

**APPENDIX X**  
**SANITATION REQUIREMENTS FOR RESTAURANTS**  
 (See Regulation 81)

Fittings	For Public		For Staff	
	Male	Female	Male	Female
(2)	(3)	(4)	(5)	(6)
Water Closet	One for 50 seats up to 200 seats. For over 200 seats, add at the rate of one per 100 seats or part thereof.	One for 50 seats up to 200 seats. For over 200 seats add at the rate of one per 100 seats or part thereof.	One for 1-15 persons Two for 16-35 persons Three for 36-65 persons Four for 66-100 persons	1 for 1-12 persons 2 for 13-25 persons 3 for 26-40 persons 4 for 41-57 persons 5 for 58-77 persons 6 for 78-100 persons
Ablution taps	One in each water closet.	One in each water closet.	One in each water closet.	One in each water closet.
	One water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water.			
Urinals	One per 50 seats		Nil up to 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons	
Wash Basins		One for every water closet provided.		
Kitchen sinks and dish washer.		One in each kitchen.		
Stop or Service Sink.		One in the restaurant.		

N. B.—It may please be assumed that two-thirds of the number are males and one-third females.

APPENDIX XI  
SANITATION REQUIREMENTS FOR FACTORIES.

(See Regulation 82)

Sl. No.	Fitments	For Male personnel	For Female personnel
(1)	(2)	(3)	(4)
1	Water closets	<p>1 for 1—15 persons</p> <p>2 for 16—35 persons</p> <p>3 for 36—65 persons</p> <p>4 for 66—100 persons</p> <p>From 101 to 200 persons, add at the rate of 3%. From over 200 persons, add at the rate of 2.5%.</p>	<p>1 for 1—12 persons</p> <p>2 for 13—25 persons</p> <p>3 for 26—40 persons</p> <p>4 for 41—57 persons</p> <p>5 for 58—77 persons</p> <p>6 for 78—100 persons</p> <p>From 101 to 200 persons, add at the rate of 5%. From over 200 persons, add at the rate of 4%.</p>
2	Ablution taps	<p>One in each water closet</p> <p>One water tap with draining arrangement shall be provided for every 50 persons or part thereof in the vicinity of water closet and in urinals.</p>	<p>One in each water closet</p>
3	Urinals	<p>Nil up to 6 persons</p> <p>1 for 7—20 persons</p> <p>2 for 21—45 persons</p> <p>3 for 46—70 persons</p> <p>4 for 71—100 persons</p> <p>From 100—200 persons, add at the rate of 3%. For over 200 persons add at the rate of 2.5%.</p>	
	Washing tap with draining arrangements.	One for every 100 persons or part thereof.	One for every 25 persons or part thereof.
	Drinking water fountains	One for every 100 persons with a minimum of one in each floor.	One for every 100 persons with a minimum of one each floor.
	Baths (Preferably showers)	As required for particular trades or occupations.	

—For many trades of a dirty or dangerous character, more extensive provisions are required.

## APPENDIX XII

### SANITARY REQUIREMENTS FOR LARGE STATIONS AND AIRPORTS

(See Regulation 82)

Sl. No.	Place	Water closed for males	Water closed for females	Urinals for males
(1)	(2)	(3)	(4)	(5)
1	Junction stations, intermediate stations and bus stations.	3 for first 1000 persons and 1 for every subsequent 1000 persons or part thereof.	4 for first 1000 persons and 1 for every addl. 1000 persons or part thereof.	4 for every 1000 persons and 1 for every addl. 1000 persons or part thereof.
2	Terminal stations and bus terminals.	4 for first 1000 persons and 1 for every subsequent 1000 persons or part thereof.	5 for first 1000 persons and 1 for every subsequent 2000 persons or part thereof.	6 for first 1000 persons and 1 for every addl. 1000 persons or part thereof.
3	Domestic Airports			
	Min.	2*	4*	2*
	For 200 persons	5	8	6
	For 400 persons	9	15	12
	For 600 persons	12	20	16
	For 800 persons	16	25	20
	For 1000 persons	18	29	22
4	International Airports			
	For 200 persons	6	10	8
	For 600 persons	12	20	16
	For 1000 persons	18	29	22

NOTE—Provision for wash basins, baths including shower stalls, shall be in accordance with Part IX Section 2, Drainage and Sanitation of National Building Code of India.

\*At least one Indian style water closet shall be provided in each toilet, assume 60 males to 40 females in any area.

APPENDIX XIII

COMMUNITY FACILITIES AND OTHER SUBDIVISION REQUIREMENTS

[ See Regulation 55 (2) ]

Sl. No.	Facilities required		Scale of provision (Number required)	Area required and remarks
	Main type	Sub-type		
(1)	(2)	(3)	(4)	(5)
1	Education facilities	Nursery School (+3 to 5 age-group).	4 for 15,000 population.	0.5 acre for density up to 100 population/acre. 0.35 acre for 101 to 200 population/acre. 0.25 acre for 201 population/acre and above.
		Primary School (+5 to 12 age-group).	4 for 15,000 population.	1.5 acres for density up to 100 population/acre. 2.0 acres for 101 to 200 population/acre. 1.75 acres for 201 population/acre and above.
		High School (+12 to 16 age-group).	1 for 15,000 population.	6.0 acres for density up to 100 population/acre. 5.0 acres for 101 to 200 population/acre. 4.0 acres for 201 population/acre and above.
		Debate College	1 for 75,000 to 100,000.	10 to 15 acres
2	Health facilities	Health Centre	1 for every 15,000 .. 1 for every 75,000 ..	1.5 acres .. 10.0 acres for 200 beds with ancillaries and staff quarters.
		Shops	1 for every 250 to 500 .. 1 for every and subsequent 500 up to 3,500.	20 square m. X per 250 46 square-m./500
3	Commercial facilities including shops.	Convenient Shopping Centre	Up to 10 shops for 5,000.	0.5 to 0.75 acre
		Local Shopping Cent	Up to 20 shops for 15,000.	1.75 acres
		Zonal Shopping Cent	Up to 80 to 100 shops for 50,000.	11.0 acres

Sl. No.	Facilities required		Scale of provision (Number required)	Area required and remarks
	Main type	Sub-type		
(1)	(2)	(3)	(4)	(5)
4	Communication facilities and essential service.	Sub-Post Office	.. 1 for every 10,000 ..	10 sq. mts.
		Post and Telegraph Office-cum Delivery and Booking including Telephone Exchange of 10,000 lines.	1 for every 100,000	2.5 acres
		Electric Sub-station	.. 1 in all shopping centre	12 m. x 12 m.
		Police Station with staff quarters.	with 1 for every 50,000 ..	2.0 acres
		Police Post with staff quarters.	1 for every 20,000 ..	1.0 acre
		Fire Station with staff quarters.	1 for every 5 kilometres radial distance.	2.0 acres
	Special and cultural facilities.	Religious Building	.. 1 for every 15,000 ..	2 acres—location not at intersection of road and 60 metres away from 6 junctions.
		Community Hall and Library.	1 for every 15,000 ..	0.75 acre
		Cinemas	.. 1 for every 25,000 ..	0.8 acre with parking—Location in zonal shopping centres, business and commercial area not in residential zone.



W

K

ANNEXURE I  
APPLICATION FORMS  
(A TO J)

FORM A  
PART I

[ See Regulation—B ] (1)

APPLICATION FOR PERMISSION FOR DEVELOPMENT OF BUILDING (OTHER THAN SUB DIVISION OF LAND) UNDER SECTION 16 OF THE ORISSA DEVELOPMENT AUTHORITIES ACT, 1982.

From :  
(Name and address in Block letters)

For office use only

Regd. No. ....  
Fees realised.....  
Receipt No. ....  
Date .....

To  
The Vice-Chairman, Bhubaneswar Development Authority, Bhubaneswar.

Sir/Madam,

I/We hereby apply for permission to undertake development and carry out :-

- (a) Institution/change of the use of my/our land/building from..... use to..... use ;
- (b) Construction of..... storeyed building ;
- (c) Re-construction of an existing building ;
- (d) Alteration/addition to the existing building;
- (e) Revalidation/renewal of plan for construction of all..... storeyed building;
- (f) ..... (If may other, please specify) in respect of Plot No.....  
Khata No..... Village..... Thana No..... Holding No.....  
Ward No..... of..... Municipality/NAC within the development area of Bhubaneswar. The said land/building shall be used for..... purpose.

I/We enclosed herewith the following plans (7 copies in case of privately owned plot/3 copies in case Government leased plots) and specifications duly signed by me/us (name in Block letters.....) and the registered Architect/Licensed engineer/Supervisor..... and the registered Architect/Licensed engineer/Supervisor..... copy or agency being Regd. No..... /License No..... who have proposed the plans, designs, etc and who will supervise the developments.

- 1. Site plan, key plan and the building plan alongwith service plan, four side elevations and sections.
- 2. General specification of constructions doors, windows, staircase, foundations, septic tank if provided
- 3. Ownership title (One copy of the deed/Datta, etc.)
- 4. Authenticated copy of the receipt towards payment of Scrutiny fee (Amount to be paid as per provision of rules clause 18 & 19 of O. D. A. rules 1983. Attached to the application).
- 5. Supervision form duly filed in
- 6. Other documents as required under the regulations
  - (i) Nativity certificate, and
  - (ii) True copy of the document showing the Status of the land as gharbari in case the plots and located in Green belt as per provision of the Development Plan.
  - (iii) Site plan showing drawing No. and Date of approval by BDA/Govt. if the plot is part of an approved lay-out plan.
  - (iv) ..... If any other please specify)

I/We the owner(s) of every part of the land/building to which this application relates, request that the permission for the above development may kindly be accorded.

Place.....  
Date.....

Signature of owner(s)  
Name of owner(s)



FORM A

PART-II

[ See Regulation 8 (1) (K) ]  
FORM OF SUPERVISION

From:

.....  
.....  
.....

Name and address of the Architect/Engineer/Supervisor/Group with Registration/Licence No. )

To

The Vice-Chairman, Bhubaneswar Development Authority, Bhubaneswar.

Sir/Madam,

I/We hereby certify that the erection/re-erection/demolition or material alteration in/of building in respect of Plot No. .... Khat No. .... Village ..... Thana No. .... Holding No. .... Ward No. .... shall be carried out under my/our supervision and I/We certify that all the materials (type and grade) and the workmanship of the work shall be generally in accordance with the general specifications submitted along with and that the work shall be carried out according to the sanctioned plans.

Yours faithfully,

Place:.....

Date:.....

Signature of Registered Architect/  
Licenced Engineer/Supervisor/Group.

Registration/Licence No.....

FORM B

(See Regulation 12)

BHUBANESWAR DEVELOPMENT AUTHORITY, BHUBANESWAR

No. .... BDA., dated Bhubaneswar, the th.....

From :

The Planning Member,  
Bhubaneswar Development Authority,  
Bhubaneswar.

To

Shri/Shrinati.....  
.....  
.....

Subject:—Permission under sub-Section (3) of Section 16 of the Orissa Development Authorities Act, 1982 (Orig. Act 14 of 1982).

Dear Sir/Madam,

Permission under sub-section (3) of Section 16 of the Orissa Development Authorities Act, 1982 (Orissa Act 14 of 1982) is hereby granted in your favour for undertaking—

- (a) institution or change of the use of land/building;
- (b) construction of a ..... storeyed building;
- (c) re-erection of the building;

(d) alterations ~~or additions~~ in the existing building;

(e) ..... (Specify);  
 In respect of Plot No. .... Khata No. ....  
 Village ..... Thana No. .... Holding  
 No. .... Ward No. .... of  
 ..... Municipality/N.A.C. within  
 the development plan area of ..... subject  
 to the following conditions, restrictions and corrections made on the plan:

- (a) This permission is valid for a period of three years with effect from the date of its issue;
- (b) The building ~~including~~ the land shall be used exclusively for .....  
 purpose and the use shall not be changed to any other use without prior approval of this  
 Authority,
- (c) The construction shall be undertaken strictly according to the sanctioned plan enclosed with  
 necessary permission endorsement. No deviation from the sanctioned plan or the provisions  
 of the Building Regulations shall be made without prior approval. Constructions undertaken in  
 violation of the sanctioned plan or against the provisions of the Development Plan shall be  
 demolished and the supervising officer engaged on the job will run the risk of having his registra-  
 tion/licence cancelled;
- (d) It will be the duty of the plot and the architect preparing the plans to ensure that  
 the sanctioned plans are as per prevalent building regulations. If any infringement of  
 regulations remain unnoticed, the Bhubaneswar Development Authority reserves the right to  
 amend the plans as and when the infringement comes to its notice and Bhubaneswar  
 Development Authority shall stand indemnified against any claim on this account.
- (e) A notice in writing shall be sent to this Authority sufficiently in advance intimating the  
 exact date of the commencement of the work. Similar notice will also be sent to this  
 Authority immediately after the building has reached plinth level.
- (f) The applicant shall not occupy or permit to occupy the building or use of permit to use the  
 building or any part thereof until occupancy certificate is issued by this Authority.
- (g) This Authority shall stand indemnified and kept harmless from all proceedings in courts  
 and before other authorities and all expenses/losses/claims which this Authority may incur or  
 become liable to pay as a result or in consequence of the permission accorded by it to  
 undertake this development.
- (h) The land in question must be accessible by an approach means of access of not less than  
 .....ft./mtrs. in width.
- (i) The land in question must be in lawful ownership and peaceful possession of the applicant.
- (j) In case the land in question is agricultural, the applicant shall obtain necessary permission  
 for conversion of the use to non-agricultural purpose as required under Section 8 of the  
 Orissa Land Reforms Act, 1960 before starting construction.
- (k) The applicant shall donate/surrender free gift ..... ft./mtr. wide strip of land in  
 the ..... of his/her land to ..... Municipality/N. A. C. for  
 future widening of the road to the standard width.
- (l) This permission shall be void-ab initio if auxiliary conditions mentioned above are not  
 complied.

Endo—Four copies of the sanctioned plan

Yours faithfully

Planning Member

FORM D

( See Regulation 15 )

Form of Registered to be maintained under sub-section (12) of Section 16

Serial No.	Name and address of the applicant	Date of receipt	Date of permission with letter No.	Date of refusal with letter No.	Date of endorsement to Enforcement Branch	Date of return from Enforcement Branch	Date of sending to record room	Signature of the dealing Assistant	Signature of the Section Officer
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)

FORM C

( See Regulation 14 )

APPLICATION FOR DRAWING OF ATTENTION UNDER SUB-SECTION (7) OF SECTION-16 OF THE ORISSA DEVELOPMENT AUTHORITIES ACT, 1982

om :  
.....  
.....  
.....

Name and address of the applicant in block letters )

The Vice-Chairman,  
Bhubaneswar Development Authority, Bhubaneswar.

SUBJECT—Statutory Notice under sub-section (7) of Section-16 of the O. D. A. Act, 1982 .

Madam,

I/We do bring to your kind notice that I/We had applied for permission to the Bhubaneswar Development Authority on ..... to undertake development with respect to Plot No.....  
ata No..... Village..... Thana No..... Holding No.....  
rd No..... within the Development Plan area of..... Municipality/  
A. C. My/our application was registered vide No..... dated..... Two months  
e elapsed since the submission of my/our application and I/We have not received any communication  
a respect to the said application.

Please take notice that if within a further period of one month from the date of receipt of this notice  
you, no communication either granting or refusing permission or requisitioning any relevant information  
received by me/us, I/We shall presume that permission as applied for has been granted in my/our  
ur.

Yours faithfully

.....  
.....

Signature of the Applicant (s)

**FORM E**  
( See Regulation 16 )

**FORM OF NOTICE FOR COMMENCEMENT OF WORK**

From :

.....  
.....  
.....  
[Name and Address of the owner (s) in block letters]

To

The Vice-Chairman,  
Bhubaneswar Development Authority,  
Bhubaneswar.

Sir/Madam,

I/We hereby give notice that the erection/re-erection/demolition/material alteration in/of building in respect of Plot No.....Khata No..... Village.....  
Thana No..... Holding No..... Ward No..... situated at.....  
will be commenced on..... as per permission given in your Letter No..... dated..... under the supervision of.....  
Registered Architect/Licensed Engineer/Supervisor/Group bearing Registration/License No..... and in accordance with the plans sanctioned.

Yours faithfully,

Place.....  
Date.....

Signature of the Owner(s)

**FORM F**

( See Regulation 20 )

**CERTIFICATE OF COMPLETION TO BE GIVEN BY THE OWNER AND COUNTERSIGNED BY THE REGISTERED ARCHITECT/LICENSED ENGINEER/SUPERVISOR/GROUP**

( To be submitted in triplicate alongwith a fee of Rs. 30 )

From :

For Office use only :

.....  
.....  
.....

Date of Receipt .....  
Amount of fee deposited.....  
Receipt No. & Date.....

[Name & address of the owner(s) in block letters]

To

The Vice-Chairman,  
Bhubaneswar Development Authority,  
Bhubaneswar.

Sir/Madam,

I/We hereby certify that the erection/re-erection/material alteration in respect of building on Plot No.....  
.....Khata No..... Village.....  
Thana No..... Holding No..... Ward No..... situated at.....  
has been supervised by me/us and has been completed on..... (Dated)  
strictly according to the plan sanctioned vide your letter No..... dated.....

The work has been completed to my/our best satisfaction. All the materials (type and grade) have been used strictly in accordance with the general and detailed specification. No provision of the Orissa Development Authorities Act 1982 Orissa Development Authorities Rules and the relevant Building Regulations has been violated. No requisition made, conditions imposed or orders issued with respect to the above quoted sanctioned plan have been transgressed in the course of execution of the work. The building is fit for use for which it has been erected/re-erected or altered or modified.

Signature of Owner

Yours faithfully,

Place.....

Date.....

Registration No./Licence No.....

Enc.—Authenticated copy of the approved plan

Signature of registered Architect/Licensed Engineer/Supervisor/Group

FORM I

BHUBANESWAR DEVELOPMENT AUTHORITY  
BHUBANESWAR

[See Regulation 85 (1)]

Application for permission for sub dividing land (for development of area) under section 16 of the Orissa Development Authorities Act, 1982 (Orissa Act 14 of 1982).

From:

For office use

Sri/Smt.....

Regd. No.....

Area of the land.....

Fee realised.....

Receipt No.....

Date.....

Name & Address in Block letters)

The Vice-Chairman,  
Bhubaneswar Development Authority,  
Bhubaneswar.

I/We hereby apply for permission for sub dividing my/our land bearing Plot No. .... of Mouza ..... Thana No. .... for the purpose of.....

I/We forward herewith the following particulars duly signed by me/us and Shri..... (with designation).

(a) An index plan of the site showing adjoining areas within a radius of 150 metres all around from the proposed site under reference, marking clearly therein the boundaries of the proposed layout in red colour, existing road, structure, burial ground and high tension or low tension power lines passing through the site of the layout plan and level of the site.

Detailed site plan to a scale not less than 1:800 showing the proposed layout (sub division) including size of plot, width of the proposed road, open spaces and amenities provided.

Sworn affidavit in the Annexure in the prescribed form

any part of the land to which this application relates request that the sub-division and permission accorded.

Yours faithfully,

Signature of the Owner (s) of the land

No. .... (dated) .....

are not applicable)

UNDERTAKING

- (i) I/We undertake to lay down and make street/streets giving access a right of way to all the plots into which I/We intend to sub divide the land so as to connect them with an existing private or public street and also undertake to provide amenities, as may be specified or approved by the Authority.
- (ii) I/We undertake not to proceed with the sub division (laying out) of land until permission is granted by the Authority under section 16 of the O. D. A. Act, 1982 (Orissa Act 14 of 1982).
- (iii) I/We undertake to keep one copy of the approved layout plan at the site at all reasonable times when development is in progress and also undertake to see that the said plan is available and the site is open at all reasonable times for the inspection of the Planning Member of the Bhubaneswar Development Authority or the officer duly authorised by the Authority.
- (iv) I/We undertake to furnish a list of completion plan within one month from the date of the completion of the development.
- (v) I/We undertake to hand over all the proposed roads after duly forming them to the satisfaction of the concerned local authorities and also site reserve for parks, playgrounds, open spaces and for public purposes free of cost to local authority concerned within whose jurisdiction the site falls or when so directed by the Authority.

Signature of the Owner (s)  
of the land

Place.....  
Date.....

ANNEXURE TO FORM I

(To accompany with each application for approval of sub division (Layout plan)

{See Regulation 85 (1)}

TO BE FILLED IN BY THE OWNER (S) OF THE LAND

1. Name and Address of the owner (s) (in block letters)
2. Particulars of proposal for which permission is sought :
  - (a) full details with respect to which location of the land to which this application relates and the area of such land in Hectare/Acres.
  - (b) plot No (s), Khata No./village name, Thana No., Name of the town, etc.
  - (c) State whether the owner (s) own or controls any adjoining lands and if so, give its location and extend.
3. Particulars of present and previous use of the land :
  - (a) Present use of land
  - (b) If vacant, the last/previous use
4. Information regarding the proposed use :
  - (a) State whether land is being sub divided for building purposes or for selling/leasing out or otherwise disposing it of.
  - (b) In case proposal is to construct building, furnish details about the number of detached/semi-detached houses or flats proposed including factories, shops, institutions, park and play field etc.
  - (c) Proposed land use analysis:

Area in Hectares  
Acres/Percentage

- Land allotted for—
- (i) residential purpose
  - (ii) commercial purpose
  - (iii) industrial purpose

.....  
.....  
.....

- (iv) institutional purpose
- (v) parks and play-ground
- (vi) roads and pathways
- (vii) other uses (please specify)

5. Does the proposed development involve falling of any tree. If so, indicate the position in plan.

Signature of the Technical Person

Signature of the Owner (s) of the land

**FORM J**

[See Regulation 77 (f)]

**Application for Location/Expansion of Industrial Unit in areas other than those specified for Industrial Development in the Development Plan**

From:  
 Shri/Smt.....  
 .....  
 .....

Date:.....

(Name and Address in Block letters)

To

The Vice-Chairman,  
 Bhubaneswar Development Authority,  
 Bhubaneswar.

**1. Name of Applicant**

Owner

**2. Location—Ward, Mohalla, Street, House No. (enclose existing landuse map/site plan).**

**3. Building plan as approved by the concerned authority, (enclose copy).**

**4. Performance characteristics, (Indicate extent wherever possible).**

- (i) Noise .....
- (ii) vibration .....
- (iii) Smoke .....
- (iv) Dust .....
- (v) Odour .....
- (vi) Effluent .....
- (vii) Power Load motive .....
- (viii) Other process .....
- (ix) Employment .....
- (x) Vehicular traffic .....
- (xi) General Nuisance .....

**5. Area covered by the Industry**

**6. Nature of industry and finished product**

**7. Any other detail**

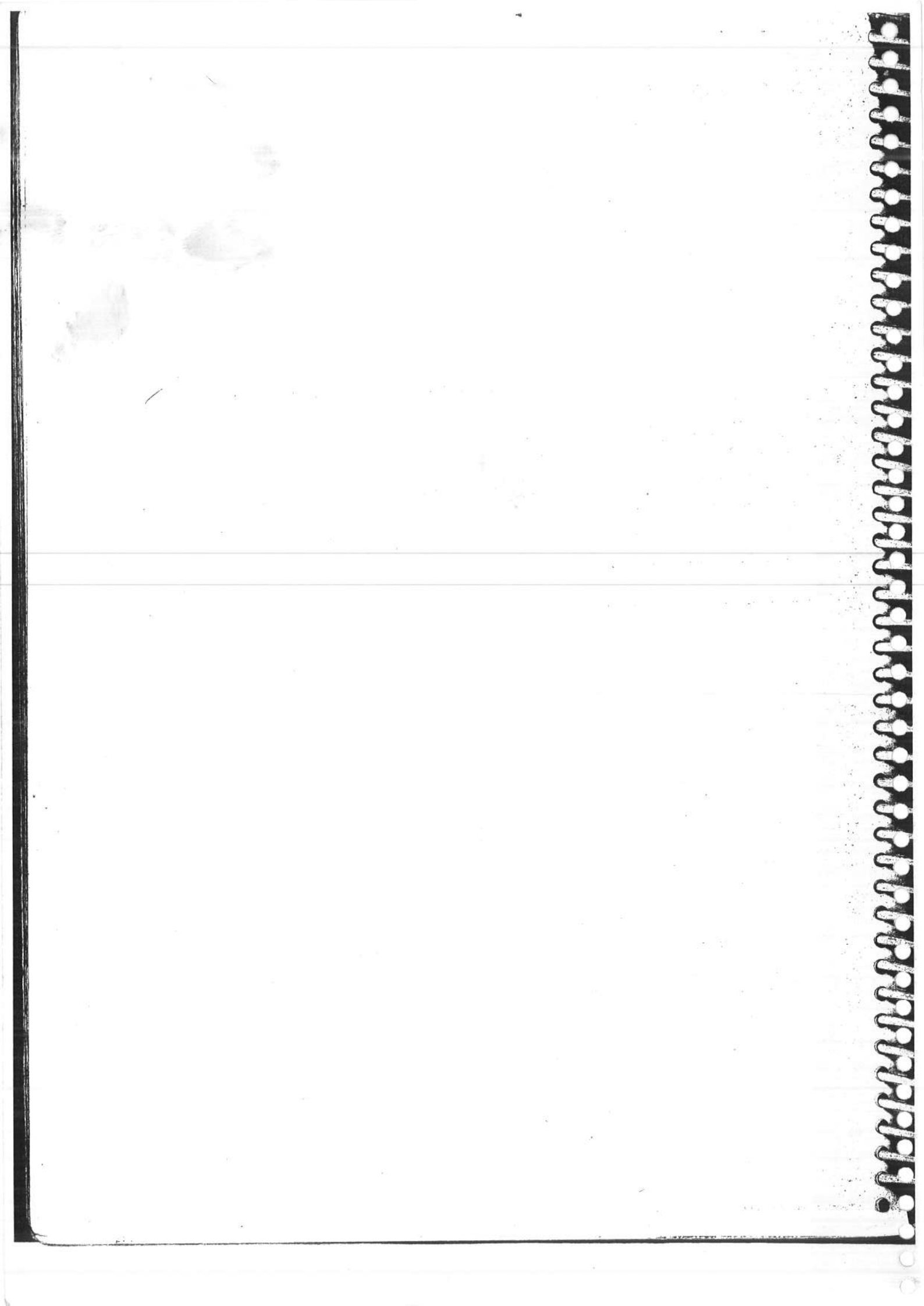


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ANNEXURE-II

EXTRACT OF INDIAN STANDARD GUIDE FOR REQUIREMENTS OF LOW-INCOME HOUSING  
(IS 8888-1978)

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TRACT OF INDIAN STANDARD GUIDE FOR REQUIREMENTS OF LOW-INCOME HOUSING  
( IS 8000-1978 )

XXX

XXX

XXX

## Planning

- 3.1. *Type of Development*—The type of development for low-income housing shall be plotted development as row housing/flat development as row housing/block development/as group housing.
- 3.2. *Density*—The maximum density, in dwelling units shall be as given in Table-1
- 3.3. *Size of Plot/Plinth Area*—The minimum plot size shall be as follows with a coverage not exceeding per cent:

Minimum plot size:

30 M<sup>2</sup>

Type of Development

Incremental housing with one room, cooking space and combined bath and W. C. on ground floor and future extension of one room and a bath, on the first floor ground floor.

40 M<sup>2</sup>

Two-roomed house on each floor for Group Housing/ Individual ownership house.

NOTE 1—The minimum size of plots takes into account the need of incremental housing. In the case of cities (other than metropolitan cities) with population less than 0.5 million, the size of the plots may be increased by 33 per cent.

NOTE 2—In exceptional cases in metropolitan cities with population more than 1 million the size of plots may be brought down to 25 m<sup>2</sup> in cases of low-income housing colonies located in congested areas or in areas as decided by the Authority.

MAXIMUM DENSITIES FOR LOW INCOME HOUSING

TABLE-I

Serial No.	Density in Dwelling Units/For Plinth area of Unit of—		No. of storeys
	20 m <sup>2</sup>	30 m <sup>2</sup>	
(1)	(2)	(3)	(4)
i	130	85	1
ii	250	170	2
iii	300	225	3
iv	350	260	4
v	400	300	5

NOTE 1—These densities are applicable to a cluster or dwelling up to 400, with a family of 5 members.

NOTE 2—Vertical (Incremental) housing shall be permitted in single ownership plot.

NOTE 3—These densities include provision for open spaces, convenience shopping, nursery and all internal roads and path-ways, but do not include peripheral road around the cluster.

NOTE 4—The minimum density shall be 75 per cent. of the value.

The development up to 3 storeys is generally recommended; however, in exceptional cases development up to 5 storeys may be resorted to, subject to the provision of regulation 40.

3.4. *Minimum Frontage*—The minimum frontage of the plot shall be 3.6m. in width.

Note—The minimum frontage of 3.6m. is desirable. For an economical layout, group housing appears as a good solution. But if plotted development is to be adopted and if there are occasions where least frontage is not available, the same may be reduced to 3m.

3.5. *Height of Building*—The height of building shall not exceed 15m.

Note—For buildings up to this height of 15m., there is no need to provide lifts.

#### 4. General Building Requirements

4.1. The provisions contained in Part-III General Building Requirements of S.P.: 7-1970 shall apply for the specific provisions made in 4.2 to 4.7.

4.2. *Plinth*—The minimum height of plinth shall be 30 cm. from the surrounding ground level.

#### 4.3. Size of room—

##### (a) Habitable room—

(i) In the case of one-roomed house, the size of the multipurpose room including space for cooking shall be not less than 12.5m<sup>2</sup> with a minimum width of 2.4m.

(ii) In the case of two-roomed house, the size of a room shall not be less than 6.3m<sup>2</sup> with a minimum width of 2.1m provided the total area of both the rooms is not less than 16m<sup>2</sup>. In case of incremental housing to be developed as a future two-roomed house, the first room shall not be less than 9.5m<sup>2</sup> with a minimum width of 2.4m.

##### (b) W. C. Bath Room—

(i) Size of independent W. C. shall be 0.9 x 1.0m;

(ii) Size of independent bath-room shall be 1.0 x 1.2m;

(iii) Size of combined bath-room and W. C. shall be 1.0 x 1.3m. and this may be permitted in one-roomed house.

#### National Building Code of India, 1970.

(c) *Kitchen*:—The size of a cooking alcove serving as cooking space shall not be less than 2.4m<sup>2</sup> with a minimum width of 1.2m. The size of individual kitchen provided in two-roomed house shall not be less than 3.3m<sup>2</sup> with a minimum width of 1.5m.

(d) *Balcony*:—The minimum width of individual balcony, where provided, shall be 0.9m

4.4 *Minimum Height*:—The minimum height of rooms/spaces shall be as follows:

(a) Habitable room	2.6 m
(b) Kitchen	2.4 m
(c) Bath/W.C.	2.2 m
(d) Corridor	2.1 m

4.1 In the case of sloping roofs, the average height of roof for habitable rooms shall be 2.6m and the minimum height at eaves shall be 2.0m.

4.5 *Lighting and Ventilation*:—The openings through windows, ventilators and other openings for lighting and ventilation shall be as follows:

- (a) One-tenth of the room floor area for dry-hot climate
- (b) One-sixth of the room floor area for wet-hot climate

—The windows and other openings shall abut on to open spaces either through areas left open within the plot (see 3.3) or the front, side and rear spaces provided in the layouts which shall be treated as deemed to be suitable for light and ventilation purpose.

4.6 *Stairs*:—The following criteria shall be adopted for internal individual stairs of

(a) Minimum width—		
(i) 2 storeyed	straight	0.60 m
(ii) 2 storeyed	winding	0.75 m
(iii) 3 or more storeyed	straight	0.75 m