

- (iv) 3 or more storeyed winding 0.90 m.
- (b) Riser— 20 cm, Max.
- (c) Tread—
- (i) 2 storeyed 22.5 cm, min (see note)
- (ii) 3 storeyed or more 25 cm, min.

Note:—This could be reduced to 20 cm as the clear tread between perpend, with possibility of open riser as well as nosing and inclined riser to have an effective going of 22.5 cm.

(d) Head Room:—The minimum clear head-room shall be 2.1 m

4.7 Circulation Area:—Circulation area on any floor including stair-case shall not exceed:

- (a) 2.0 m²/unit where 4 dwelling units are grouped around a stair-case, and
- (b) 4.0 m²/unit where 2 dwelling units are grouped,

5. Roads and Pathways :

5.1 The area under roads and pathways in such housing projects should normally not exceed 20 per cent of the total land area of the project.

5.1.1. Access to the dwelling units, particularly where motorised vehicles are not normally expected should be by means of paved footpaths with a right of way of 6m. and a pathway of 2m. only. The width of way should be adequate to allow for the plying of emergency vehicles and also for roadside drains and plantation.

5.1.2. Where motorable access ways are not provided and pedestrian pathways are provided the minimum width of such pedestrian pathways shall be 4m. which shall not serve more than 50 m. and 8 plots on each side of the pathway.

6. Other Requirements :

6.1. Requirements of fire safety, structural design, building services and plumbing service shall be as specified in : P: 7-1970. (National Building Code of India 1970).

6.2. One water tap per dwelling unit may be provided, where adequate drinking water-supply is available. If supply is inadequate public hydrants shall be provided. In the absence of piped water-supply, it could be done through hand pumps.

6.2.1. The infrastructural services shall be provided before the plots are handed over to individual owners.

7. Site and Services Schemes :

7.1. The developed plot sizes shall be as specified in clauses 3.3. Services would have to be laid by the agency concerned as per the provisions of National Building Code. In so far as roads and pathways are concerned they could also be in line with clause 5.

7.2 Site and Services Schemes shall provide for the following :—

- (a) The complete infrastructural needs for a permanent housing;
- (b) A service sanitary core in the plot ;
- (c) A skeletal structure of columns and roof or a developed plinth; and
- (d) Permission to allow temporary construction on the plot.

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ANNEXURE-III

(SCHEDULE I)

QUALIFICATION OF ARCHITECT, TECHNICAL PERSONNEL

1



SCHEDULE-I

(See regulation-9)

QUALIFICATION OF ARCHITECT/TECHNICAL PERSONNEL.

S-1 Architect:

S-1.1 *Qualifications*: Architects registered with the Council of Architecture under of the Architect Act 1972 shall be eligible to Prepare and sign plans.

S-1.2 *Competence*: A Registered Architect shall be entitled to submit plans pertaining to development of land and erection of building as detailed in Clauses/S-1.2.1 and S-1.2.2.

S-1.2.1 *Development of land*: A Regd. Architect shall be entitled to submit—

(a) all plans and related information connected with development of land for areas upto the extent of four hectares;

(b) certificate of supervision for development of land for areas upto four hectares pertaining to road work, water-supply, drainage, sewerage and light installation.

S-1.2.2 *Erection of building*: A Regd. Architect shall be entitled to submit—

(a) all plans and related information connected with building permission for all buildings;

(b) structural details and calculations for buildings having a plinth area upto 150 sq. mtrs. and upto 3 storeys;

(c) service plans for all buildings;

(d) certificate of supervision of all building subject to the provision pertaining to Sub-clauses (a) (b), and (c).

S-2 Engineer:

S-2.1 *Qualifications*: The qualifications for licensing of Engineer shall be such degree or diploma in Civil or Structural Engineering which makes him eligible for corporate membership of the Institute of Engineers, India or which is recognised by Orissa Public Service Commission for the post of Assistant Engineer. An Engineer who is a corporate member (Civil) of the Institute of Engineer shall be decided to be a licensed Engineer for the purpose of these regulations.

S-2.2 *Competence* The licensed Engineer shall be competent to carry out the work related to development of land and development of building as given in Clauses S-2.2.1 and S-2.2.2.

S-2.2.1 *Development of land*: The Licensed Engineer shall be entitled to submit:—

(a) all plans and related informations connected with development of land for areas up to the extent of four hectares;

(b) Certificate of supervision for development of land for areas up to four hectares pertaining to road work, water-supply, drainage, sewerage and light installation.

S-2.2.2. *Development of building*—The licensed Engineer shall be entitled to submit:—

(a) all plans and related information connected with building permission with a plinth area up to 150 sq. metres and up to 3 storeys;

(b) structural details and calculations for all buildings;

(c) service plans for all buildings;

(d) certificate of supervision pertaining to Clauses (a) (b) and (c) above.

S-3 Town Planner or Urban Designer

S-3.1. *Qualifications*:—The qualifications for licensing of Town Planner or Urban Designer shall be Post-Graduate Degree or Diploma in Town and Country Planning or Urban Design which makes him eligible for Associate Membership of the Institute of Town Planners, India or recognised by the Orissa Public Service Commission for the post of Assistant Town Planner. A Town Planner or an Urban Designer or an Associate Member of the Institute of Town Planners, India shall be decided to be a licensed Town Planner or Urban Designer for the purpose of these regulations.

S-3.2. *Competence*—The licensed Town Planner or Urban Designer shall be entitled to submit plans and related information only with respect to development of land without any area limitation and certificate of supervision of development of land for the concerned area.

S-4 Supervisor

S-4.1. *Qualifications*: The qualification for licensing of a Supervisor shall be—

- (a) three years architectural assistantship or intermediate in architecture with three years experience;
- or
- (b) diploma in Civil Engineering with three years experience;
- or
- (c) trade certificate in Civil Draftsmanship from I. T. I. with five years experience under any architect/engineer/town planner.

S-4.1.2 *Competence*—The Supervisor shall be entitled to submit—

- (a) all plans and related information for buildings with a plinth area up to 80 square metres and up to two storeys;
- (b) certificate of supervision of buildings with a plinth area of 80 square metres.

S-5 Group of Agency

When any Group or Agency comprising of qualified Architect/Engineer/Town Planner is practising, then the qualifications and competence of the work will be the combination of individual qualification and competence given under clause S-1 to S-3 of this schedule and the Group or Agency shall be licensed by the authority.

S-6 Licensing

S-6.1 *Technical Persons to be licensed*:—The qualified technical person listed in clauses S-2 to S-3 shall be licensed by the Authority and the license shall be valid for one calendar year after which it shall be renewable annually.

S-6.2 *Licensing fee*:—The fee for licensing shall be as specified below:—

Sl. No.	Category of Technical Personnel	Initial Licensing Fee
(1)	(2)	(3)
1.	Engineer/Town Planner	Rs. 500
2.	Supervisor	Rs. 250
3.	Group or Agency	Rs. 1000

S-6.3 *License Renewal Fee*:—The renewal fee of the license shall be 50% of the amount indicated at clause S-6.2. A license shall be got renewed before 31st December of every calendar year.

S-6.4 *Validity of License*:—The validity of every license granted by the Authority shall be for a period of one calendar year i. e. from 1st January to 31st December and renewable thereafter annually unless the same is cancelled by the Authority for sufficient cause. The Authority shall also have the power to suspend license for a specified period if the holder of such license is found to have contravened of any provision of the Act, rules made thereunder and these regulations.

S-7. Duties and Responsibilities Technical Personnel

S-7.1. *Duties & Responsibilities*: The technical personnel undertaking preparation of plans and supervision.

- (a) shall be conversant with the provisions of the Orissa Development Authorities Act, 1982, the Orissa Development Authorities Rules, 1983, these regulations, the Orissa Town Planning and Improvement Trust Act, 1956 and the rules made there under, the Orissa Municipal Act, 1950, the Orissa Municipal Rules, 1953, The National Building Code, the Orissa Apartment Ownership Act 1983, the Architects Act, 1972 and Architectural Space Standards. They shall prepare plans, sections, elevations and other required details as per the requirement of these regulations in the prescribed scale marking clearly all the dimensions etc. and furnish necessary specifically other details as required by these regulations;

- (b) shall prepare and submit all plans either for first approval or renewal accompanied by such documents and such other details as are required in these regulations. The drawings and statements shall be neat, clean and legible without any scratches, erasures or corrections. Only minor corrections may be permitted properly initiated
- (c) shall personally comply with all requisitions received from the Authority in connection with the work under their charges promptly, expeditiously and in time, whenever they do not agree with the requisitions so made by the Authority, they shall state their objections or observation in writing including reasons for non-compliance of any requisition within the time the information is sought by the Authority. In the event of non-receipt of compliance by the Authority, the plans and applications shall be liable for rejection;
- (d) shall immediately intimate to the owner about the corrections and other change that might make the plan, documents and other relevant particulars in response to any requisition from the Authority;
- (e) shall not prepare and submit of plans with or without supervision of any work if the said work is intended or proposed to be, or is being executed or has already been executed in contravention of the provisions of the Act, Rules and Regulations specified in sub-clause S-7.1 (a) above;
- (f) shall provide all facilities to the officers and staff of the Authority to inspect the concerned site and also inspect and examine the work in progress;
- (g) shall be held responsible for any work executed at site in contravention of the approved plan or in contravention of the Act, Rules and Regulations specified in sub-clause S-7.1 (a) above;
- (h) shall regularly fill up and furnish progress report to the Authority at such time and such form as the Authority may direct and shall not proceed with the next stage of work without getting the previous stage inspected, examined by the authorised officer or staff of the Authority. Any defects pointed out by the said officer or staff shall be duly rectified;
- (i) shall not materially and structurally deviate from the approved plan without previous approval of the Authority and without explaining to the concerned owner, the risk involved in removing any work undertaken in violation of the approved plan or concerned Act, Rules and Regulations;
- (j) shall submit the completion certificate on completion plan (in the cases of deviation) immediately after the work is completed, and shall fully comply with the requisition issued by the Authority in connection with the completion certificate within the time specified in the requisition;
- (k) shall be deemed to have continued their supervision unless they have intimated, in writing to the Authority that they have ceased to be engaged in respect of the concerned work and shall be held responsible for the work executed till that date.

S.8. Submission of Partnership Deed by Group/Agency :

S.8.1. In the case of Architects and Engineers practising as a Group or Agency registered partnership deed along with the qualification of each of the partner shall be submitted at the time of applications for licence.

S.8.2. In case of Government Department/Construction Agencies/Statutory Authorities, licence may be given without production of Partnership Deed.

ANNEXURE-IV

(See Table-18 provided under regulation-102)

LIST OF INDUSTRIES THAT COULD BE CONSIDERED IN RESIDENTIAL AREA

1. Cosmetic Products
2. Agarbatti
3. Writing Ink
4. Sealing Wax
5. Wax Candles

1. Acrylic Sheet Button
7. Plastic Covers (Diary & Files etc.)
8. Plastic Seeds
9. Knitted Plastic Bags
10. Plastic Moulding Goods (Hand Operated M/c's.)
11. Fibre Glass Reinforced Plastic Products
12. Phenyle
13. Camphor and Phenyle tablets
14. Cleaning Powder
15. Boot Polish
16. Rubber Stamps
17. Rubber Moulded Goods
18. Detergent Powder
19. Perfumery Composites
20. Pharmaceutical Units
21. Ball Pen
22. Food Products
23. Creamaria and Dairy Products
24. Atta Chaki and Masala Grinding
25. Repacking of Medicines etc.
26. Paper Products
27. Card Board Boxes
28. Book Binding
29. Printing Press
30. Ready made Garments
31. Basti Printing
32. Embroidery
33. Watch-straps (Gylon)
34. Canvas Bags and Products
35. Hosiery Items
36. Surgical Bandages
37. Ste Laces etc.
38. Thread Reels
39. Tailors Labels
40. Scientific Glass Ware
41. Mirror and Frame Making
42. Spectacle Lenses (511-26)
43. Thermometers
44. Decorative Glass Articles
45. Chalk Sticks
46. Tailor's Chalk
47. Diaper

48. Nalidar Coal
49. Sikkai and Soapnut Powder
50. Wire Brushes
51. Umbrella Assembly
52. Wooden Toys
53. Paper Pins, Gem clips
54. Hair pins
55. Hypodermic Needles
56. Wire Staples
57. Wire Stands for Kitchen
58. Wire for Curtains
59. Wire loops
60. Decorative Key Rings
61. Alma Tower Bolts
62. Steel Watch-Straps
63. Link Clips
64. File Clips
65. Shoe and Tent Eyelets
66. Iron Jewellery
67. File Cover Accessories
68. Garment Hooks and Eyes
69. Link Chain
70. Chokes (Aluminium)
71. Electrical Bell (Buzzer)
72. Small Transformers
73. Printed Wiring Board Wiring
74. Hand Switch and Tag
75. Board Wiring
76. Circuit Board
77. Heating Element (For domestic Electrical Appliances)
78. Decoration lighting series
79. Leather goods and Garments
80. Transistor Radio Covers
81. Decorative Leather Goods
82. Industrial Leather Hand Gloves
83. Production of Soft Beverage
84. Manufacture of Bidi
85. Processing of Supairs
86. Dyeing and Darning
87. Cotton Cloth Weaving in Handlooms
88. Making of Rope and Niwar
89. Making of Textile Garments including Rain-coats and Caps
90. Ivory Carving

1. Engraving, Embossing, Polishing & Welding of Metal Products
2. Gold and Silver Thread, Zari Work, Jewellery, Gold Ornaments
3. Silver Art Ware including silver repousse work on Copper
4. Manufacture, repairing and tuning of Musical instruments such as Harmonium, Tabla, Sitar, Banuri, etc.
5. Making of Lac Bangles
6. Service Station for light vehicles
7. Repairing of Electronic Instruments
8. Assembly of Furniture Units
9. Electroplating Buffing Polishing
10. Such other Industries of no pollutant nature as may be determined by the Director of Town Planning

By order

K. K. MISHRA

Secretary

Bhubaneswar Development Authority



EXTRAORDINARY
PUBLISHED BY AUTHORITY

No. 1382 CUTTACK, TUESDAY, OCTOBER 27, 1998/KARTIKA 5, 1920

BHUBANESWAR DEVELOPMENT AUTHORITY

NOTIFICATION

The 13th October 1998

Whereas the draft of the Bhubaneswar Development Authority (Multi-Storeyed Building) Regulations, 1994 was published as required by sub-section (1) of Section 125 of the Orissa Development Authorities Act, 1982 (Orissa Act 14 of 1982), in the Extraordinary Issue No. 756 of the *Orissa Gazette*, dated the 21st June 1995, under the notification of the Bhubaneswar Development Authority, inviting objections and suggestions from all persons likely to be affected thereby till the expiry of a period of 30 days from the date of publication of the said notification in the *Orissa Gazette*;

And whereas: objections and suggestions received during stipulated period in respect of the said draft have been duly considered by the Bhubaneswar Development Authority;

Now, therefore, in exercise of the powers conferred by sub-section (1) read with clauses (viii) to (xviii) of sub-section (2) of Section 124 of the Orissa Development Authorities Act, 1982 and with the previous approval of the State Government, the Bhubaneswar Development Authority do hereby frame the following regulations, namely:—

REGULATIONS

1. (1) These regulations may be called the Bhubaneswar Development Authority (Multistoreyed Building) Regulations, 1998.

(2) They shall extend to the whole of the development area of Bhubaneswar as may be declared from time to time.

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

2. (1) In these regulations, unless there is anything repugnant in the subject or context;

(i) "Act" means the Orissa Development Authorities Act, 1982;

(ii) "deviation" means any construction made in departure from the sanctioned plan by way of internal alterations or, additions or, modifications with area of coverage;

(iii) "height of the building" means the height measured from the average level of the centre line of that portion of the street on which the site abuts.—

(a) in case of flat roof, upto skyward surface of the roof; and

(b) in case of pitched roof, upto the ridge of the sloped roof;

(iv) "multi-storeyed building" means a building having more than four floors excluding basement or floor on silt immediately under the ground floor or whose height is 15 metres or more, measured from the average level of the Central line of the street on which the site abuts.

Explanation—All staircase rooms, lift rooms, chimney and elevated tanks above the top most floor and architectural features shall not be included in the number of floors in calculation of the height of the building if the total height of such additional construction shall not exceed the average floor height of the building.

(1) "violation" means any extra construction by way of external additions or modifications to a building in excess of 10 square Metres over and above the maximum permissible area of plot coverage for different uses or occupancies as prescribed under sub-regulation (1) of regulation 14. The restriction of 10 Square Metres as described above shall be applicable to all floors in the sanctioned plan including the basement and still.

2. Words and expressions used in these Regulations but not defined shall have the same meanings as respectively assigned to them in the Bhubaneswar Development Authority (Planning and Building Standards) Regulations, 1993.

3. (1) The Authority, may by notification, prohibit construction of multistoreyed building in any locality or area:

Provided that any proposal for construction of a multistoreyed building in any site located in a prohibited locality or area, made prior to the date of such notification, shall be processed as if the concerned site is not located in a prohibited locality.

(2) The Authority may, with the previous approval of the State Government designate any locality or area, partly or fully, where construction of multistoreyed building has been prohibited under sub-regulation (1).

(3) Every multistoreyed building to be constructed, reconstructed, added to or altered, within the development area of Bhubaneswar, shall in addition to the provisions of the Bhubaneswar Development Authority (Planning and Building Standards) Regulations, 1993 and the zoning regulations shall adhere to these regulations.

(4) In case where any of the provisions of these regulations are at variance with the provisions of the Bhubaneswar Development Authority (Planning and Building Standards) Regulations, 1993, the provisions of these regulations shall prevail.

(5) In case, where any of the provisions of these regulations and the provisions of the Bhubaneswar Development Authority (Planning and Building Standards) Regulations, 1993 are at variance with the provisions of any Zonal development plan, the provisions of the concerned zonal development plan shall prevail.

4. No multistoreyed building shall be allowed for construction—

(a) within 50 (fifty) metres from the centre of a National Highway on either side; or

(b) within 200 (Two hundred) metres of the boundary line of any old temple, or historical monuments or site of archaeological importance recognised by the Archaeological Survey of India outside the heritage zone of the Comprehensive Development Plan; or

(c) within 50 (fifty) metres from the boundary line of the Railway line or track of the Indian Railways; or

(d) within one kilometre from the reference point of an Airport without clearance from National Airport Authority;

(e) within 50 (fifty) metres from the boundary line of any existing recognised College or High School affiliated to any Board, Council, University or statutory body duly established by the Government under the provisions of any Act, within the heritage zone.

Application
or approval of site
and building plan.

5. (1) Every application for approval of the site and building plan and permission to construct or reconstruct or alter or add to, a multistoreyed building shall, in addition to the prescribed scrutiny fee as laid down in the Orissa Development Authorities Rules, 1983 and the particulars required under the Bhubaneswar Development Authority (Planning and Building Standards) Regulations, 1993, be accompanied with the following further, particular:—

(i) a key plan showing—

(a) the means of access from the street or streets to all the buildings existing and proposed at the site, to the parking spaces and facilities provided at the site for scavengers and fire protection;

(b) the spaces to be left around the building for access, parking circulation, air, light and amenity; and

(c) disposal system of storm and domestic refuse water.

(ii) building plans showing—

(a) floor plan of all floors and covered area indicating clearly the size and spacing of all framing members and sizes and arrangement of rooms and the position of staircase, ramps, lift, wells and circulation spaces;

(b) longitudinal cross section of the building including size of footings, basement and super structure framing members and details of buildings and room heights and of staircases;

(c) plans and sectional details of water supply, drainage and sewerage system for the buildings;

(d) the general lay-out of the columns and load bearing walls; and

✓ (e) a landscape plan showing the area to be developed as lawn, garden, plantation etc.

(iii) no objection certificate from—

(a) the Chief Fire Officer having jurisdiction to the effect that the applicant has agreed to provide the fire fighting measures for the building as prescribed in the National Building Code and to the effect that the plan provides access for easy movement of fire services, vehicles in case of a fire hazard in future;

(b) the Chief Officer of the Public Health Engineering Department having jurisdiction to the effect that the applicant has agreed to provide a sump or over-head tank for the use of the inhabitants or users of the building in future and that they have no objections for provision of water-supply to the building, if prayed for;

(c) the Executive Officer of the Urban Local Body to the effect that the applicant has agreed to provide all drainage and sanitation facilities as per standard norms and will pay to the Urban Local Body, all expenses required for provision of required sanitation and drainage for the building as well as facilities for disposal of garbage as will be demanded by the Urban Local Body and that they have no objection for the construction of the building;

(d) General Administration Department or Revenue Department as the case may be to the effect that they have no objection for construction on the Government leasehold plot.

(e) the Chief Officer of the Archaeological Survey of India in case of any portion of the plot or site of the building or its boundary exist within 300 (three hundred) metres of the boundary line of any old temple of historical monuments or site of archaeological importance.

(iv) Statement and calculation sheets with regard to the plot area, floor-wise details of spaces under various categories like apartment or office spaces, lobby, circulation, staircase, lift, mezzanine space, balconies and details of such areas, which are to be exempted from calculation of floor area ratio.

(v) details of structural plan and structural design including soil test certificate from a structural Engineer or Civil Engineer having not less than 10 years of experience in the field of structural design, either in Government or Corporate Sector or from an institution/Registered Agency having employees with above qualification/experience.

2. All plans, drawings, statements, design details shall bear the signature of the applicant and shall be duly countersigned by a registered Architect. All documents and plans related to structural design shall bear the full name and full signature of a structural Engineer. Plans and documents related to sanitary arrangements shall bear the full name and full signature of a Public Health Engineer.

Note :—The registered Architect and the Engineers, shall put their registration number and seal on the documents signed by them.

6. (1) The applicant or the owner of the land over which multistoreyed building is proposed to be constructed, shall submit his application in person or by registered post before the concerned officer and obtained receipts thereof for obtaining "no objection certificate" and forward a copy of such application to the Authority for its information.

(2) The applicant or the owner shall also produce before the concerned officer all relevant papers/documents as may be required by such officer for scrutiny of the application.

(3) The concerned officer after due enquiry as deemed fit may issue "no objection certificate" as required by the applicant or the owner or otherwise pass such other orders as it may consider just and proper and send a copy of such order or no objection certificate, as the case may be, to the Authority direct.

(4) The officer concerned shall dispose of the application within a period of 45 days from the date of receipt of the application.

(5) If no order or decision of the concerned officer is received by the Authority within a period specified in sub-regulation 4, the Authority or any officer authorised by it may write to the concerned officer requesting for communication of its decision within a period of 15 days from the date of receipt of such request letter and if no communication is received from the concerned officer within the period of 15 days from the date of receipt of such request letter it shall be deemed that the officer concerned has no objection for construction of the multistoreyed building as applied for by the applicant or the owner of the land.

7. (1) Before issue of permission for construction of the 1st storey of the multistoreyed building the applicant shall prove and submit all copies of the documents relating to his ownership of the land or site on which the multistoreyed building is proposed for construction and shall produce all documents like transfer deeds, record of rights, rent and Municipal receipts etc. before the Land Officer or some other Revenue Officer of the Authority (as entrusted by the Vice-Chairman for the purpose) who, after enquiry, shall certify that the applicant has clear right, title and interest and possession over the land (mentioning specific land particulars) and that the previous owner is competent to transfer the land or apartments.

(2) Application for grant of permission for construction of multistoreyed building shall not be entertained from the power of Attorney holder.

3. All aspects related to structural design, building surface, plumbing, electrical, installation, Sanitary, (3) arrangements, fire protection shall adhere to the specifications, standards, and code of practice recommended in the National Building Code of India, 1983 and any breach thereof shall be deemed to be a breach of the requirements under these regulations.

9. Construction of a multistoreyed building shall not be permitted unless the site over which such building or buildings are proposed to be constructed, is approachable by a means of access (approach road) having a width of 12 (twelve) metres or more. In case the proposed building is getting access from a 12 metres (twelve metre) wide public road through a private means of access the width of the access may shall not be less than 9 metres (Nine metres) up to a distance of 150 metres.

Access way and circulation.

10. (1) The main entrance to the premises shall not be less than 5 (five) metres in width in order to allow easy access to the fire engine. The gate shall fold back against the compound wall of the premises, thus leaving the exterior access way, with in the plot, free for the movement of fire service vehicles. If archway is provided over the main entrances the height of access way shall not be less than 5 (five) metres.

(2) For multistoreyed group housing scheme on plot, the access way within the premises shall not be less than 7.5 (seven and half) metres in width and between individual building blocks, there shall be an open unbuild space of 6 (six) metres.

(3) The space set apart for providing access way within the premises shall, in no case, be included in the calculation of requirements pertaining to set backs, parking spaces and other amenities required to be provided for the building.

(4) Every access way shall be properly drained and lighted to the satisfaction of the Authority and man-hole covers or any other fittings laid within the right of way of the access way shall be flushed with the finished surface level so as not to obstruct safe movement of men and automobiles.

(5) Reconstruction or addition or alteration to any multistoreyed building shall not be taken in a manner which will reduce the width of the access way to a level below the minimum prescribed under these regulations.

Exit

11. (1) Every multistoreyed building, meant for human occupation or assembly, shall be provided with exit sufficient to permit safe escape of the occupants in case of fire or other emergency.

(2) An exit may be a door-way corridor, passage way to an internal or external staircase or to a verandah or roof or terrace having access to a street or to the top most roof of a building. An exit may be either horizontal or vertical and may also include horizontal exit leading to an adjoining building at the same level.

(3) Exit shall be so arranged as to provide continuous means of access to the exterior of a building or exterior open space leading to a street without passing through any occupied unit.

(4) Exits shall be so located that the travel distance on the floor shall not exceed twenty metres to the case of residential, educational institutional and hazardous occupancies and thirty metres in the case of assembly, business, merchantile industrial and storage occupancies. Wherever more than one exit is required, for a floor of a building exits shall be placed as reasonably remote from each other as possible. All the exits shall be accessible from the entire floor area at all floor levels.

(5) There shall be atleast two exits serving every floor and atleast one of them shall lead to a staircase.

(6) The width of any exit shall not be less than 100 (hundred) centimetres and shall be determined for the total number of occupants as specified in the following table, namely :-

TABLE 1

Sl. No.	Type of occupancy	Number of occupants per unit exit width	
		Staircase	Terrace
1	2	3	4
1.	Residential	25	75
2.	Mixed and other uses	50	75

(7) The width of an exit unit for measuring the capacity of exits shall be 50 centimetres. A clear width of 25 centimetres shall be counted as an additional half unit and any width less than 25 centimetres shall not be counted for calculating exit width.

Explanation—

(a) Lifts and escalators shall not be considered as an exit

(b) Travel distance means the distance from any point in the floor area to any exit measured along the path of egress except that when the floor areas are sub divided into rooms, used singly or suits of rooms and served by corridors and passage, the travel distance may be measured from the corridor entrance of such rooms or suits to the nearest staircase or verandah having access to the street.

Parking Spaces.

12. The provisions of regulation 43 of the Bhubanswar Development Authority (Planning and Building Standards) Regulations, 1993 shall apply for providing parking spaces within the premises of a multistoreyed building subject to following modifications and additional requirements, namely:—

(a) for a residential apartment building, one common parking space shall be calculated at the rate of three dwelling units;

(b) in case of parking space provided in basement atleast two ramps of adequate width and slope shall be provided preferably at the opposite ends;

✓ (c) in making provision, for open parking, care has to be taken that 25% of the open space is left for land-scaping and not accounted for calculation of parking space;

(d) for a multistoreyed building, to be used for mercantile (commercial), industrial and storage purposes in addition to the normal parking space, additional parking space for loading and unloading activities shall be provided at the rate of 100 (hundred) square metres of floor area or fraction thereof provided that for the first 200 (two hundred) square metres of floor area no additional parking space shall be required;

(e) every multistoreyed building of 7 (seven) floors and above shall have a basement and a stilt to be used for parking space. Multistoreyed building 5 (five) or 6 (six) floors shall have a stilt to be used as parking space.

Provision of lift.

13. Lifts shall be provided in all multistoreyed buildings irrespective of the use. The lifts provided shall not be considered as a means of e-cape in case of emergencies. An extra staircase shall be provided as a means escape of emergency.

Floor area ratio and plot coverage.

14. (1) Unless otherwise specified in the zonal development plan prepared under section 10 of the Act and elsewhere in these regulations, the maximum floor area ratio and the maximum permissible plot coverage for different uses or occupancies shall be as in the following table, namely:—

TABLE 2

Sl. No.	Occupancy	Maximum floor area ratio	Maximum plot coverage
(1)	(2)	(3)	(4)
1	Residential	2.50	50%
2	Residential-cum-Commercial/ Business	2.50	40%
3	Educational	1.00	30%
4	Institutional (Hospital/Maternity Home/Health Centres)	1.00	30%
5	Assembly/Cinema/Auditorium	1.00	30%
6	Administrative (Government/ Corporate)	2.00	30%

(2) The following services and structures shall not be included in the calculation of floor area ratio and maximum plot coverage, namely:—

- (a) a basement or cellar or covered space under a building constructed on hill (not exceeding 2.56 metres in height), provided that it is used for parking, installation of air conditioning equipments and other machines used for services and utilities of the building (lift room, pump house, fire fighting);
- (b) electric cabin of sub-station, watchman booth, pump house and garbage shaft, staircase room and lift rooms above, the top most storey, architectural features, chimneys and elevated tanks; and
- (c) spaces occupied by staircase rooms, lift and lobbies attached to them and circulation or movement corridors.

Height and open spaces around the building.

15. (1) There shall be permanent open spaces (set-backs) forming an integral part of the site to the extent as specified in this regulation all around, between each of the boundaries of the site and the most exterior wall of the building proposed to be constructed at the site.

(2) The maximum height of the building shall not exceed 1.5 times the width of the road abutting plus the front open space. The permanent open spaces (set-backs) mentioned in the sub-regulation (1) shall be to the extent as mentioned in the following table for buildings above 13 metres, in height. There shall be a minimum front open space of 6 metres.

TABLE 3

Sl. No.	Height of the building	Exterior open spaces to be left around the building	
		Front (in metres)	Rear and sides (in metres)
(1)	(2)	(3)	(4)
1	15	6	5
2	18 ✓	7	6
3	21 ✓	8 ✓	7 ✓
4	24	9	8
5	27	10	9
6	30	11	10
7	33	12	11

NOTE—(1) Deficiencies in open spaces shall be made good to satisfy—table 3 through the set-backs at the upper levels; their set-backs shall not be accessible from individual rooms/flats at these levels.

(2) If an interior or exterior open air space is intended to be used for the benefits of more than one high rise block belonging to the same owner the width of such open air space shall be the one specified for the tallest building as specified in Table No. 3 abutting on such open air space.

(3) The space covered by the width of the boundary wall shall be taken as part of the set-back:

Provided that the boundary wall has been constructed not on public land and its width does not exceed ten inches.

(4) For buildings within 1 kilometre from the periphery of an Airport or located within the funnel zone, the height shall be subject to such restriction as may be arrived at on the basis of regulation 40 of the Bhubaneswar Development Authority (Planning and Building Standards) Regulations 1993, and restrictions under regulation 4 of these regulations.

- (5) The authority may in such cases where the site is located too close to an airport, request the applicant to produce a no objection certificate, from the airport authority.
- (6) There shall be installed an obstruction light on the top of each multistoreyed building and the light shall be kept on from sun set to sun rise.
- (7) The set-backs specified in sub-regulation (2) shall be kept open to the sky and free from any structure other than a fence or compound wall at the ground level and a balcony or sub-shade not exceeding 1.25 meters in width in floors other than basement or stilt floors. A watchman shed of reasonable size can, however, be permitted within the set-backs.
- (8) In no case, basement or stilt floor shall be permitted for residential occupancy or for retail or wholesale trade.
- (9) The set-backs around a building may be used for purposes like children play tot-lots, lawns, gardens, wooded area fashioned in a way not to obstruct movement of fire tender.

Maximum number of floors.

16. Notwithstanding anything contained in this regulation, no building exceeding 33 (thirty three) metres in height shall be permitted within Bhubaneswar Development Area:

Provided that approval of construction of a building exceeding eight floors or 27 (twenty seven) metres in height shall be given only after specific approval of the Authority.

Mode of granting or refusing permission for construction.

17. (1) In the first instance an application under sub-regulation (1) of regulation 5 of these regulations shall be accompanied by the plans and documents as detailed in clauses (i), (ii), (iii), (iv) and (v) thereof.
- (2) After the Authority satisfies itself about the suitability of the site and the plans and documents submitted, it may ask the applicant to submit details of structural plans and structural designs covered under clause (v) of sub-regulations (1) of regulation 5.
- (3) (a) On receipt of the structural plans and structural designs, the Authority will scrutinise the same and on being satisfied about its correctness shall approve the plan and make and order granting permission to the construction as required under Section 16 of the Act and communicate the same to the applicant. Where the Authority is not satisfied about the correctness of the structural plan and structural design it shall refuse to grant the permission. Before placing the plan for scrutiny of the Authority, the Engineer Member shall certify regarding correctness and safety of the structural design of the plan as per the prevailing building standards, under Bhubaneswar Development Authority (Planning and Building Standards) Regulations, 1993.
- (b) The Vice-Chairman or any member of the Authority shall not be competent to issue any permission or approval, with subjective conditions in contravention of clause (a) of this sub-regulation.
- (4) (a) The permission for construction of the Multistoreyed building up to the first floor (i.e., the basement still. Ground floor and 1st floor, as the case may be) will be issued by the Authority at the 1st stage.
- (b) The permission for construction up to the 4th floor (i.e., 2nd, 3rd and 4th floor) will be issued at the 2nd stage.
- (c) The permission for construction up to the 11th floor (i.e., 5th, 6th, 7th, 8th, 9th, 10th and 11th floor, as the case may be) will be issued at the 3rd stage.
- (5) After completion of the construction up to the roof level of the 1st floor, the applicant or owner shall apply for issue of permission for construction of the upper floors (2nd, 3rd, and above floors) mentioning the details of the actual constructions made. After receipt of the application by the Authority an inspection of the building, by an officer of the Authority duly authorised by the Vice-Chairman, will be conducted, who shall report the nature of violations or deviations, if any, in constructions in relation to the approved plan. In case of violations of the approved plan the permission for the 2nd stage construction shall not be issued. The same procedure shall be adopted before issue of permission for the 3rd stage.

12/1/10

Minimum plot area or a multistoreyed building.

18. The minimum area of a site for construction of a multistoreyed building shall not be less than 1,000 square metres with its shorter side not less than 24 metres. Provided that the height of a multistoreyed building shall be regulated with reference to the area of the site as given in the following table —

TABLE-4

Sl. No.	Maximum height of the building	Area of the site in square metres
(1)	(2)	(3)
1	Up to 18 metres	1,000 to 1,999
2	Up to 24 metres	2,000 to 2,999
3	Above 24 and up to 34 metres	3,000 and above

Deviation during construction.

19. If during the construction of a building any substantial departure from the approved plan is intended to be made by way of internal alterations or modifications prior sanction of the authority shall be obtained. The revised plan showing the deviation shall be submitted and the procedure laid down hereto before shall apply to such revised plans.

Occupation of building.

20. No person shall occupy or allow any other person to occupy multistoreyed building for any purpose until such building or any part of it, as the case may be, has been granted occupancy certificate.

Note

21. Every applicant or owner shall submit a form (Form No. 1) in triplicate. The said form shall be accompanied with the following documents:—

- (a) Three copies of completion plan;
- (b) A fee of Rs. 1,000 (Rupees one thousand only);
- (c) Copy of ownership document;
- (d) Copy of sewer connection permission (in case of on-site sanitary arrangements, a certificate from a registered Public Health Engineer about satisfactory provision of the arrangements);
- (e) Clearance from Chief Fire Prevention Officer;
- (f) Clearance from GRID Corporation of Orissa Limited regarding provision of transformer or sub-station or ancillary power-supply etc.;
- (g) Structural stability certificate duly signed by a Registered Structural Engineer; and
- (h) Clearance from Central Ground Water Board/State Hydrological Survey and Investigation Directorate regarding availability of adequate ground water for the prospective occupants of the multistoreyed building.

Permanent electrical power supply by GRID Corporation of Orissa Limited.

22. The GRID Corporation of Orissa Limited shall not supply power to the electrical installations of the multistoreyed buildings on permanent basis without getting clearance from the Authority. Temporary supply of electricity may be made by the GRID Corporation of Orissa Limited on payment of required fees from the owner of the building for the purpose for drawing power for construction purposes. The occupancy certificate issued by the Authority after completion of the building shall be treated as the clearance of the Authority for the purpose of supply of electricity on permanent basis by the GRID Corporation of Orissa Limited.

Occupancy certificate.

23. (1) The Authority on receipt of the notice of completion along with all the required documents as mentioned in regulation 21 shall, after inspection, communicate the sanction or refusal or objection thereto in such form and in such manner as may be approved by the Authority within thirty days from the date of receipt of notice of completion. If no communication is made by the Authority to the applicant, within such thirty days, it shall be deemed that the Authority has permitted occupation.

(2) Where occupancy certificate is refused, reasons thereof shall be communicated by the Authority in the first instance to the applicant. The despatch of the communication of refusal or objection to the applicant's address by Registered Post or the publication of the same communication or letter in the notice boards of the Authority and of the office of the Chief Revenue Officer (such as Tahildar or Sub-Collector or Additional District Magistrate or Collector) of the location of the Urban Local Body within the period of such 30 days as stated in sub-regulation (1) will be sufficient proof that the refusal or objection has been communicated to the applicant or owner.

Compounding of offences in respect of multi-storied building.

(1) The provisions of Part VII of the Bhubaneswar Development Authority (Planning and Building Standards) Regulations, 1993 shall apply in respect of compounding of offences relating to unauthorised construction of multistoreyed building except the provisions contained under sub-regulations (4) and (8) of regulation 104 of the said regulations.

(2) (a) The penal fee for compounding of an offence in respect of multistoreyed building of all types of occupancies shall be at the rate of Rs. 50/ (Rupees fifty) per square metres of floor area constructed in each floor where plans have been submitted but development undertaken within the frame work of the requirement of the regulations, prior to approval of the plan by the Authority.

(b) The cases where plans have not been submitted but development undertaken within the frame work of the requirement of the regulations will be treated as offence which can not be compounded and will be treated *prima facie* as unauthorised constructions which is liable for demolition.

(3) Construction made in violation of any approved plan or in the violation of the setbacks requirements and any construction made beyond the permissible or sanctioned Floor Area Ratio shall be treated as offence which shall not be compoundable. Persons committing such offences shall be liable to be proceeded against under the provisions of Sections 90, 91 and 92 of the Act, and under no circumstance occupancy certificate shall be granted.

(4) Notwithstanding anything contained in clause (b) of sub-regulation (2) and sub-regulation (3), the Vice-Chairman may, in exceptional cases where the violation may be considered marginal and violations do not cause environmental hazards and do not cause obstruction of light and ventilations to the neighbouring buildings and for such other reasons to be recorded, recommend for compounding of the offence at the rate of Rs. 1,000 (Rupees one thousand) or at such higher rate as may be notified by the authority per square metres of floor area constructed in each floor in violation of the approved plan or the provisions of these regulations to the Authority. The decision of the Authority subject to the approval of the Government in this regard shall be final.

The provisions of these sub-regulations shall be effective notwithstanding anything contained in the Bhubaneswar Development Authority (Planning and Building Standards) Regulations, 1993.

Restriction on issue of advertisement by builders or owners of construction companies for sale of apartments.

24. (1) The builders or owners or construction companies desiring to publish advertisement in daily newspapers or by means of any printed material relating to sale of apartment or floor spaces for residential or commercial or any other purposes within the jurisdiction of this Authority must invariably mention in the advertisement whether, permissions relating to the building plan have been obtained for the 1st stage or 2nd stage or 3rd stage, as the case may be from the Authority, or have been applied for and pending with the Authority or will be submitted to the Authority for information of the intending purchasers.

(2) The booklet or the brochure containing the detail information relating to the particular housing project or apartment shall be supplied by the builder or owner or construction companies along with a legible copy of those regulations to the intending purchaser.

(3) The printed advertisement or brochure or booklet shall not contain anything which intends to suppress or violate the conditions mentioned in the regulations.

(PRAJITA KUMAR PATRA) Secretary to the Bhubaneswar Development Authority, Bhubaneswar.

48/98

COVERAGE
(B, D)

BACK PROVISIONS AS PER U/s 534
OF O.M. RULES, 1958.

Area of the plot.	Coverage.	Front	Rear	Side	
				Detached	Semi detached
1	2	3	4	5	6
RESIDENTIAL					
Up to 2250 Sft.	50%	6'-0"	6'-0"	3'-0"	5'-0"
2250 to 2700 Sft.	50%	6'-0"	6'-0"	4'-0"	6'-0"
2700 to 4500 Sft.	50%	6'-0"	7'-0"	5'-0"	8'-0"
4500 to 6300 Sft.	40% (Max.2520Sft.)	10'-0"	15'-0"	10'-0"	15'-0"
6300 to 8100 sft.	33% (Max.2520Sft.)	10'-0"	15'-0"	10'-0"	15'-0"
8100 to 9000 sft.	2/7% (Max.2700Sft.)	10'-0"	15'-0"	10'-0"	15'-0"
9000 tp 12600Sft.	2/7% (Max.2700Sft.)	15'-0"	15'-0"	10'-0"	15'-0"
12600 to 18000Sft.	1/4% (Max.3600Sft.)	20'-0"	15'-0"	15'-0"	15'-0"
18000 to 22500Sft.	1/4	30'-0"	15'-0"	15'-0"	15'-0"
22500 to above	1/4	40'-0"	15'-0"	15'-0"	15'-0"

COMMERCIAL					
For all plots	75%	5'-0"	10'-0"	Nil	Nil

OFF STREET PARKING SPACE TO BE PROVIDED AS PER 10-16 of
MASTER PLAN FOR DHENKANAL TABLE NO. 10.2 AT PAGE-181.

N.B.: -One PARKING SPACE - 250 Sft/ 500 Sft.

Minimum off street Parking - One Parking space of 250 Sft. for every

TYPE OF USE

- | | | |
|--|-----|-----------------------------------|
| 1. Theatres And Auditorium, Cinema | ... | 30 seats. |
| 2. Retail and General business, Commercial | ... | 750 Sft. of seat area |
| 3. Office Buildings | ... | 1500 Sft office floor area. |
| 4. Resturants | ... | 30 seats. |
| 5. Hotels | ... | 10 Guest Rooms. |
| 6. Industrial Building | ... | 100 employees. |
| 7. Whole sale & warehousing Buildings | ... | 1000 Sft. of storage floor space. |
| 8. Lodging establishments and Guest house | ... | 10 Guests. |
| 9. Multi family/daw dwellings | ... | 6 daw dwelling unit. |

3/11/58

1/11/58

