Development Control Regulation

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Contents of the Enclosed Compact Disc (CD)

1. Soft Copy of the Module in PDF Format
2. Power Point presentation of the Module
3. Reference Material
4. Other Related Documents
## COMPONENT | DESCRIPTION
--- | ---
### BACKGROUND
Development controls have been defined as the mechanism through which entire process of urban development is regulated to achieve the objective of promoting overall benefit of the society and creating a distinct image of the city. It includes guiding the development and use of land, curbing misuse of land and promoting rational and orderly development of built environment. Development controls are required to meet situations and contexts which are generally static. In this context they tend to become rigid and complex. Looking at the far reaching impact and implications of the development controls on the growth and development, character, fabric and personality of a city, they need to be framed with great care and abundant caution. Considering the larger public interest and general welfare of the community, formulation of the development control should satisfy the basic requirements of the health, safety convenience, economy and amenity.

### INTENDED AUDIENCE(S)
Municipal Commissioners, City Planner, Town Planning Staff, Municipal Engineer, Sanitary Inspector, Municipal Health Officer, Revenue Inspectors etc.

### LEARNING OBJECTIVES
- To provide an understanding of the concept of Zoning regulation and development of city with appropriate design standards
- To provide a step by step tool for facilitating adoption of Development Control Regulation

### MODULE OVERVIEW | STRUCTURE/ CONTENTS
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### MODULE DELIVERY OUTLINE

### MODULE ACTIVITIES | (METHODS OF TEACHING)
--- | ---

### SUPPORTING MATERIALS

### MODULE FEEDBACK

### MODULE DEVELOPER
National Institute of Urban Management
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1 Introduction

Development controls have been defined as the mechanism through which entire process of urban development is regulated to achieve the objective of promoting overall benefit of the society and creating a distinct image of the city. It includes guiding the development and use of land, curbing misuse of land and promoting rational and orderly development of built environment. Development controls are required to meet situations and contexts which are generally static. In this context they tend to become rigid and complex. Looking at the far reaching impact and implications of the development controls on the growth and development, character, fabric and personality of a city, they need to be framed with great care and abundant caution. Considering the larger public interest and general welfare of the community, formulation of the development control should satisfy the basic requirements of the health, safety convenience, economy and amenity. Over the last few decades many initiatives were taken up in the country mainly by government agencies to build houses for the poor under various central and state schemes as part of Five Year Plans. The sheer magnitude of the housing shortage at the low income level, aggravated by poverty and rapid population growth has however made all past efforts appear grossly inadequate. Indian cities have an average figure (urban) of 25.70% population below the official Poverty Line. A Government of India Report comments that this figure is an underestimation and that the degree of underestimation may be higher for bigger cities. Building Bye-laws typically lay down details of buildings in terms of width of access roads abutting housing plots, minimum plot sizes, minimum size of dwelling units and minimum all round open spaces, maximum ground coverage as percentage of plot size, maximum height of buildings and other related controls. The basic principle behind byelaws is to ensure adequate natural light and ventilation, privacy and ease of access for achieving minimum health and environmental standards within settlements. India has had National Building Codes since 1970s (framed by the Bureau of Indian Standards) which were twice revised leading to the most recent 2005 NBC.

2 Urban Planning and Development Control Regulation

Different planning areas and name of the administrative jurisdictions

2.1 Planning Areas

- Urban Development Authority Areas.
- Urban Local Bodies.
  - b) Municipalities.
  - c) Nagar Panchayaths.
- **Rural Local Bodies.**
  
  a) Mandal Head Quarters.
  
  b) Gram Panchayaths.

### 2.2 Acts, Rules on Planning and Development Control.

- AP Town Planning Act, 1920
- AP Urban Areas (Development) Act, 1975
- AP Municipal Corporations Act,
- AP Municipalities Act, 1965
- Govt. Memo No.1569/I2/85-1 MA, dated.11.06.1985.(For preparation of ILUPs)
- GHMC Act, 1955

### 2.3 Master Plan

a) A perspective Plan for future Development.

b) A Document of Transportation/Road Network Plan for the Present & Future needs.

c) A Tool for Regulating the Development through Land Use control & Zoning Regulations.
2.3.1 Contents of the ‘Master Plan’.

- Proposals for future requirements and growth direction of the Town.
- Proposals for improvement of existing roads and future road network.
- Grouping of various Land Uses.
- Proposals for availability and access to basic services to all Citizens.
- Proposals for protection of environmentally sensitive areas.
- Zoning Regulations & Building Requirements.

2.3.2 Broad Land Use Categories of a Master Plan.

- * Residential Use.
- * Commercial Use.
- * Public – Semi Public Use – Govt offices, Institutions, Schools, Hospitals.
- * Recreational Use – Parks, Play Grounds.
- * Traffic & Transportation Use.
- * Industrial Use.
- * Conservation Use – Water body, hillocks, CRZ
- * Agriculture Use.
2.3.3 Implementation of Master Plan

- Formation of Master plan roads & Road Widening.
- Junction improvements.
- Special schemes – housing, recreational development etc.
- Land Acquisition - Private Negotiations.
- Public Private Partnerships.
- Development Control - Layout & Building Permissions.
- Enforcement of Zoning Regulations

2.3.4 Road Widening

- To improve traffic circulation and quality of environment.
- Good traffic circulation helps in less fuel consumption.
- Wider roads boosts city's image and land values.
- The public cause is compensated through additional Built up Area.
- Cash compensation for loss of structures.
- Funding for compensation & roads development to be met from own sources.
3 Development Control - Layouts

- Layout is an important tool for implementation of Master Plan
- Approved layouts have regular pattern with public open spaces
- Unauthorised layouts
  - narrow and irregular pattern
  - no or less public open spaces
  - No facilities such as paved roads, drains
  - burden on the local bodies
  - Results in unplanned development

Development Control

Layout Stipulations: Related to Land Development

a) Land Use.
b) Land distribution ratio between plotted area and open area i.e. Roads, Parks & Playground, Amenities, etc.,
c) Minimum Road widths – 12 Mts
d) Minimum Plot Area & frontage of the plot – 100 Sq Mt & 6 Mts
e) Minimum distance from Railway Line, Water Bodies, Rivers, Electric Lines, etc.,
f) Other facilities like Schools, Shops, Community Halls, etc.

Building Construction stipulations: Related to minimum & maximum requirements to be followed around and within the building.

a) Maximum Coverage.
b) Maximum Permissible Built up area (FAR).
c) Maximum Building Height permissible.
d) Minimum Access Road to the Plot.
e) Minimum All Round Setbacks.
f) Minimum Parking to be provided.
g) Minimum Light & Ventilation to Habitable Rooms.
1) Other safety requirements.

- **Permissions & Sanctions:**
  
  As per the provisions of the Act every development of land or construction of a building require ‘prior permission’ from the respective Local Body.

- **Variation & Modifications:**
  
  Any variation or modification arises during the construction or development the same has to be intimated to the Local Body and obtain revised approval.

- **Validity of building permission:**
  
  a. Within one year, the construction shall be commenced.
  
  b. Within 3 years, the construction shall be completed.

- **Deviations to the Sanction Plan:**
  
  Any deviations to the sanction plan or violation of Rules & Regulations in force they attract punishments under various penal provisions of respective Acts.

- **Unauthorized Developments:**
  
  Also attracts punishments under respective provisions.

- **Penal Actions**
  
  a) Issue of Show cause notice.
  
  b) Confirming the proposed action, if the reply to show cause is not satisfied or no reply given.
  
  c) Obtain orders of the appropriate authority to bring the development in conformity with sanction plan by the applicant.
  
  d) If the applicant fails to comply with the orders issued, initiate action departmentally at the cost of applicant.

3.1 **Purpose of Building Rules**

- Basic instrument for regulating all building activities
- For facilitating Planned Development
- For maintaining public health, Public safety and public convenience

**Parameters of Building Rules**

- External aspects (setbacks, height, etc.)
- Building volume (Floor area, Coverage, etc.)
- Standards and specifications of construction
- Building standards and specifications are given as per the National Building Code

PARAMETERS OF BUILDING RULES

It regulates
1. Plot size
2. Road Width
3. Setbacks
4. Plot coverage
5. Floor Area
6. Height
7. Parking Area
8. Enforcement
9. Restriction of buildings in certain areas,

Comprehensive Building Rules which are applicable at present are—

<table>
<thead>
<tr>
<th>G.O. Ms. No.</th>
<th>Date</th>
<th>Applicability</th>
</tr>
</thead>
<tbody>
<tr>
<td>86</td>
<td>03-03-2006</td>
<td>HMDA Area</td>
</tr>
<tr>
<td>678</td>
<td>07-09-2007</td>
<td>VUDA &amp; VGTM UDA Area</td>
</tr>
<tr>
<td>302</td>
<td>15-04-2008</td>
<td>Corporations and UDAs</td>
</tr>
<tr>
<td>569</td>
<td>23-08-2008</td>
<td>All Urban Local Bodies</td>
</tr>
</tbody>
</table>

Why Uniform Building Rules are Required

- Since the Building Rules are issued in many GOs for regulating developments and building activities, in the different ULBs & UDAs in the State
- No. of amendments to various rules were given from time to time
- The content is similar in all the Gos/Rules

<table>
<thead>
<tr>
<th>Type/ Use of Building plot permissible</th>
<th>Minimum abutting road width required (in meters)</th>
</tr>
</thead>
<tbody>
<tr>
<td>B) SITES IN NEW AREAS/ APPROVED LAYOUT AREAS</td>
<td></td>
</tr>
</tbody>
</table>
The type of buildings & intensity of development shall be w.r.t. the abutting road width, viz.,

<table>
<thead>
<tr>
<th>S. No.</th>
<th>Type or Use of Building permissible</th>
<th>Maximum Height permissible (including parking floor)</th>
<th>Minimum abutting existing road width required</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>SITES IN OLD/EXISTING BUILT-UP AREAS/CONGESTED AREAS/SETTLEMENT (GRAM KHANTAM/ABADI) Annexure-I</td>
<td>10</td>
<td>9 *</td>
</tr>
<tr>
<td>B 1</td>
<td>Non-High Rise Residential Buildings including Apartment Complexes; Buildings with shopping on GF and residences on upper floor; Basic level social amenities like Nursery School / Religious Place / Public Health Center / Dispensary / Diagnostic Laboratory/ Police outpost/Post Office/ Neighbourhood Library cum Community Center and all buildings up to 15 m height</td>
<td>9 *</td>
<td></td>
</tr>
<tr>
<td>B 2</td>
<td>In addition to B 1 above, High Rise Building/ Complex of height above 18 m and up to 24 m; Group Housing Scheme; Primary School, Middle school / Tutorial institution / General Industry / Godown / Petrol/diesel Filling station; High School, Junior College / Commercial Complex, Computer units/ Office Building, ITES Complex, Nursing Home / Community Hall / Function/Marriage Hall / Assembly Hall/Cinema Theater; Service establishment/ Workshop; Others not specified in the Table and all non high-rise buildings up to 18 m height</td>
<td>12.2</td>
<td></td>
</tr>
<tr>
<td>B 3</td>
<td>In addition to B 1 &amp; B 2 above, High Rise buildings above 24 m and up to 30 m height; General Degree and other non-professional College / Polytechnic, ITI; Professional College Campus; Multiplex Complexes, Shopping Malls, Hospitals and all non high-rise buildings up to 18 m height</td>
<td>18</td>
<td></td>
</tr>
<tr>
<td>B 4</td>
<td>In addition to B 1 to B 3 above, High Rise Buildings above 30 m height</td>
<td>24 and above</td>
<td></td>
</tr>
</tbody>
</table>
### SITES IN NEW AREAS / APPROVED LAYOUT AREAS

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>B</td>
<td></td>
<td></td>
</tr>
<tr>
<td>B1</td>
<td>Non-High Rise (Residential) Buildings including Group Housing (Cellar and/or Stilt as permissible + maximum up to 5 floors), Basic level social amenities like Nursery School, Primary School / Religious Place /Clinic / Dispensary / Diagnostic Laboratory</td>
<td>18</td>
</tr>
<tr>
<td></td>
<td>High Rise Buildings / Complexes, Non High Rise Group Housing (Cellars as applicable + 6 floors), Group Housing with more than 100 units, Group Development Scheme; Middle school / Tutorial institution / General Industry / Godown / Petrol / Diesel / Gas Filling Station; High School, Junior College / Commercial Complex, Computer units/Office Building, ITES Complex, Nursing Home/ Hospital of not more than 20 beds / Community Hall / Function/Marriage Hall / Assembly Hall /Cinema Theater; Service establishment / Workshop;</td>
<td>24</td>
</tr>
<tr>
<td>B2</td>
<td>Others not specified in the Table and all Non High-Rise buildings up to 18m height</td>
<td></td>
</tr>
<tr>
<td>B3</td>
<td>General Degree and other non-professional College / Polytechnic, ITI; Professional College Campus; Multiplex Complexes, Shopping Malls (above 4000sq.m), Hospitals of more than 20 beds and all Non High-Rise buildings up to 18 m height</td>
<td>30</td>
</tr>
</tbody>
</table>

Introduction of restrictions of building activity for the following areas

**Railways**

- Distance from Railway property boundary to the building shall be minimum 30m or as per NOC given by Railway Authority

**Electrical Lines**

- For High Tension electrical lines a minimum safety distance (both horizontal and vertical) of 3m shall be maintained between the building and high tension electrical lines and 1.5m for low tension electrical lines
- The land all along the tower line shall be developed as green belt to an extent of the width of tower base and on either side of green belt there shall be a minimum of 10m wide roads or as defined in the Master Plan, which ever is higher.

**Airport**

- For Building activity within the Restricted Zone / Air Funnel Zone near the airport, necessary clearance from the concerned Airport Authority shall be obtained.

- The building heights and other parameters shall be regulated as per the stipulations of the Airport Authority of India as notified in Gazette of India Extraordinary (S.O.1589) dated 30-06-2008

- Irrespective of their distance from the aerodrome, even beyond 22km limit from the aerodrome reference point, no radio masts or similar installation exceeding 152m in height shall be erected except with the prior clearance from Civil Aviation Authorities.

- In respect of any land located within 1000m from the boundary of Military Airport no building is allowed except with prior clearance from the concerned airport authority with regard to building height permissible and safe distance to be maintained between the building and boundary of the aerodrome.

**Other Structures near to Airport**

- No chimneys or smoke producing factories shall be constructed with in a radius of 8km from the Airport Reference Point.

- Slaughter house, Butcheries, Meat shops and Solid Waste disposal sites and other areas for activities like depositing of garbage which may encourage collection of high flying birds, like eagles and hawks, shall not be permitted within 10 km from the Airport Reference Point.

- Within a 5km radius of the Aerodrome Reference Point, every structure / installation / building shall be designed so as to meet the pigeon / bird proofing requirement of the Civil Aviation Authorities.

- Such requirement may stipulate the prohibition of any cavity, niche, or other opening on the exterior of such building / installation / structure so as to prevent the nesting and habitation of pigeon or other birds.
EIA (Environmental Impact Assessment-2006)

- To obtain prior Environmental Clearance (EC) from State Environmental Impact Assessment Authority (SEIAA), Ministry of Environment and Forests, Govt. of India for the following

<table>
<thead>
<tr>
<th>Sl.No</th>
<th>Type</th>
<th>A</th>
<th>B</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Buildings and Construction Projects</td>
<td>&gt;20,000sq.m and &lt;1,50,000sq.m of built up area#</td>
<td>#Built up area for covered construction; in case of facilities open to the sky, it will be the activity area</td>
</tr>
<tr>
<td>2</td>
<td>Townships and Area Development Projects</td>
<td>Covering an area &gt; 50ha and or built up area &gt;1,50,000sq.m</td>
<td>++All projects under Item8(b) shall be appraised as Category B1</td>
</tr>
</tbody>
</table>

Defence Establishments

- In case of Sites within 500m distance from the boundary of Defence Areas / Military Establishments prior clearance of Defence Authority shall be obtained.

Oil/Gas Pipelines

- In case of Sites in the vicinity of Oil/Gas pipelines, clearance distance and other stipulations of the Respective Authority shall be complied with.

- The Oil / Gas Authorities shall also specify the clearances required stretch wise to Local Body.

Heritage Structures

- In case of Sites located within the distance up to 100m from protected monuments as notified under Archeological Monuments and Ancient Sites and Remains Act 1955 and as amended no construction is allowed.

- For the Sites located within distance of above 100m and up to 200m from the protected monuments, the construction is allowed only after obtaining prior permission from the National Monument Authority.

- For the Sites located within the vicinity of any Heritage Structure notified as per the respective law, the prior clearance from the concerned authority shall be obtained.
For the development / redevelopment of any notified Heritage Structure the stipulations as prescribed by the respective authority shall be followed.

### Permissible Setbacks & Height (AS PER G.O.86)

<table>
<thead>
<tr>
<th>Sl. No.</th>
<th>Plot Size (in Sq.mts.)</th>
<th>Parking provision</th>
<th>Height permissible (in mts.)</th>
<th>Minimum setbacks on remaining sides (in mts.)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Up to 12 m</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Above 12m &amp; upto 18m</td>
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<td></td>
<td></td>
<td></td>
<td>Above 18m &amp; upto 18m</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Above 24m &amp; upto 30 m</td>
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<td></td>
<td></td>
<td></td>
<td>Above 30 m</td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Less than 100</td>
<td>-</td>
<td>7</td>
<td>1.5</td>
</tr>
<tr>
<td>2</td>
<td>100 &amp; upto 200</td>
<td>-</td>
<td>10</td>
<td>3</td>
</tr>
<tr>
<td>3</td>
<td>Above 200 &amp; upto 300</td>
<td>Stilt parking floor allowed</td>
<td>Upto 7</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Upto 10</td>
<td>3</td>
</tr>
<tr>
<td>4</td>
<td>Above 300 &amp; Upto 400</td>
<td>Stilt parking floor allowed</td>
<td>Upto 7</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Upto 12</td>
<td>3</td>
</tr>
<tr>
<td>5</td>
<td>Above 400 &amp; upto 500</td>
<td>Stilt parking floor allowed</td>
<td>Upto 7</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Upto 12</td>
<td>3</td>
</tr>
<tr>
<td>6</td>
<td>Above 500 &amp; upto 750</td>
<td>Stilt parking floor allowed</td>
<td>Upto 7</td>
<td>3</td>
</tr>
</tbody>
</table>

<p>| Below 15 | 3 | 4 | 5 | 6 | 7.5 | 3.5 |</p>
<table>
<thead>
<tr>
<th>Sl. No.</th>
<th>Plot Size (in Sq.mts.)</th>
<th>Parking provision</th>
<th>Height permissible (in mts.)</th>
<th>Building line or minimum front setback (in mt.) to be left</th>
<th>Minimum setbacks on remaining sides (in mts.)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Up to 12 m</td>
<td>Above 12 m &amp; upto 18 m</td>
</tr>
<tr>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td>5</td>
<td>6</td>
</tr>
<tr>
<td>7</td>
<td>Above 750 &amp; upto 1000</td>
<td>Stilt parking + One cellar floor allowed</td>
<td></td>
<td>Upto 7</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Upto 12</td>
<td>3</td>
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<td></td>
<td></td>
<td>Below 15</td>
<td>3</td>
</tr>
<tr>
<td>8</td>
<td>Above 1000 &amp; upto 1500</td>
<td>Stilt Parking + 2 Cellar floors allowed</td>
<td></td>
<td>Upto 7</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Upto 12</td>
<td>3</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>Below 15</td>
<td>3</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>Below 18*</td>
<td>3</td>
</tr>
<tr>
<td>9</td>
<td>Above 1500 &amp; upto 2500</td>
<td>Stilt parking + 2 Cellar floors allowed</td>
<td></td>
<td>Upto 7</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Below 15</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Below 18*</td>
<td>3</td>
</tr>
<tr>
<td>10</td>
<td>Above 2500</td>
<td>Stilt parking + 2 or more Cellar floors allowed</td>
<td></td>
<td>Upto 7</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Below 15</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Below 18*</td>
<td>3</td>
</tr>
</tbody>
</table>
Parking

- Rationalized Parking requirements for N.P/UDA/ULBs in Table – V

- Provision for Mechanical and car lift system are proposed enabling two tier parking. The required parking shall be computed accordingly

- In Stilt floor a watchman room and 2 toilets (W.C), with maximum built up area of 25sq.m may be allowed. Such space shall not be disposed and shall be part of common facility of the complex.

- The width of Driveway specified as 4.5m

- In case where the permissible set back is less than 4.6m, the pillars position in stilt floor shall be so designed that there shall be clear space of 3.6m (excluding Greenery) for movement of vehicles.

- Cellar shall be with a set back from the property line as follows:
  - Minimum of 1.5m in the sites of extent of less than 1000sq.m,
  - 2m in the sites of extent of more than 1000sq.m and less than 2000sq.m
  - 3m in the sites of extent of more than 2000sq.m.

  - In case of more than one cellar, 0.5m additional setback for every additional cellar floor shall be insisted.

  - Up to 10% of cellar may be utilised for utilities and non-habitation purpose like A/C Plant room, Generator room, STP, Electrical installations, Laundry, etc,

OCCUPANCY CERTIFICATE (OC)

- Occupancy Certificate shall be mandatory for all buildings.

- Partial OC may be considered by the Sanctioning authority on merits i.e. flats / units or area within a complex which have fulfilled all the requirements in addition to basic facilities like lifts water supply, sanitation, drainage, roads, common lighting etc

- In respect of individual buildings in plots up to 100sq.m with height up to 7m obtaining OC is optional

Following aspects to be considered for OC

- No. of Floors

- External setbacks

- Usage of the building
• Parking space provision
• Abutting road width

Constitution of Town Planning and Building Tribunal:

• The Government shall constitute a Town Planning and Building Tribunal for dealing with all town planning, enforcement and building issues by making necessary amendments to the corresponding Acts if required.

Constitution of Building Ombudsman:

• The Government may constitute a Building Ombudsman for dealing with all complaints of building violations, shortfall in building standards, services and specifications and safety aspects. The Government shall separately work out the procedure, role and details of the functioning of the Building Ombudsman.

Licensing Of Real Estate Companies, Developers, Builders, Town Planners, Engineers & Other Technical Personnel Mandatory

• No developer / builder / real estate firm or company / engineer / town planner/other technical personnel shall be allowed to undertake development/do business / practice in a Municipal Corporation / UDA / Municipal Area unless they are licenced with the sanctioning authority of the respective area.

• Architects shall be required to be registered with the Council of Architecture.

• The engaging of the services of a licenced developer / builder shall be mandatory for Apartment Buildings, Group Housing, all types of Group Development Schemes, all High-Rise Buildings and all Commercial Complexes.

• Absence of the above or suppressing of the above facts or in the case of other licences and other technical personnel who violate the conditions would invite penal action including debarring of the real estate firm/development firm / company from practice in the local authority area for 5 years besides prosecution under the relevant laws / code of conduct by the sanctioning authority.

• Any licenced developer / builder / other technical personnel who undertake construction in violation of the sanctioned plans shall be black-listed and this, this would entail cancellation of their licence besides being prosecuted under the relevant laws / code of conduct.
Summary of the Module

Government of India Report comments that this figure is an underestimation and that the degree of underestimation may be higher for bigger cities. Building Bye-laws typically lay down details of buildings in terms of width of access roads abutting housing plots, minimum plot sizes, minimum size of dwelling units and minimum all round open spaces, maximum ground coverage as percentage of plot size, maximum height of buildings and other related controls. The basic principle behind byelaws is to ensure adequate natural light and ventilation, privacy and ease of access for achieving minimum health and environmental standards within settlements. India has had National Building Codes since 1970s (framed by the Bureau of Indian Standards) which were twice revised leading to the most recent 2005 NBC.

Here is a summary of the main recommendations of abovementioned policy documents spanning over 25 years from 1983 to 2008:

1. Task Force of Planning Commission (IV) Shelter for the Urban Poor and Slum Development, Sept.1983- Highlighted the importance of “self initiated housing actions and self generated housing stock, a new definition of a “house” (Not necessarily pucca or permanent status symbol, but one that shelters adequately), a re-definition of the housing task (Not necessarily permanent building, but livable environment.)

2. The reports of the National Commission on Urbanisation, August 1988- The commission prioritized supply of serviced land over provision of house and went on to initiate the concept that “planning and building regulations will have to be formulated to promote low rise high density development.”

3. The National Building Code 2005- Explicitly extended norms of low income housing to both government and private housing projects. Height of low income housing recommended preferably up to two stories only. Density recommended as 150 dwelling units per hectare but can be stretched to 500 du /ha for developments with dwelling unit size of 15 sqm. Allows Mezzanine room up to 6.50 sqm. Makes water seal latrines mandatory.

4. The Jawaharlal Nehru National Urban Renewal Mission. (Reforms), 2005- The reform agenda includes revision of byelaws to streamline the approval process and easy conversion of land from agricultural to non-agricultural purposes. The reforms require earmarking at least 20-25 per cent of developed land in all housing projects (both public and private agencies) for EWS and LIG category with a system of cross subsidisation.

5. The Report of the Task Force on Affordable Housing for All under the Chairmanship of Sri Deepak Parekh, Dec 2008- For EWS & LIG the Report suggested 30 to 60 sqm carpet area, an upward revision in the FAR/FSI, across cities of different sizes commensurate with investment in infrastructure that it will necessitate, imposition of impact fee on those benefiting from higher FAR/FSI. Other suggestions include the need to foster rental ousing for EWS/LIG and a low-rise high-density built form.