one-tenth of the floor area of the room, and doors and windows taken together shall not be less than one-seventh of such floor area.

(6) The open spaces, the area of kitchen space and the height of partition wall between the kitchen and the living space shall be as indicated in Table 16 below:—

TABLE 16

Nature of tenement	Area of kitchen room or a portion of the living room used as kitchen	Width of interior or exterior open-air space on which the kitchen room or a portion of the living room used as kitchen abouts	Height of partition wall between the kitchen room and the living room
(1)	(2)	(3)	(4)
Single room	5·5 square metres	2·5 metres	Not more than 2 metres
Double room	7·4 square metres	2·5 metres	Not more than 2 metres

(7) In a chawl single room tenement no room on the back of another room shall be constructed.

(8) For every four single room or every three double room tenements the followings shall be provided:—

(i) A sink of not less than a size of 1 square metre,

(ii) A water tap,

(iii) A loft being one metre in width along any wall of the kitchen

(iv) At least one water closet of not less than 1·4 square metres in area, one closed bath room of not less than 1·4 square metres in area, one urinal not less than 0·9 square metre in area, one general washing space of not less than 2·2 square metres in area and one covered dust-bin.

(9) Every chawl shall be so designed that the facilities indicated in sub-regulation (8) above shall be on the same floor as the tenements commensurate with the requirement of the number of the tenement located in that floor.

(10) Every tenement shall have access through an open verandah, gallery or passage which shall not be less than 1·9 metres in width and shall about on an interior or exterior open space of the required width.

(11) No upper floor tenement shall be located at a distance of more than 15. metres from staircase.

75. Row housing and semi-detached houses—

(1) Owners of adjacent similar dimension plot abouting a road may be permitted to construct row or semi-detached buildings.

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

(3) For semi-detached buildings over two adjacent plots, the coverage, setbacks, the height and the F. A. R. shall be regulated by treating both the plots as one and in accordace with the requirements contained in Table 3 and Table 4 given in regulation 33 and 34 of these regulations.

(4) In case of row-housing, the length of a row shall not exceed 30 metres along the road on which such houses abut. In case, the dwelling units in a row are scattered the maximum length of the road shall be 100 metres.

(5) For row houses the ground coverage shall not be allowed to exceed 60% and the far more than 2·0

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

76. Special requirents for factories and industrial buildings—

(1) In addition to the requirements contained in these regulations, every factory buildings or part thereof shall comply with the following requirements namely:—

(a) The location of the factory site shall be governed by the provision of the development plan.

(b) Exists and fire safety requirements shall confirm to Part IV (Fire Protection) of National Building Code of India, 1983.

(2) Where the use of any existing building or land is proposed to be converted for establishment of a small scale or cottage type industrial unit which, in the opinion of the authority is not likely to cause any public nuisance, such conversion may be allowed for such period and subjects to such conditions, as the authority may deem fit:

Provide that while examining proposals for such conversion, the authority shall ensure that the concerned land or building has means of access of adequate width and the establishment of the relevant industrial unit shall not be injurious to the health and safety of the inhabitants of the locality.

77. (I) Location and expansion of industry in residential area—

(1) Normally industires shall be located in the areas earmarked for industries in the development plan. Industries causing nuisance in a residential area shall shift and be relocated in industrial zone. Expansion of industrial units which are likely to cause shall be disallowed. In the absence of availbility of developed industrial plots in industrial areas, an industry which is not likely to cause any nuisce or little nuisance and at present existing inside a residential zone may be allowed to be shifted to another plot in the same zone or to the green belt abutting such residential zone, provided such shifting diminishes the cause of nuisance value and does not pose any health hazards for the inhabitants of the locality.

(2) To sustain economic activities and to provide employment to the needy and the poors within the walking distance from their residences, household and small scale but clean industries can be permitted in the zone earmarked as residerntial or commercial in the development plan. However, while permitting such industries, it has to be ensured that they do not cause nuisance and do not spoil the environment in general.

(3) The location of small scale or household clean industries shall be examined from the view point of performance and characteristics of the concerned industrial unit. The indicators to be taken into account while examining the permissibility of an industrial unit in residential area shall be noise, vibration, smoke, dust, odour, effluent, power, employment, vehicular traffic and general nuisance. The guiding factors in respect of each indicator shall be as detailed below :—

(i) *Noise*—Normally a noise-free industrial unit would be permitted in residential area. However, some noise may be unavoidable. The noise on the street or at the adjacent premises shall not be more than the tolerable limits.

(ii) *Vibration*—The industry as far as possible, shall not produce any vibration which could be dangerous to the structure in which it is located as well as to the adjacent structures.

(iii) *Smoke*—Discharge of smoke in certain manufacturing process may perhaps be unavoidable. However, the smoke shall not be a source of nuisance and danger to public health.

(iv) *Dust*—The industrial unit shall not produce dust to a level which will be injurious to health and cause nuisance in the area.

(v) *Odour*—The industrial unit which produces odour/bad smell to a level so as to cause nuisance shall not be permitted in residential areas.

(vi) *Effluent*—An industrial unit which discharges effluent containing offensive and decomposable or toxic substances shall not be permitted in residential areas.

(vii) *Electric power*—Normally an industry which can be operated with motive power up to 10 HP or less will be permitted in residential areas. Those industries which use higher power but do not cause any nuisance could also be permitted in residential areas.

(viii) *Employment*—An industry which employees less than 10 persons can be permitted in residential areas.

(ix) *Vehicular traffic*—An industry which generates and attracts abnormal vehicular traffic shall not be permitted in residential areas.

(x) *General nuisance*—An industry which produce explosive or any other inflammable material shall not be permitted. The welding process that produces dazzling spark visible outside the premises shall not be permitted.

(4) Subject to satisfaction of the conditions laid down in sub-regulation (3), the authority may be resolution and in consultation with the Director, Town Planning from time to time, determine and prepare the list of industries that can be permitted in the areas other than industrial zone. Applications for establishment of industrial unit in areas other then the industrial use zone shall be in Form J.

PART IV

STRUCTURAL DESIGN AND OTHER REQUIREMENTS

Structural design

73. (1) The loads and forces which are to be taken into account for structural design of buildings shall be in accordance with Section 1 (loads) of Part VI, (Structural design) of the National Building Code of India, 1933.

(2) The structural design of foundations and elements in sub-structure and super-structure of wood masonry reinforced and pre-stressed concrete and steel shall be in accordance with Section 2 (Foundations) Section 3 (Wood), Section 4 (Masonry) Section 5 (Concrete) and Section 6 (Steel) of Part VI (Structural design) of the Nationa Building Gode of India, 1983.

Fire safety requirements

79. Buildings shall be planned, designed and constructed to ensure adequate fire safety to the property and inhabitants and this shall be carried out in accordance with Part IV (Fire Protection) of the National Building Code of India, 1983 for buildings above 5 storeys in height. The fire fighting requirements, arrangements and installations required in buildings shall also conform to the provisions of Part IV (Fire Protection) of the National Building Code of India, 1983.

Building services

80. In addition to the provisions of sub-regulation (2) of Regulation 57 and sub-regulation (2) of Regulation 65, the planning, designing and installation of electrical appliances, air conditioning and heating system in buildings shall be in accordance with Section 2 (Electrical installations) and Section 2 (Air conditioning and Heating) of Part VIII (Building services) of the National Building Code of India, 1983.

Plumbing services

81. (1) The Planning, design and installation of water-supply system, drainage and sanitation and gas supply systems in building shall be in accordance with Section 1 (water-supply), Section 2 (Drainage and sanitation) and Section 3 (gas supply) of Part IX (Plumbing Services) of the National Building Code of India, 1983.

(2) The water-supply and sanitation requirements shall be in accordance with the provisions specified in appendixes I to XII.

Constructional practices & safety

82. (1) The various construction activities like demolition, excavation, blasting, actual construction from foundation to completion shall be in accordance with Part VII (Constructional practice and safety) of the National Building Code of India, 1983.

(2) The safety measure to be adopted during various construction, oprations, including storage of material in construction site and corporation land shall be in accordance with Part VII constructional practices and safety of the National Building Code of India, 1983.

(3) The requirements of Building materials to be used in construction shall conform to Part V (Building materials) of the National Building code of India.

Alternative materials, methods of design & construction

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

(2) The Authority may approve any such alternative if it is found that the proposed alternative is satisfactory and conforms to the provision of relevant parts of this regulation regarding material, design and construction and that material, methods or work offered is, for the purpose intended, at least equivalent to that prescribed in these regulations with regard to effectiveness fire and water resistance, durability and safety requirements.

Tests

84. (1) Whenever there is insufficient evidence of compliance with the provisions of these regulations or evidence that any material or method of design or construction does not conform to the requirements of these regulations or in order to substantiate claims for alternative materials, design or methods of construction, the Authority may require tests sufficiently in advance as proof of compliance. These tests shall be made by an approved agency at the expenses of the owner.

(2) Test methods shall be as specified by these regulations for the materials or design or construction in question. If there are no appropriate texst methods specified in these regulations, the Authority shall determine the test procedure. For method or tests for building materials, reference may be made to relevant Indian Standards as given in the National Building Code of India, 1983 published by the Indian standard Institution.

(3) Copies of the results of all such tests shall be retained by the Authority for a period of not less than 10 years after the acceptance of the alternative materials.

PART-V

DEVELOPMENT AND SUBDIVISION OF LAND

Application for sub-division of land under section 16(1)(e) of the Act.

85. (1) Applications for subdivision of land for utilising selling, leasing out or otherwise disposing it off as referred to in clause(a) of sub-section (1) of Section 16 shall be made to the Authority in Form-I.

(2) The applications for subdivision shall be accompanied by—

(a) a copy of the title deed of the land in question;

(b) an affidavit with regard to legal ownership and peaceful possession of land and such other particulars as the Authority may require;

(c) an authenticated copy of the certificate with regard to the payment of development, charges, if any, under Chapter-IX of the Act: Provided that submission of such certificate shall not be necessary if the provisions of Chapter-IX of the said Act has not been brought into force in the area in which the concerned land is located;

(d) an authenticated copy of the receipt towards payment of the specified fee to the Authority as prescribed under rule 18;

(e) a no-objection certificate, from the lessor in case the land is a lease-hold one unless the lease deed permits undertaking subdivision as applied for;

(f) a site plan traced out of revenue village settlement map in operation indicating therein in red colour the lands to which the application relates and surrounding plots;

(g) an index plan of the site showing adjoining areas within a radius of 150 metres around from the proposed site marking clearly therein the boundaries of the proposed layout in red colour, existing road, structures, burial ground and high tension or low-tension power line passing through the site of the layout plan and the level of the site;

(h) a detailed plan to a scale not less than 1:100 showing the proposed layout (subdivision) indicating size of plot width of the proposed road, open spaces and amenities provided;

(i) land use analysis indicating the survey plot number, the bye-plot number, the detailed dimensions of all the plots, the area of each-bye-plot and the use to which they are proposed to be put;

(j) in case of land originally belonging to any religious endowments, a no-objection certificate from the endowment commissioner or wakf board as the case may be; and

(k) any other particulars as the Authority may require.

(3) Where permission for subdivision of land is granted, such permission shall be communicated to the applicant.

(4) Where a permission for subdivision of land is refused such refusal shall be communicated to the applicant in such form as may be determined by the Authority.

Use in relation to development Plan

86 (1) Subdivision of land shall normally be permitted for the purpose for which the concerned land is earmarked in the development plan. Such Subdivision may be for residential, commercial industrial, institutional or combination of one or more of these purposes or such other purposes as may be considered conforming with the provisions in the development plan:

Provided that in every subdivision plan spaces of roads, community facilities and public utilities as specified in this part or such other facilities as the Authority may determine shall be incorporated.

(2) After a subdivision plan has been approved the Authority shall not permit construction of a building on any of the plot under section-16 unless the owners have laid down and made all street or streets and provided amenities as approved or transferred the land covered by roads, open spaces or other public purposes to the concerned urban local body:

Provided that where no such urban local body exists whose normal function is to maintain road, parks etc. or where the urban local body refused to accept the transfer in such cases the authority may grant the permission after the concerned land is transferred to the Authority on such conditions as it may deem fit.

(3) Subdivision of land for residential purpose in green-belt use zone shall not be permitted unless such sub-division in the opinion of the Authority forms a part of the normal expansion of an existing human habitation.

Roads to be provided in residential subdivision plan

87. Depending upon the total area to be subdivided three categories of roads, namely service roads, collector roads and such other roads as may be indicated in the development plan or considered necessary on account of local condition shall be provided. The width of these roads shall either be demarcated in the zonal plan or as may be determined the Authority.

Service roads.

83 (1) The minimum width of the service road shall be 12 metres where the length of service road is more than 300 metres (which shall be measured from one wider street to another wider street) for which serves up to 100 plots or is extendable to new areas:

Provided that no turn-at-round shall be necessary for a servi. road which is of 12 metres wide.

(2) The minimum width of the service road shall be 9 metres where the length of the road is more than 150 metres but less than 300 metres:

Provided that in case the width of the service road is 9 metres and the length of the service road is more than 200 metres and the service road ends as dead-end-road the service road shall have a turn-around at the end and the width and depth of the turn-around shall be 15 metres or a equivalent area in another form permitting such a turn around.

Provided further that the minimum width of the service road shall be 6·5 metres where the length of the service road is less than 150 metres.

(3) All junctions of service roads shall have sufficient weaving angle. In no case it shall be less than the space arrived at by drawing a quadrent of 4·5 metres radious at the edge of the actual road line, leaving the width of pedestrian walks (footpath) and the plot boundary shall be rounded of by drawing a quadrant of 2·7 metres radious at the edge of plot boundary. It can also be provided by cuts-of and outs-in in place of rounded corners.

Collector roads

89 (1) The Collector roads in addition to giving direct access to abutting plots shall also provided access to service road.

(2) A Collector road shall serve 200 plots comprised in 5 hectors and its width can range between 18 hectares to 24 metres depending upon the density of population envisaged in the development plan.

90. Condition of road planning—(1) The service roads shall be so provided that their use for thoroughfare is automatically discouraged.

(2) Where subdivision plots about on certain existing or proposed major roads, the Authority may require the provision of service roads along the side of such major roads in order to provide access to abutting properties and to ensure segregation between local and thorough fare.

91. Subdivision for commercial, business and industrial uses—The maximum length and minimum width of different categories of roads in areas other than residential areas shall be areas other than residential areas shall be as indicated below :

Provided that in commercial, business and Industrial areas the width of any road shall in no case be less than 12 metres.

Class of roads	Width in Metre	Maximum length permissible in metres
(1)	(2)	(3)
1	12	200
2	18	600
3	24	Above 600

(2) Alleys shall be provided in commercial and industrial areas except where the Authority may relax this requirement or when adequate provision is made for service access such as off-street loading and unloading and parking spaces consistent with the requirement of the use :

Provided that the width of the alleys shall not be less than 6 metres and no dead-end alleys shall be permitted unless provided with an adequate turn around facilities.

92. Junctions—As far as possible, four-way junction shall be avoided. Roads should meet each other at or nearly at right angles. Roads meeting at less than 450 angle shall not be permitted unless adequate arrangements for the circulation of traffic and desirable weaving length is made available.

Parks and Play Grounds :

93. The open-spaces in a residential subdivision plan shall be in accordance with the density of population determined for that area. In order to work out the overall open space requirements exclusively for active recreation, the total population likely to be accommodated in the conferred area shall be taken into account. The following guidelines may be followed for arriving at requirement of open spaces depending upon gross density of population.

Density acre (1)	Density Hectare (2)	Open space in percentage (3)
100	250	15
150	325	18
200	500	22
250 & above	625 & above	25

Exemption from providing open space

94. Where a person owns only one acre of land without owning any other contigous land and applied for approval of subdivision plan, the Authority may exempt him from making the provision for open space.

Non-existence of Connection to public road

95. (1) No subdivision plan shall be approved unless the road/roads provided therein are connected to an existing public road;

(2) Spaces for different categories of community facilities shall be provided in a subdivision plan depending upon the size of the area and the population as per the details given in Appendix XIII.

PART VI

ZONING REGULATIONS

Objective

96. The Zoning Regulations have been framed in keeping with the objectives of planned urban expansion, development of residential areas on neighbourhood principles, promotion of correct land use and convenience and general betterment of the inhabitants of the locality in view, shall be applicable to the area covered by the Development Plan.

Classification of the Use Zones

97. For the purpose of these regulations, the area covered by the Development Plan has been divided into nine use zones, as per the following :—

(i) Residential
(ii) Commercial
(iii) Industrial
(iv) Administrative
(v) Institutional
(vi) Open space
(vii) Transport and communication
(viii) Green belt
(ix) Natural Drainage channel use and water bodies.

zonal boundaries

98. (1) The Zonal boundaries of each of the zone shall be, as indicated in the Development Plan. Unless otherwise shown in the Development Plan, the boundary of zones shall be the plot lines, the centre-lines of the streets or such lines extended over the railway right-of-way lines of the corporate limit lines as exist on the date of enforcement of these regulations.

(2) The zonal divisions as designated in regulation, 97. may be further divided into sub-zones by the Authority where it deems expedient and the designation of such sub-zones, shall depend on the special use to which such sub-zone(s) is being utilised.

(3) Decision of the Development Authority shall be final in deciding the exact boundaries of the zones.

General Regulation

99. (i) Except as otherwise provided, no structure or land hereafter shall be used and no structure or part thereof shall be erected, re-erected or materially altered unless in conformity with these regulations.

(2) Any use of land or structure existing at the time of the enforcement of these regulations, but not in conformity with its provisions, may continue to exist with the following limitation namely:—

(*i*) Such uses of land or structure shall not be—

(*a*) changed to other non-conforming use,

(*b*) re-established after discontinuance of the use for six consecutive months,

(*c*) extended except in conformity with these regulations; and

(*d*) re-built or repaired after damage exceeding one-half of its cubical contents immediately prior to such damage.

(*ii*) all existing places of workship temples, churches mosques etc. and burial and cremation grounds shall be exempted from being treated as non-conforming uses.

(3) All non-conforming uses of land and buildings shall be discontinued and made to conform with the development plan within the time limits specified by the Authority.

Building line

100 The following building lines are to be maintained in location and construction of building abutting arterial roads:—

DISTANCE OF BUILDING LINE FROM ARTERIAL ROADS

TABLE-17

Sl. No.	Category of arterial roads	Distance of the building line from R/W of the road
(1)	(2)	(3)
1.	92 Metres (300 feet)	7·7 Metres (25 feet)
2.	65·5 Metres (200 feet)	6·9 Metres (20 feet)
3.	46 Metres (150 feet)	4·5 Metres (15 feet)
4.	30·8 Metres (100 feet)	4·5 Metres (15 feet)

Multiplicity of land use

101. If a site for erection, re-erection, addition or alteration of a building is so located that it touches upon more than one proposed use zone, its total use shall be determined by keeping in view the local condition and majority use in the locality.

Permissible land uses in different use zones

102. Permission for different land uses shall be regulated as provided in Table-18. In the event of any conflict between the zoning Regulations and those in the Development Plan, the regulations of the Development Plan shall prevail.

Constitution of Development Plan and Building Permission Committee

103. (i) The Authority may constitute a Committee under Section 6 to be called "Development Plan and Building Permission Committee" and refer to this Committee such matters and such cases relating to building permission as it may deem fit from time to time for advice and recommendation.

(ii) The Authority may by a notification delegate such of its powers relating to approval of schemes relating and building plans to the Committee constituted under clause (1) as it may deem appropriate.