

BUILDING BYE - LAWS
FOR
GUWAHATI METROPOLITAN DEVELOPMENT
AUTHORITY

(Approved by Govt. of Assam vide order GDD. 54/97/76 dated 5/6/98 and by GMDA vide order GMDA/MP/3/94/93 Dated 12/6/98.)

CONTENTS

CHAPTER - I

Preliminary

- Section:
1. Short title, extent & Commencement
 2. Definition
 3. Interpretation
 4. Application of Bye-laws

CHAPTER – II

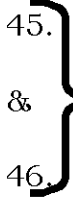
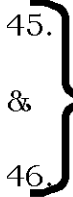
Procedure regarding construction of building.

5. Procedure regarding construction of building
6. Signing the Plans
7. Notice for alteration
8. Repairs
9. Deviation during construction
10. Withdrawal of notice
11. Inspection after notification
12. Fees for permission
13. Construction not according to plan
14. Sanction with or without modification or refusal
15. Duration of sanction
16. Notice of commencement
17. Completion Certificate
18. Violation Penalty

CHEPTER – III

Standard for building other than huts and other regulations

19. Foundation
20. Damp proof course
21. Plinth
22. Floor
23. Brick wall
24. Water Crete wall
25. Minimum sizes of rooms
26. Slope of pitched or roofs
27. Latrine and Lavatories
28. Bath rooms
29. Kitchen
30. Open space for ventilation
31. Ventilation of rooms
32. Height regulation of rooms
33. Corridors and passages
34. Post, Postplate, truss etc.
35. Standard for R.C.C walls for drinking water

36. Area regulations
37. Restriction regarding height
38. Building abutting on two streets
39. Covered area
40. Compound wall
41. Number of rooms
42. Access to bathrooms
43. Height & number of stores
44. Water supply
45. 
- &
46.  Basement floors
47. Numbering of houses
48. Stair cases
49. Sites containing deposited refuse
50. Sites liable to floods
51. Sites containing pits and quarries etc.
52. Damp sites
53. Served latrines
54. Requirement of water supply in building
55. No. of bathrooms
56. Septic Tran

57. Location of septic Tank

CHEPTER – IV

58. Details of setbacks, Coverage and other particulars

CHEPTER – V **Miscellaneous**

59. Cinemas, Theatres and Assembly Hall

60. Factories and building of the warehouse clause

61. Regulation for hilly areas

62. Environmental aspect and Landscaping

63. Special provision in Group Housing &
Apartment for Garbage disposal, etc.

Table 1 to 14

Appendix I to x

BUILDING BYE – LAWS
FOR
GUWAHATI METROPOLITAN
DEVELOPMENT AUTHORITY

CHEPTER – I

Preliminary

1. *Short title, Extent and Commencement: -*

1.1 These Bye – laws may be called the “Building Bye - laws” for the Guwahati Metropolitan Development Authority.

1.2 It shall extent to the whole of the Guwahati Metropolitan area as notified by Authority.

1.3 It shall come into force on such date as the Guwahati Metropolitan area as notified by Authority may by notification appoint.

2. *Definition: - In these Bye – laws unless there is anything repugnant in the subject or context: -*

“Advertising sign” means any sign, free, standing or attached to a building or others structure which advertises a business or commercial establishment.

“Alley” means a public thoroughfare which affords only a secondary means of access to abutting property and not intended for general traffic circulation.

“Apartment”: The building will be called apartment house when the building is arranged/intended/ designed to be occupied by families independent to each other/professionally developed by private developers for the purpose of sell/lease to individual owners with total unit of six minimum

“Approved” means approved by the authority by any officer to whom the power has been delegated by the Authority.

“Authority” means the Guwahati Metropolitan area as notified by Authority constituted by the State Govt. under section 4 of the Guwahati Metropolitan area as notified by Authority act, 1985 (Assam act XX 1987).

“Balcony” means horizontal projection in upper floors to serve as a passage or a sitting out place.

“Basement” means the lower storey of a building partly below ground level

“Bazar” means a place or area reserved or licenced by the Authority for the erection of a group of shops or stalls/both.

Building means any construction for whatsoever purpose and of whatsoever materials construction and every part thereof, whether used as human habitation or not and includes plinth walls, chimney drainage work, fixed platforms verandah, balcony, cornice or projection, or part of a building on anything affixed thereto or any walls, bank, fence or other construction enclosing or delimiting or intended to enclose or delimit any land or space

“Building Accessory” means a subordinate building or a portion of the main building the use of which is incidental to that of the dominant use of the building or the premises.

“Building height of” means the vertical distance measured in the case of flat roofs from the average level of the center line of the adjoining street to the highest point of the building adjacent to the street wall, and in the case of pitched roofs, upto the point where the external surface of the outer wall intersects the finished surface of the sloping roof, and in the case of gables facing the road the mid point between the eaves level and the ridge. The architectural features serving no other function except that of decoration shall be excluded for the purpose of taking heights. If the building does not abut street the height shall be measured above the average level of the ground around and contiguous to the building.

“Building line” means a line which is in rear of the street alignment and to which the main wall of a building abutting on a street may lawfully extend and beyond which no portion of the building may extend except as prescribed in those Bye – laws.

“Building Industrial” means a building, which is wholly or predominantly used as a warehouse, factory, distillery, iron foundry and all other buildings put to or be put to any use permitted in the zone by an authorized scheme applicable thereto.

“Building Office” means any building used or constructed or erected to be used ordinary or occasionally for business purpose and no part of it is being used for living purposes except by the care taker or his family.

“Building Public” means a building used or constructed or erected to be used either ordinary occasionally as a church, temple, mosque, or other places of public worships or as a hospital, dharamshala, college, school, theatre, cinema, public hall or lecture room, public exhibition room, public place or assembly or for any others public purpose.

“Building Residential” means a building used or constructed or expected to be used wholly or partially for human habitation and includes all garages, stables or other out building apartment thereto.

“Carpet area,” means the covered area of the usable rooms at any floor level (excluding the area of the wall).

“Chajja” means a slopping or horizontal structural projection usually provided over openings on external walls to provide protection from sun and rain.

“Ceiling height,” means the vertical distance between the floor and the ceiling where a finished ceiling is not provided the underside of the joists or top of post plate in case of pitched roof shall determine the upper point of measurement.

“Concrete” means concrete in which steel rods or mesh are embedded to increase strength

“Concrete plain” means concrete cast in place without metal reinforcement or reinforced only for shrinkage or temperature change.

“Coverage” means the percentage ratio of the plinth area of the main and accessory building to the total area of the plot.

“Damp proof course” means a consisting of some appropriate water proofing material at a height of not less than 6" above the surface of adjoining ground.

“Drain” means any conduit used for the carriage of a sewerage and sullage water from one building or a portion of the building.

“Drain-sewerage” means a drain used or constructed to be used for conveying solid or liquid waste matter, excremental or otherwise to a sewer.

“Drain-surface water” means a drain use or constructed to use solely for conveying to any drain any rain water but shall not include any rainwater pipe.

“Dwelling” means a building or portion thereof which is designed for use wholly or principally for residential purposes.

“Floor Area Ratio” (FAR) means quotient by dividing the total covered area (Plinth area) on all floors excluding exempted areas as given in this regulations into 100 by the area of the plot.

$$\text{FAR-} \quad \frac{\text{Total covered area of all floors} * 100}{\text{Plot Area}}$$

“Factory” means a place to which the provisions of the Indian Factories Act of 1934 or any amendment thereof shall apply.

“Family” means a group of individually normally relation in blood or connected by marriage living together as a single house keeping unit and having a common kitchen. Customary domestic servants shall be considered as adjunct to the term family.

“Filling station” means an area of land including any structure or structures thereon that is or are used or designed to be used for the supply of gasoline or oil or fuel for the propulsion of vehicles. For the purpose of these Byelaws there shall be deemed to be included within this term any area or structures used or designed to be used for polishing, greasing, washing, spraying or otherwise cleaning or serving such motor vehicles.

“Fire resisting material” means any of the incombustible materials or other suitable materials as approved by the engineer or architect.

“Garage Private” means an accessory building designed or used for the storage motor driven vehicles owned or used by the occupants of the building to which it is necessary.

“Garage public” means a building or portion thereof other than a private garage designed or used for repairing servicing, selling or storing motor driven vehicles.

“Habitable room” means a room occupied or designed for occupancy by one or more persons for study, living, sleeping, eating, kitchen if it is intended for use as a living room, but not including bathroom, water closed compartments, laundries, pantries, corridors, cellars.

“Hotel” means a building or a part of the building used as abiding place for more than 15 persons who are lodged with or without meals.

“Institution” means a building occupied by a no profit corporation or establishment for public use or benefit.

- (a) “Latrine connected” means a latrine connected by a sewer system.
- (b) “Latrine-septic” means latrine connected by a septic tank system.

“Mezzanine Floor”- An intermediate floor between two floors above ground level accessible only from the lower floor.

2.40. “Non conforming use” means a building, structure, or use of land existing at the time of enforcement of the said Bye-laws, and which do not conform to the regulation of the zone in which it is situated.

2.41. Occupier” means any persons paying or liable to pay the rent or any portion of the rent of the land or building in respect of which the work is due or compensation or premium on account of the occupation of such land and building and also a rent free tenant.

2.42.“Open space” means an area forming an integral part of the plot left open to the sky for the purpose of this Building Bye-laws.

2.43.“Owner” means the person, when used in reference to any premises who receive the rent of the said premises or would be legally entitled to do so if the premises were let out. It also includes:

- (a) an agent or trustee who is legally authorized to receive such rent on behalf of the owner.
- (b) a receiver, executor or administrator or a manager appointed by any court of competent jurisdiction to have the charges of or to exercise the rights of an owner of the said premises.
- (c) a person having legal title ship over the premises/ plot of the land.

2.44. “Parking space” means an area enclosed or unclosed, sufficient in size to store an automobile or any other conveyance together with a driveway connecting the parking space with a street, or alley and permitting ingress or egress of all such conveyances.

2.44“Parking space” means an area enclosed or unenclosed, sufficient in size to store an automatic or any other conveyance together with a drive-way connecting the parking space with a street, or alley and permitting ingress or egress of all such conveyances.

2.45 “Pathway” means an approach constructed with materials such as bricks, concrete, stone asphalt or the like.

2.46. “Plinth” means the portion of a structure between the surface of the surrounding ground and surface of the floor first above the ground.

2.47. “Plot” means a parcel of land occupied or intended for occupancy by one main building, together with its accessory buildings and used customarily and incidental to it, including the vacant spaces required by these Bye-laws and having frontage upon a street or upon a private way that has officially been approved by the Authority.

2.48. “Plot corner” means a parcel of land at the junction of and frontage on, one, two or more intersecting streets.

2.49. (a) “Plot depth” means the horizontal distance between the front and rear lines.

(b) “Plot width” means the shoulder distance from one side of the plot to be occupied by the building.

2.50. “Plot double frontage” means a plot having a frontage on two non intersecting streets as distinguished from corner plot.

2.51. “Repairs” means any renovation applied to any structure, which does not in any way change the specification of the structure but saves the structure from further deterioration.

2.52. “Road” means and includes any highway, street, lane, pathway, alley, passageway, carriageway, footway, square, bridge, whether existing or proposed in any scheme culverts, side walks and traffic islands.

2.53. “Sanctioned Plan” means the set of drawings and statements submitted under section of these Bye-laws in connection with a building and sanctioned by a competent Authority.

- 2.54.** “Set back line” means a line parallel to the center line of a road or a street and laid down in each by the Development Authority beyond which nothing can be erected or re-erected save with the particular and express sanction of the Authority.
- 2.55.** “Storey” means the portion of a building included between the surface of any floor and the surface of the floor next above it or if there be no floor above it , then the spaces between any floor and the ceiling next above it.
- 2.56.** “Storey Ground” means that storey of a building to which there is an entrance from the out side of the adjoining ground or road and when there are two such storey, then the lower of the two shall be taken as the ground storey.
- 2.57.** “Storey height of” means the vertical distance from the top surface of one floor to the surface of the floor next above. The height of the top storey is the distance from the top surface of the floor to the top surface of the ceiling joints.
- 2.58.** “Tenement” means a part of a building intended or used or likely to be used as dwelling unit for a family.
- 2.59.** “To abut” means to abut on a road such that any portion of the plot is on the road boundary.

- 2.60.** “To construct” means to erect, re-erect or make materials alterations.
- 2.61.** “To erect” means to construct a building for the first time or to reconstruct an existing building after demolishing it according to some fresh or revised plan.
- 2.62.** “To re-erect” means a construction for a second time or subsequent further times a building or a part of a building after demolishing on the same plan as has been previously sanctioned.
- 2.63.** “To make material alteration” means to make any modification in any existing building by way of additional or alteration, or any other change in the roof, window, door compound, sanitary and drainage system in any respect whatsoever, Opening of a window and providing inter communication doors shall not be considered to be material alterations, Similarly modifications in respect gardening, whitewashing, painting, retiling and other decorative works not be material alterations.

It further included:

- (a) Conversion of a building or any part thereof for human habitation as one dwelling house into more than one dwelling house and vice versa.

- (b) Conversion of a building or a part thereof suitable for human habitation into a dwelling house or vice versa.
- (c) Conversion of a dwelling house or a part thereof into a shop, warehouse or factory or vice versa; and
- (d) Conversion of a building used or intended to be used for one purpose such as shop warehouse or factory etc. into one or another purpose.

2.64. “Warehouse” means a building, the whole or substantial part of which is used or intended to be used for any storage of goods whether for keeping or for sale or any similar purpose but does not include a store room attached to and used for the proper functioning of a shop.

2.65. “Water closet” means a privy with arrangement for flushing the pan with water. It does not include a bathroom.

2.66. “Workshop” means a building where not more than ten persons are employed in any repair or light manufacturing, process.

2.67. “Yard” means an open space at ground level between a building and adjoining boundary lines of the plot unoccupied and unobstructed except by encroachments or structure specifically permitted by these Bye-Laws, on the same plot with a building. All yard measurements shall be the minimum distance between the front, rear and side yard plot boundaries, as the case may be and the nearest plot of the building including enclosed or covered porch. Every part of the same yard.

2.68. “Yard-front” means a yard existing across the front of a plot between the side yard lines and being the minimum horizontal distance between the street line and main building or any projection thereof other than steps, unenclosed Chajja, ornamental decoration etc.

2.69. “Yard-rear” means a yard extending across the rear of a plot measured between a plot boundaries and being the minimum horizontal distance between the rear plot boundary and the rear of the building or any projections other than steps un-enclosed Chajja, ornamental decoration. In a corner plot the rear yard shall be considered as parallel to the street upon which the plot has its least dimension in both the corner and interior plot the rear yard shall be at the opposite end of the plot from this yard.

2.70. “Yard-side” means a yard between the building and the side line of the plot and extending from the front to the rear line of the plot and being the minimum horizontal distance between the side boundary line and the sides of a building or any other projections other than steps, unenclosed Chajja, ornamental decorations.

3. Interpretation:

3.1 In the Bye-laws, the use of present tense includes the future tense, the masculine gender includes feminine and the neutral, the singular number includes the plural and the plural includes the singular, the word “Person” includes a corporation and “Signature” includes thumb impression made by a person who cannot write if his name is written by a person who cannot write if his name is written near to such thumb impression.

3.2 Whenever sizes and dimension of rooms and spaces with in the building are specified, they shall mean the clear dimensions unless otherwise specified in these rules.

3.3 The definitions of the terms which are not covered by these regulations shall be covered by definition prescribed the GMDA Act. Master Plan and any other rules framed hereunder.

3.4 Clinic is a diagnostic center where patients are examined and investigated for diagnosis and relevant advices are given for management but the patients are not admitted as indoor as in a hospital or nursing home. Polyclinic is an institution of a group of doctors for examinations, diagnosis and advice to the patients belonging to various specialties in Medicine. The basic difference of a Clinic from a hospital or a nursing home is that the patients are not kept in its premises for diagnostic.

3.5 Registered technical personnel will mean (RTP) a qualified technical personnel as Architect /Engineer / Planner / Group of technical Personnel / Supervisor/ Plumber/ Electrician / Mason/ Carpenter who has been enrolled / Licensed by the Authority.

4. Application of the Building Bye-laws:

In addition to the provisions of GMDA Act, 1985 the Building Bye-laws shall apply to the building regulations, activity, in the State of Assam under the jurisdiction of the Guwahati Metropolitan Development Authority and the local bodies falling within the Guwahati Metropolitan area.

- 4.1** Where a building is erected, the Bye-laws applies to the design and construction of the building.
- 4.2** Where the whole or any of the building is removed, the Bye-laws applies to the whole building whether removed or not.
- 4.3** Where the whole or any part of the building is demolished the Bye-laws applies to any remaining part and to the work involved in demolition.
- 4.4** Where a building is altered the Bye-laws applies to the whole building whether existing or new except that the Bye-laws applies only to part if that part is completely self contained with respect to facilities and self measures required by the Bye-laws.
- 4.5** Where the occupancy of a building is changed, the Bye-laws applies to all parts of the building affected by the change.
- 4.6** Existing approved building – Nothing in the Bye-laws shall require the removal, alteration or abandonment, nor prevent continuance of the use or occupancy of an existing approved building, unless in the opinion of the Authority such building constitutes a hazard to the safety of the adjacent property or the occupants of the building itself.

CHAPTER – II

5. Procedure regarding Construction of buildings

5.1 Notice: - Every person who intends to erect or, re-erect or make materials alternation in any place in a building or part thereof, within the jurisdiction of Guwahati Metropolitan Development Authority, shall give notice in writing to the Chief Executive Officer, of the Authority, his said intention in the form prescribed from time to time by the Authority and such notice shall be accompanied by the Authority and conforming to the requirements of –

Section 25 and 29 of Act, 1985 in triplicate on blue or white prints. One copy shall be retained in the office of the Authority for record after issue of permission and the other two shall be returned to the applicant. (One copy for submission to Local body)

In the event of Authority returning the plans after some observations they will have to comply with, in accordance with the building Bye-laws.

5.2 Exempted to Government: - All Government (Central and State) or Semi Government Departments except the Defence Department shall also forward copies of their plans to the Authority complying with all the provisions of the Bye-laws.

5.3 Plans accompanying notice: - The following plans shall accompany the notice.

(a) Site Plan: -The site plan drawn to a minimum scale of 1:200 and shall show -

(i) The boundaries of the site with dimensions and of any contiguous land belonging to the owner;

(ii) the position of the site in relation to neighboring streets with name of the street on which the building is situated;

(iii) the position of the building and all other building (if any) which the applicant intends to erect upon his land in relation to -

(1) the boundaries of the site and in case where the site has been partitioned, the boundaries of the portion owned by the applicant and also of the portions owned by other owners of that compact plot;

(2) the means of access from an existing street to the building;

(3) space to be left around the building to secure free circulation of air, admission of

light and access for scavenging purpose
etc.

- (iv) scale with north line ;
- (v) plot area, plinth area, each floor area;
- (vi) location, name and width of each adjacent road or lane;
- (vii) such other particulars as may be prescribed by the Authority.

5.3 (b) Building Plan: - The detailed plans of the building and elevation and sections sent with the notice shall be accurately drawn to a scale of 1:100. Adequate arrangement for proper drainage shall also be made. The plan shall include –

- (i) Complete layout plan of the area or areas showing location and width of all streets dimensions, sizes and uses of all the plot.
- (ii) Plans of all floors together with a statement of the covered area of each floor, accessory building and basement plan. Such drawings shall fairly indicate the size of rooms, size of windows and ventilations, size of door openings and stair runs.

- (iii) Location of drains, sewers, public utility, electric lines, services.
- (iv) Exact location of essential services such as W.C sink, bath etc.
- (v) Proposed and existing works should be clearly indicated in different colours (other than red) or in making.
- (vi) Sectional drawings showing clearly the sizes of footings thickness of basement walls if any, all roof slabs and floor slabs, ceiling heights and parapet height with their materials. The section shall indicate the drainage and slop off roof. At least one section shall be taken through the staircase.
- (vii) Details of served privates (if any).
- (viii) All street elevation.
- (ix) Dimensions of the projected portions beyond the permissible building line i.e. Chajja line.
- (x) Scale with north line.

- 5.3 (c) Service Plan** – Details of Private Water Supply, Sewerage disposal system and details of Building services, where required by Authority, shall be made available on a scale not less than 1.200.
- 5.3. (d) Specification** – General specification of the proposed constructions, giving type of grade of materials to be used in the form given in Appendix duly signed by the R.T.P. of Architect/ Engineer/ structural Engineer as the case may be and countersigned by the applicant shall accompany the notice.
- 5.3. (e) Supervision** – The notice shall be further accompanied by a certificate of supervision in the prescribed form given in Appendix by the R.T.P. In the event of the said R.T.P ceasing to be employed for the work, the further development work stand suspended till a new R.T.P. is appointed and his certificate of supervision alongwith a certificate for the work already done (either from the previous one or the present) accepted by the Authority. Additional documents, NOC that may be required other than those specified herein are given in subsequent chapters for various types of Building.
- 5.3. (f)** Any other statement as may be required by the Authority.

5.3. (g) Ownership Document -

Titleship document to justify the ownership of land. In case land is not owned by applicant, lease deed or a NOC for allowing applicant for construction in the form of affidavit.

- 6. Signing the plans:** - All the plans and drawings shall be duly signed by the owner and the person preparing the plan, who shall be registered with Authority as specified in Appendix - II
- 7. Notice for alteration only:** - Where the notice is only for an alteration of the building; only such plans and statements as may be necessary shall accompany the notice.
- 8. Repairs :** - No such notice shall be deemed necessary for repairs in any existing building in accordance with the Bye-laws.
- 9. Deviation during construction:-** If during the construction of a building any departure from the sanctioned plan is intended to be made, sanction of the Authority shall be obtained before any changes is made.
- 10. Withdrawal of notice:-**The applicant may withdraw the notice and plans any time prior to its sanction and such action shall terminate all proceedings with respect to such notice but the fees paid shall in no case be refunded.

11. Inspection after submission of application: - Each inspection shall be made within 10 days following receipt of application at the first inspection the Authority through its agents shall determine to the best of his ability that plans submitted complies with the requirement of these Bye-laws.

12. Fees for permission: -

12.1 No application, petition, notice or appeal to the Authority in respect of permission for any development or sale of land shall be considered valid by the Authority unless and until and the person giving the notice has paid the fees to the Authority at the following rate and the reference to the number and date for such payment is quoted in the notice.

Provided that Central and State Govt. and the local Authority need not pay this application fees;

Provided further that these fees will be payable only once in respect of a particular application etc. unit it is disposed of by the Authority and in relation to that particular application.

12.2 In the event of any doubt or dispute about any question relating to application fees the Authority's decision shall be final.

12.3 (i) Rate of application fees for erection of new residential building (including group housing, institutional building, religious, educational, cultural etc.) shall be as under –

Type II	Type II	Type II
<p>Assam type pitched roof with C.I. or A.C. sheet timber framed structure with Ekra or spilt bamboos walls with plaster.</p> <p>Rs. 1.00per Sq.M</p>	<p>Pitched roof with C.I. or A.C sheet R.C.C. or R.B. column or posts, brick with cement plaster walls.</p> <p>Rs. 2.00per Sq.M</p>	<p>R.C.C. Type</p> <p>Rs. 5.00per Sq.M of plinth area for ground floor and Rs. 3.00per Sq.M of floor area for subsequent floors. When the top roof this floor shall be considered as of type I or II as per nature of construction and the fees shall be calculated according.</p>

(ii) Application fees for re-erection of an existing building shall be same as for erection of a new building prescribed in (i) above.

- (iii) Application fees for any addition or alteration of an existing building shall be same as for erection of a new building as prescribed in (i) above.

- (iv) Application fees for commercial, industrial and building for shops, godown, hotel, office, banks etc. shall be charged at the following rate:-
 - (a) General commercial- 3 times of the rate of new residential building.
 - (b) Industrial and go-downs- 4 times of the rate of new residential building.
 - (c) Others- 2 times of the rate of new residential building.

- (v) in calculating the total floor area fro determining the fees, fraction of Sq. meter, if any, shall be rounded to next higher integral, and subject to minimum for Rs. 100/
 - (A) Application fees for a filling Station Rs. 5,000,00
 - (B) Application fees fro Cinema Theatre etc. Rs. 10,000.00

- (C) Application fees for erection of R.C.C. or brick compound walls:-

Iron grill or wire netting fencing with iron or R.C.C. brick columns shall be charged Rs. 50.00 per hundred R.M. of length or part thereof. For Brick R.C.C. the rate shall be Rs. 200.00 per hundred R.M. of length or part thereof.

- (D) Application fees for development of site including earth filling shall be as under:-

(a) For residential, public and Semi public, institutional etc. the rate of fees shall be Rs. 20.00 per unit as per Zoning Plan subject to a minimum of Rs. 50.00.

(b) For Commercial, industrial, etc. the rate of fees shall be Rs. 60.00 per Zoning subject to a minimum of Rs. 150.00

(E) Fees at the following rates shall be payable to the Authority for a land use Certificate for a particular site for a particular proposed construction. This is not a permission for actual construction.

Residential		Non-residential, except filling station and Theatre		Filling Station/ Medium/ Industry	Cinema/ Theatre
Huts and temporary sheds	Other	Huts and temporary sheds	Other including light Industry		
Rs. 50/-	Rs. 250/-	Rs. 100/-	Rs. 500/-	Rs. 1000/-	Rs. 1500/-

(F) Fee fro NOC for Electric Connection- Rs. 50/ for each application.

(G) Fees for appeal to the Sub-Committee on Zoning Appeals:-

- (i) Fees for appeal of residential building of any type Rs. 100.00 on flat rate basis.
- (ii) Fees for nonresidential building Rs. 200.00 flat rate basis.
- (iii) Fees for Cinema, Theatre Rs. 100.00 on flat rate basis.
- (iv) Fees for filling Station etc. Rs.500.00 on flat rate basis.
- (v) Application fees for no Objection Certificate for sale of

12.4. Application fees for NOC for sale/Transfer/ Sub-division of land is 1% of total value of land as fixed by D.C. Kamrup which is to be paid after approval. However, a processing fees of Rs. 250/- to be paid with each application, which will be adjusted with the actual fee later on if approved.

12.5.

<u>Miscellaneous Fees item</u>	<u>Rate of Fees</u>
(i) Renewal of Building permission.	15% of the paid for the original permit.
(ii) Duplicate copy of NOC	Rs. 10.00 per copy.
(iii) Attestation of duplicate copies of approved plan.	Rs. 10.00 per copy.
(iv) For furnish copies of map.	Rs. 25.00 per copy.
(v) Fees for revision of plan after approval.	15% of the fees paid for original permit plus additional fees for additional area if any.

13. Construction not according to the Plan:-

Should the Authority determine at any stage that the construction is not proceeding according to the sanctioned plan or is in violation of any of the provisions of these Bye-laws, it shall notify the permit holder and all further construction shall be stopped until correction has been effected and approved by the Authority.

If the permit holder fails to comply with the requirements at any stage of construction, the Authority is empowered to cancel the building permit issued.

14. Sanction with or without modification or refusal:-

The Authority may either sanction or refuse the plans and statements or may sanction them with such modification or directions as it may deem necessary and there upon shall be ready for issue, within 60 days.

However, for proposals which are required to be scrutinized by the Committee for approval, the same will be ready for issue within 90 days.

15. Duration of sanction:-

The sanction once accorded shall remain valid upto one year.

- 16.** The owner, upon commencement of his work, under a building permit, shall give notice to the Authority that he has started his work and the Authority shall cause inspection of the work to be made within 14 days following the receipt of notice to verify that the building has been located in accordance with the sanctioned plans.

17. “Completion Certificate”:-

The owner through the licensed architect, engineer, structural engineer, as the case may be (RTP) who has supervised the construction, shall give notice to the Authority regarding completion of work described in the building permission. The completion certificate shall be submitted in the prescribed form by four sets of completion plan. One of the sets, duly certified as completion plan. One the sets, duly certified as completion plan shall be returned to the owner along with the issue of full occupancy certificate. The certificate should also be accompanied by necessary NOC's whenever required from other Authorities like Directors Fire Service, Pollution Control Board or as per Assam Health Establishment Act 1993 & rules 1995 as the case may be for that particular building.

- (a) “Occupancy Certificate”:- The Authority, on receipt of the completion certificate, shall inspect the work and sanction or refuse an occupancy certificate, in the proforma given in Appendix within 21 days from the date of receipt of completion certificate, after which period it shall be deemed to have been approved by the Authority for occupation provided the building has been construction as per the sanctioned plans. Where the occupancy certificate is refused, the various reasons shall be quoted for rejection, at the first instance itself.

- (b) Part Occupancy Certificate:- Upon the request of the holder of the building permission the Authority may issue a part occupancy certificate for a building or part thereof before completion of the entire work as per building permission provided sufficient precautionary measures are taken by the holder of the building permission to ensure public safety and health safety. The part occupancy certificate shall be given by Authority subject to the owner indemnifying the Authority as per the proforma given in Appendix.

18. (a) Violation Penalty.

Any person who contravenes any of the provisions of these Bye-laws or any requirements or obligation imposed on him by virtue of these by laws or who interferes with or obstructs any person in the discharge of his duties shall be guilty of an offence and upon conviction shall be punished by a fine not exceeding Rs.1000/ and per day may also be imposed after the day of his first conviction.

- (b) Existing buildings:- Nothing in the regulations shall require the removal, alternation or amendment of nor prevent the continuance of use and occupancy in a lawfully safety of life and property.
- (c) The Authority shall have the power to carry out inspection of the work at various stages to ascertain

whether the work is proceeding as per the provisions of rules and sanctioned plan. Section 88 of Guwahati Metropolitan Development Authority Act, 1985 shall apply for the action proposed to be taken for any violation/ deviation of sanctioned plan.

- (d) No correspondence regarding Building Permission and Land Sale Permission with the applicants will be served in their premises, but will be made available in the reception counter of the Authority and applicants are required to collect the same from the counter. This includes Noc and all objections letters relating to Building Permission & Land sale.

CHAPTER – III

Standard for building other than huts and other regulations

19. Foundation & Structural design:-

(a) The Structural design of foundation, elements made by masonry, timbers plain concrete, reinforced concrete, prestressed concrete and structural steel shall be carried out in accordance with the prevailing I.S. code of practice taking into consideration the seismic load required to be taken for this region.

(b) Quantity of material and workmanship:-

All materials and workmanship shall be of good quality conforming generally to accepted standard of A.P.W.D. and Indian Standard specification & codes as included in N.B.C. of India,

20. Damp proof course:-

(Applies to non Assam type building only). All walls internal or external, shall be provided with an efficient damp proof course not less than 150 mm above ground level.]

No piece of land shall be used as a site for the construction of a building if-

- (a) The Authority considers that site is unsanitary or that is dangerous to construct a building on it.
- (b) There is no approach road of at least 3.6m width to that plot from the main road. This approach road is only to a single house. Series of houses cannot be constructed.
- (c) If any plot is situated in already developed areas, and the means of access is less than the minimum prescribed width, the Authority may consider the proposal with 50% coverage and 100 FAR.
- (d) Means of Access.
 - (i) No building shall be erected so as to deprive any other building of the means of access.
 - (ii) Every persons who erects a building shall not at any time erect or cause or permit to erect or re-erect any building which in any way encroaches upon or diminishes the area set apart as means of access.
 - (iii) For building identified in Bye-law No. 58.4, 58.7, 58.8, 58.9, 58.11 the following provisions of means of access shall be ensured.

- (a) the width of the main street on which the building abuts shall not be less than 6.6m.
- (b) a building shall abut on a street or streets or upon spaces directly connected from the street by a hard surface approach, width of which is not less than 6.6m. surface approach, widths of which is not less than 6.6m.
- (c) if there are any bends or curves on the approach road, a sufficient widths shall be provided at the curve to enable the fire appliances t o turn, the turning circle being at least of 9.0m radius.
- (d) main entrances to the premises shall be of adequate width to allow easy access to the fire engine and in o case it shall measure less than 5 meters. The entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of fire service vehicles. If archway is provided over the main entrance the height of the archway shall not be a height less than 4.m.

- (e) for multistoreyed group housing schemes on one plot, the approach road shall be 6.6 in width and between individual buildings, there shall be a space of minimum 4.8m.

21. Plinth.

No person shall construct any building with its lowest flat or floor.

- (a) Less than 0.5m. and more than 0.75 above the ground level of the plot. The ground level should not be raised more than 0.5m from the finished surface of the nearest street level to be fixed permanently by concerned Authority in the plain areas. As for the hilly area of the city the local condition will be considered. However, the proposal is to be framed with minimum of hill cutting without effecting adjoining plots.
- (b) Bath rooms, water closets, cowsheds, garages, courtyards and godowns may be constructed at 0.2 mtr. Plinth height form the ground level (either existing or formed by filling or cutting).
- (c) 0.3 m higher than the highest recorded flood level.

22. Floor.

The floors of all ground floor room, walls should be efficiently damp proofed.

23. Brick wall:

- (a) In the case of load bearing wall it should be strong enough to take the super imposed load.
- (b) No external brick wall should be less than 125 mm.

24. Wattle create wall:-

The construction of Wattle create walls should be as follows-

- (a) The maximum area of one framed panel of the wall should not exceed 2 sq. m. in the case of lime plaster and 3 sq. m. in the case of cement plaster.
- (b) The thickness of such wall should not be less than 15 mm.
- (c) The detail construction of such wall should be according to the rules laid in the Assam General Specification (P.W.D)

25. Minimum sizes of rooms:-

- (a) No room in a residential house which is intended to be used as an inhabited room shall have floor area of less than 9sq. m.
- (b) The minimum width of a living room shall not be less than 2.4 m.
- (c) The minimum height of living room should be 3.0m in any floor, in hilly areas this may be reduced to 2.4m and in certainly air conditioned building this may be 2.5 mt.
- (d) The height of the ground floor in Commercial street shall not be less than 4.8 m.

26. Slope of pitched roofs.

Except with special permission of the Authority no slope of pitched type roof shall be more than 45 degrees and less than 26 degrees.

27. Latrine and Lavatories (in general).

- (a) No domestic building shall be constructed unless sanitary type latrine is provided for the use of the persons inhabiting the building.

- (b) Every domestic building constructed in the sewerred area in the city or town shall be provide with a water closet.

28. Bath rooms:-

- (a) If the bath room is attached to any dwelling room of the house the wall in between shall be solid masonry 1.0m high from the floor of the bath room.
- (b) There shall be a floor area of not less than 2 sq.m of which the smallest side should not be less than 1.2m.
- (c) It shall have a window of a superficial area of not less than 0.2 sq.m. and it shall open upon a minimum wide open space or open to an open verandah of not more than 1.8 m wide opening on to such open space, or to any Duct, the sizes of which should be as prescribed in clause light & Ventilation of rooms.
- (d) It shall have an impermeable floor made of smooth, hard material having a suitable fall of 1 in 30 for the drainage of the water.
- (e) The height of the bathroom should not be less 2.4m.

29. Kitchen:-

Every room used as a kitchen shall be provided with a flow for the escape of the heated air and shall have-

- (a) A superficial floor area of not less than 3.35 sq.m. of which the smallest the smallest side should not be less than 1.5 m.
- (b) A height of not less than 3.0m.
- (c) A window of not less than 0.5 sq.m. superficial area opening directly into the external air and to a duct, the size of which should be as prescribed in clause light and ventilation of rooms.

30. Open space for ventilation:-

- (a) Every domestic building shall be so constructed that every living room there shall have at least one side abutting on an space either external or internal verandah.
- (b) Every open space external or internal nor read required by this rule shall be kept free from any erection thereon and open to the sky.

31. Ventilation of rooms:-

(a) Every room in a residential building which is intended to be used as an inhabited room shall be provided for the purpose of light and ventilation with windows, clear storey windows, doors and other apertures having a total area of not less than $\frac{1}{6}$ the of the room.

(b) Stores, backroom and the like:-

These will have at least half of the ventilation required for living rooms. When such ventilation by apertures in walls is not possible of advisable, at least there shall be ventilation by means of a flow or chimney.

(c) Laundry and recreation room:-

Laundry and recreation rooms located above the basement shall be lighted by window located in exterior walls having opening of not less than 10 p.c. of the floor area.

(d) Basement and cellars:-

Basement and cellars and all rooms located therein, except storage rooms, shall be lighted and ventilated by windows in exterior walls having a ventilation area of not less than 5 p.c. of the floor area.

(e) Kitchen:-

Every kitchen shall be ventilated according to the standards of habitual rooms.

32. Height regulation:- Living rooms:

No rooms for human habitation shall be constructed of height less than that determined by the following regulations:-

- (i) They shall be minimum of 3.0m measured from the surface of the floor to the next floor above it.
- (ii) There shall be maximum of 3.0m measured from the surface of the floor to the lowest point of the ceiling, the joists or beams etc. Provided that for commercial streets, the height of ground floor shall not be less than 4.8m.

33. Corridors and passages:-

In a residential house the width of any corridor or passage shall not be less than 0.9m and for Hotel & offices 1.5m clear, for shopping complex it shall not be less than 1.8m upto a length of 15.0m and 2.1m above the length of 15.0m.

34. Post, Postplate, Truss etc:-

- (a) In the case of wooden posts these should be firmly fixed with the post pillar by means of two or more flat iron straps bolted together.
- (b) The flat iron strap should at least be 0.6m inserted into the post pillar and at least 0.15m above for bolting with the post.
- (c) The wooden posts should be made of well seasoned Sal wood or any other first class hard local wood. The size of such post should not be in any case less than 100mm x 100 mm or in the case of circular post diameter should not be less than 150 mm.
- (d) Only on special cases fit by the Authority on condition given to him thatched roof house will be allowed within the Master Plan area.

35. Standard for R.C.C. wells for drinking water:-

- (i) The minimum inside diameter of the well should not be less than 0.9m.
- (ii) The minimum height of the well above the floor of the platform should not be less than 1.1m.
- (iii) All R.C.C. wells should be provided with an outwardly slipping platform of cement concrete (Prop 1:4) and a circular pitch roof cover of G.I sheets on woods post height of which above the floor of the platform should not be less than 2.1m.
- (iv) The well shall be at distance of not less than 15.0 m from any pit and soak pit of sanitary latrine.
- (v) Kutchra well only be permitted in fields or gardens for purposes of irrigation.
- (vi) The Authority/State Govt. will give separate special regulations for digging deep tube wells, and such regulations will be binding on all concern.

36. Area regulations: -

The setback line, yards widths, coverages will be according to the standards as specified in Chapter -IV.

The Authority may relax the standards laid down in Bye-law 36 special cases.

- (a) In case it is not desired to provide a back yard, an internal courtyard of equal area may be provided, where the rear side will also be considered as side yard.
- (b) In case of semi-detached houses, the side on which the said yard is to be left shall be prescribed by the Authority,
- (c) Building abutting on two or more streets:- When a building abuts two or more streets, the setback from the street shall be such as if the building is facing each such street and the other side/ sides shall be considered as side setbacks.
- (d) Where shape of the plot or other circumstances result in conditions to which the provisions governing yard requirements can not be applied, the Authority may prescribe different yard requirements.
- (f) In a plot not directly abutting any street, any two sides may be considered as front and yard for the purpose of these regulations.

37. (A) Maximum Height of the Building and additional requirement:-

Building shall not exceed 3 storey or height of 11.5m without the following additional provisions for open space all around the building except in cases where otherwise specified.

- (i) The side and rear setbacks shall be increased by 0.3 mtrs for every 1.5 mtrs additional height of the building in addition to the setbacks already prescribed in this rule subject to maximum of 4.5 mtrs side setback and 6.0 mtrs rear setback.
- (ii) Building shall not exceed 1.5 times the width of road plus front open space subject to maximum of 2.0 times the road width.
- (iii) Residential building should not be cut by 45 degree angle line drawn from the opposite edge of the road. However building upto two storey is exempted of it.
- (a) For the purpose of building height calculation width of the road shall be taken as existing road width.

- (b) Lift machine room, stair case parapet height shall not be included in the height of the building.
- (c) For a building constructed in stilt with provisions of ground level parking floor or semi-basement parking floor, the height of the of the building will be calculated by omitting the height of the parking floor upto a maximum of 2.4 mtr for the purpose of building height subject to provisions of exclusive parking in the ground floor.
- (e) Building above the height of 15.82 mtrs shall require necessary clearance from the State Fire Service.
- (f) For building in the vicinity of the aerodromes, the maximum height of such buildings shall be subject to conformity with the height limitations prescribed by the Civil Aviation Authorities from time to time and to this effect a No Objection Certificate issued by that Authority shall be submitted by the applicant alongwith plans to the sanctioning Authority.
- (g) Height exceptions:- The following appurtenant structures shall not be included in the height of building .

- (i) Roof tanks and their supports not excluding 1.5 mtr in height.
- (ii) Ventilating, air conditioning and lift rooms and similar equipments, stair covered with roof upto 3.0 mtr in height, chimney and parapet wall and architectural features not exceeding 1.5 mtrs in height.

38. Building abutting on two streets:-

If a building is situated on two or more streets of different widths, the building shall be deemed for the purposes of those Bye-laws to face the streets with has the greater width and the height will be as per Byelaws.

39. Covered area:-

The maximum covered area of buildings of different classes shall be governed by the standard as laid down in chapter-IV.

40. Boundary Wall/ Compound Wall:

- (a) Except with the special permission of the Authority the maximum height of the compound wall shall be 1.5m above the centerline of the front street. Compound wall upto 2.4m height may be permitted if the top 0.9m is

of open type construction of a design to be approved by the Authority.

- (b) In case of a corner plot the height of the boundary wall shall be restricted to 0.75m for a length of 10 m on the front and side of the intersections and balance height of 0.75m if required in accordance with (a) may be made up of open type construction (through railings) and of design to be approved by the Authority.
- (c) The provisions of (a) are not applicable to boundary walls of jails, in industrial buildings, electric substations, transformer stations, institutional buildings like sanatoria, hospital, industrial buildings like workshops, factories and educational buildings like schools, colleges, including the hostels, and other uses of public utility undertakings and height upto 2.4m may be permitted by the Authority.
- (d) Compound gate should open entirely inside the property and shall not open any access/ pathways/ road/ street.

41. Number of rooms.

- (a) Every dwelling structure shall have not less than one living room, one kitchen and a latrine.

(b) In existing developed areas and in cases of reconstructions, if there is no space, bathroom and a latrine may not be insisted upon in case community baths and latrine, are available otherwise a latrine must be provided. However, 1 set of latrine and bathroom may be allowed in the rear yard in ground floor with a height of 2.4 m only by maintaining 1m setback from plot boundary.

42. Access to bathrooms:-

In dwelling containing not more than two bedrooms access from the bedrooms to an only bathroom shall be had without passing through another habitable room. In dwelling containing 3 or more bedrooms shall be had without passing through another habitual room.

43. Height and number of stories:-

This shall be as per standards laid down in Chapter -IV.

44. Water supply:-

Every living unit shall have available, a supply of safe water obtained from any of the following sources-

- (a) Public or municipal water if available.
- (b) A drilled, driven or a dug well or tube well.

45. Basement.

The construction of the basement shall be allowed by the Authority in accordance with the land use and other provisions specified under the Development Control Rules.

No basement shall be constructed within the prescribed setbacks and beyond prescribed building lines and shall not exceed in area maximum coverage of floor 1. (entrance floor)

Basement maybe put to only the following uses-

- (a) Stores of household or other goods of ordinarily non combustible material.
- (b) Storage rooms, bank cellars etc.
- (c) Air conditioning equipment and other machines used for services and utilizes of building subject to satisfaction of the Authority.
- (d) Parking spaces.

46. The basement shall have the following requirements:

- (a) Every basement shall be in every part at least 2.4m in height from the floor to the underside of the roof slab or ceiling.

- (b) Adequate ventilation shall be provided for the basement. The standard of ventilation shall be the same as required by the particular occupancy to Rule. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans, air-conditioning system etc.
- (c) The minimum height of the ceiling of any basement shall be 1m above the average surroundings ground level.
- (d) Adequate arrangements shall be made such that surface drainage not enter the basement.
- (e) The walls and floor of the basement shall be watertight and be so designed that the effect of the surroundings soil and moisture, if any, are taken into account in design and adequate damp proofing treatment is given.
- (f) The access to the basement shall be separate from the main and alternate staircase providing access and exit from higher floors, where the staircase is continuous in case of building served by more than one staircase the same shall be of enclosed type serving as a fire separation from the basement floor and higher floors. Open ramps shall be permitted if they are constructed within the building line subject to the provisions of (d) above.

- (g) If such open ramps are provided in basement parking floor the gradient of it should be minimum 1:5 and the height of 2.4m is to be maintained at re entrances also.

47. Numbering of houses:

All buildings and sites shall be given a number by the Authority and no other number shall be used by the owner occupier, this number shall be displayed in an approved manner on the building so as to be visible from the road.

48. Staircases:-

- (a) Every staircase shall be suitably lighted and properly ventilated through an external wall.
- (b) The minimum clear width of staircases in the case of domestic building shall not be less than 0.9m.
- (c) The minimum clear width of staircases in case of public buildings shall not be less than 1.2m for every 300 persons who are expected to use the building. The further corner of the building shall not be more than 18m distance from the staircase.

The minimum rise and minimum breadth of tread of staircases will be as follows:

	Maximum rise	Minimum tread of obstruction
Domestic buildings	175 mm	225 mm
Public building	150 mm	275 mm
Hospital & Auditorium	150 mm	300 mm

- (d) Interior staircase may be constructed with fire resistant materials throughout.
- (e) A staircase shall not be arranged around a lift shaft, unless the latter is entirely enclosed with material with fire resistant rating and that for type of construction itself. For buildings more
- (f) The minimum head room in a passage under the landing or under the staircase, if proved shall be 2.2m.
- (g) For building above 15.8m in height, fire escape shall be provided, which shall be directly connected to a yard connected with the street.

- (h) The use of spiral staircase (fire escape) shall be limited to a building 12.8m in height and to be connected with external balconies and shall be designed to give adequate head room.
- (i) Ramps other than for parking floor, shall have slope of not more than 1:10 provided that in case of public office, hospitals, slope of ramps shall not be more than 1:12. The minimum width of the ramps for hospitals should not be less than 2.0m.

49. Sites containing deposited refuse:-

No building shall be constructed on any site on any part of which there is deposited refuse excrete or other offensive matter to which the health Authority objects until such refuse has been removed there from and the site has been prepared or left in a manner suitable for building purpose to the satisfaction of the Authority.

Provided that where it is intended to found a building on piles or on reinforced concrete pillars, the Authority may insist for appropriate treatment of the site by chemicals or in some other manner to the satisfaction of the health Authority and to be covered by a layer of sand or other suitable material to a depth of not less than 0.6m or by a layer of cement concrete not less than 150 mm thick.

50. Site liable to floods: -

No building shall be erected on a site liable to flood or on a slope forming an angle of more than 45 degree with the horizontal or on soil unsuitable for percolation unless it is provide by the owner to the satisfaction of the Authority that erection of such a building will not be dangerous or injurious to health or involve danger from flooding or erosion or cause undue, expenditure of public fund in the provision of roads, sewage, sanitation, water supply or other public services.

51. Site containing pits and quarries etc.: -

No building shall be erected on a site which comprises or includes a pit, quarry or other excavations or any part thereof unless such site has been prepared or, left in a manner and condition suitable for building purposes to the satisfaction of the Authority.

52. Damp sites:-

Whenever the dampness of a site or the nature of a soil renders such precaution necessary the ground surface of the site between the walls of any building erected thereon shall be covered with a layer of sound cement concrete not less than 150 mm thick or with asphalt paving on a layer of sound cement concrete not less than 150 mm thick or with asphalt paving on a layer of closely packed broken stone

hard cake not less than 150 mm thick or otherwise rendered damp proof to the satisfaction of Authority.

53. Served Latrine: -

No service latrine will be allowed within the Guwahati Metropolitan area.

54. Requirements of Water Supply in building: -

The total requirements of water supply shall be calculated based on the population as given below: -

Occupation	Basis
Residential Building	5 persons/tenement
Other Building	No. of persons based on occupant, load and area of floors given Table - 2

The requirement of water supply for various occupancies shall be as given in Table 1 or as specified by the Authority from time to time.

55. No. of Bath rooms: -

Every building designed or used for human habitation shall be provided with bathrooms as follows: -

- (i) A building or a part thereof designed or used for occupation by separate families or containing separate apartment shall have one bathroom for each family or apartment.
- (ii) A building designed or used for human habitation other than in separate apartments shall be provided with one bathroom or shower room to every water closet.

56. Septic Tanks : -

Where a septic tank's used for sewage disposal, the location, designed and construction of the septic tank shall conform to requirement of subsequent clause.

57.1 Location of Septic tank's Subsurface absorption System:

A subsoil dispersion system not be closer than, 18 m from any source of drinking water, such as well, to mitigate the possibility of bacterial pollution of water supply. It shall also

be as far removed from the nearest habitation building as economically feasible but not closer than 6 m. to avoid damage to the structure.

57.2. Requirement : -

- (a) Dimensions of Septic Tanks – Septic Tanks shall have minimum width of 0.75 m minimum depth of one metre below water level and a minimum liquid capacity of one cubic metre. Length of tanks shall be 2 to 4 times the width; details of which is given in Table -3.
- (b) Septic tanks may be co structured of brickwork, stone masonry concrete or other suitable material as approved by the Authority.
- (c) Under no circumstance should effluent from septic tank of allowed into an open channel, drain or body of water without adequate treatment;
- (d) Minimum nominal diameter of pipe shall be 100mm. Further at junctions of pipes in manholes, direction of flow from a branch connection should not make an angle exceeding 45 degree with the direction of flow in the main pipe;

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

- (e) Every septic tank shall be provided with ventilating pipe of at least 50 mm diameter. The top of the pipe shall be provided with a suitable cage of mosquito-proof wire mesh.

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

- (g) When the disposal of septic tank effluent is to seepage pit, may be of any suitable shape with the least cross sectional dimension of 90 cm and not less than 100 cm may be filled with stone, brick or concrete blocks with dry open joints which should be backed with atleast 7.5cm of clean coarse aggregate. The lining above the inlet level should be finished with mortar. In the case of pits of large dimensions, the top portion may be narrowed to reduce the size of the RCC cover slab, where no lining is used, specially near trees, A masonry ring may be constructed at the top of the pit

to prevent damage by flooding of the pit by surface run off. The inlet pipe may be taken down a depth of 90 cm from the top as an anti mosquito measure.

- (h) When the disposal of the septic tank effluent is to a dispersion trench, the dispersion trench shall be 50 to 100cm deep and 30 to 100cm wide excavated to a slight gradient and shall be provided with 15 to 25 cm of washed gravel or crushed stones. Open jointed pipes placed inside the concrete and shall have minimum internal diameter of 75 to 100 cm. No dispersion trench should be longer than 30 m and trenches should not be placed closer than 1.8 m.

57.3. Requirements of Sanitary Fitting : -

The sanitary fittings and installations for different occupancies shall be as given in Table 4,5,6,7,8,9,10,11,12,13, & 14.

57.4 The total requirements shall be calculated based on the population Table as per No. 2.

CHAPTER – IV

58. Setback line, yard width, coverage and other particulars will be according to the standards as below;

58.1. MINIMUM PLOT SIZE FOR RESIDENTIAL USE

<u>Density</u>	<u>Plot size</u>	<u>F.A.R</u>	<u>Coverage</u>
(a) High	15 lessa i.e 200sq. mt	225	60%
(b) Medium	01 khata i.e 268 sq. mt	175	60%
(c) Low	01 K=-05 L i e.335 sq. mt	125	55%

However within Guwahati Municipal Corporation area the Authority may relax the provisions with the following conditions.

High Density – Minimum plot size – 10 Lessa
- F.A.R - 100
- Coverage - 50%

Medium Density- Minimum Plot size - 15 Lessa
- F.A.R - 125
- Coverage - 50% for RCC
- 55% for Assam Type

58.2 MINIMUM WIDTH OF PLOT

- | | | | |
|-----|------------------------------------|---|-----------|
| (a) | Upto 15 lessa i.e. 200 sq.mt. | - | 7.5 mtrs |
| (b) | 15 Lessa to 1K- 10L i.e.400 sq.mt. | - | 10 mtrs |
| (c) | 1K- 11L to 2K- 10L i.e. 600sq.mt. | - | 11.5 mtrs |
| (d) | More than 2K- 10L i.e. 670 sq.mt. | - | 12 mtrs |

58.3. SETBACK REGULATIONS

- (a) Minimum setback of the building or the structure from the prescribed streetline –

(i) FRONT SETBACK

Every building fronting a street shall have a front space from the prescribed streetline forming an integral part of the site as below –

Width of street fronting the plot	Minimum front open space for building	
	Below height of 11.5	Above height of 11.5 m or three storeyed

Upto 6.6 metres	3.0mtrs	3.0mtrs
Upto 15 metres	3.0mtrs	4.5mtrs
Upto 15 metres	3.0mtrs	6.0mtrs

The proposed width of the street will be taken as street width for consideration of these set backs.

In case of building abutting two or more streets the wider street shall be considered for determining front setback.

(iii) SIDE SETBACK

For high-density zones side setbacks shall be 1.5 metres.

For medium density zones side setbacks shall be 1.5 metres.

For low density zone setback shall be 1.8 metres.

(iii) Rear setback for all density zone shall be 3.0 metres.

58.4 REGULATIONS FOR APARTMENT BUILDINGS

Minimum plot size	803 sq.mt. - 3 katha in high & medium density and 1338 sq.mt - 1 Bigha for low-density zone.
Maximum coverage	50%
Minimum front setback	4.5 metres
Minimum rear setback	4.5 metres
Minimum side setback	2.4 metres

A plot abutting a street with a width of above 15 metres, the front set back shall be calculate according to the width of the abutting street as given in the clause No.58.3

58.5. REGULATIONS FOR COMMERCIAL USE IN COMERCIAL ZONE

Minimum pot size 167.4

(i) **Setback upto the higher of 11.5 mtr.**

Minimum width of plot 7.5 mtrs.

Minimum front setback 3.0 mtrs with 1.5 mtrs. Cantilever in upper floors.

Minimum side setback	A minimum of 1 mtr has to be maintained in each side which can be relaxed to only side if the adjoining plot owner agree to have a common wall with his building
Minimum Rear Setback	
Upto plot depth of 18 mtrs	1.5 mtrs.
Above plot depth of 18 mtrs	3.0 mtrs with maximum 1.5 mtrs. projection on the upper floors.

If any part of the ground floor o any other upper floor is used for residential purpose o for human habitation the side setback of the building shall be as per the high-density residential zones.

A plot abutting a street with a width of above 15 mtrs the front setback shall be calculated according to the width of the abutting street as given in the clause no. 03,

For Commercial Zone the maximum F.A.R. shall be 300 and maximum coverage shall be 80%. But for a building mixed use in this zone the maximum F.A.R should be limited to 275 in this zone.

(iv) Additional Setback for a building with a height of above 11.5 metres.

Height	Rear setback	Side setback
11.5 metres to	}	1.5 metres.
Below 15 metres		
Above 15 metres		2.4 metres

side and rear setback should be increased by 0.3 metres for every 1.5 mtrs. of additional height of the building in addition to the setbacks already prescribed for a building of 15 mtrs height upto a maximum of 1.5 metres of additional setbacks on both rear and sides.

58.6. REGULATIONS FOR WHOLESALE COMMERCIAL ZONE AND FOR WHOLESALE USE

Minimum plot size	670 sq. mtr
Minimum plot width	15 metres
Maximum coverage	55%
Minimum front setback	6mtr
Maximum height	(b) 15.0 mtr of building of wholesale use (b) For other building the height will be given as per CL 37.

Minimum side setback	1.8 mtr on one side and the setback on the other side will be 3.6 mtr.
Rear setback	3.0 mtr.
F.A.R. ^	175 for building of public and semi public use.

58.7. REGULATIONS FOR PUBLIC AND SEMI PUBLIC ZONE AND PUBLIC USE

Minimum plot size	400 sq. mtr
Maximum coverage	45%
Minimum setback	
Front setback	6.0 metres
Side & Rear	3.0 metres
F.A.R. ^	175 for building of public and semi public use.

58.8. REGULATION FOR INDUSTRIAL ZONE

Requirements	Light area in sq. mtrs.	Industry width in metres	Medium area in sq. mtrs.	Industry width in
(1) Minimum size of plot.	744.00	15.5	1800.00	27.5
(2) Minimum set back of the Building or	All structure	6.0	9.0 Structure	

the structure
from the
prescribed
street line

(3)	Minimum	Rear	6.0	Rear	6.0
	Yard widths	Side	3.0	Side	6.0

If any structure or building is permitted for human habitation under the provisions of these rules the yard conditions shall be same as prescribed for medium density residential zone.

If any structure or building is permitted for human habitation under the provisions of these rules the yard conditions shall be same as prescribed for medium density residential zone.

(4)	Maximum	15 mtrs	15 mtrs
	Height		
(5)	Maximum	59%	50%
	coverage		

58.9. REQUIREMENTS FOR SPECIAL TYPES OF BUILDINGS

(To be applicable for all zones where the particular use is permissible)

(A) NURSING HOME/HOSPITALS

(In all zones where it is permitted on appeal)

Minimum plot size – 1000 sq. mtr i.e. 0.75 Bigha

Maximum coverage – 45%

Minimum setback

Front & Side -- 7.5 metres

(a) Rear & Side -- 4.5 metres

(b) F.A.R. -- 200

(B) PLACE OF WORSHIP

(Applicable for new proposals)

Minimum plot size – 805 sq. mtr i.e. 3K

Maximum coverage – 50%

Minimum setback

Front & Side -- 7.5 metres

(a) Rear & Side -- 5.0 metres

(b) Side -- 3.0 metres

(C) CINEMA HALL AND AUDITORIUM

Minimum plot size – 1860 sq. mtr 1B-3K-9L

Maximum coverage – 40%

Minimum setback

(a) Front & Side -- 9.0 metres

(b) Rear & Side -- 4.5 metres

F.A.R. -- 125

(D) FILLING STATION

(a) Minimum plot size – 31 mtr X 17mtrs

(b) Petrol filling with servicing bed

Minimum 37 mtrs X 31 mtrs

(E) SCHOOL BUILDING*

	Minimum Plot size	Maximum Coverage	Minimum Front setback	Minimum side setback	Minimum rear setback
(a) Pre nursery/ Nursery	535 sq.mt 02 katha	50%	6.0 mtr	3.0 mtr	3.0 mtr
(b) Primary	804 sq.mt. 02 katha	50%	7.5 mtr	3.0 mtr	3.0 mtr
(c) High School	2667 sq.mt. 02 bigha	50%	7.5 mtr.	3.0 mtr	3.0 mtr
(d) College	4015 sq.mt. 3 bigha	50%	7.5 mtr	3.0 mtr	3.0 mtr

Organised Parking - 20% of the total plot area

Organised recreational
open space - 20% of the total plot area

*** For Govt. institutions regulation adopted by Education
Department will be followed.**

58.10.1 Mezzanine to the extent of 33% of plinth area shall not be counted for F.A.R. Calculation.

The height of the mezzanine shall not be less than 2.2 mtr and not more than 2.7 mtr.

58.10.2 Basement shall not be counted for F.A.R. calculations or following uses –

(i) Storage of house hold goods of non inflammable material.

(ii) Dark rooms, storag rooms and bank cellars etc.

(iii) Air conditioning and other machines used for services and utilities of the building.

(iv) Parking places and garages.

(v) Stack rooms and libraries.

If the basement is used for office or commercial purpose it shall be counted in F.A.R.

58.10.3 (a) Partial unenclosed balcony projections for a length $1/4^{\text{th}}$ of the building length/ breadth in upper floors upto a minimum setback line of 1.5 mtr from plot boundary will be allowed subject to a maximum width of 1.5 mtr

- (b) The projection of cantilever or cupboard or shelf upto 0.75 mtr in depth shall be permitted and exempted from covered area calculation. This will be allowed only from the first floor and shall not exceed 2.0 mtr per habitable room and cupboard under windows.
- (c) A canopy not exceeding 4.5 mtr in length and 2.5 mtr in width in the form of unenclosed cantilever the main entrance with a clear height of 2.2 mtr below the canopy shall be allowed.
- (d) Light and ventilation: -
When any habitation room exceeding bath, W.C, store room, kitchen and dining are not abutting on either the front side or rear open space it shall abut in an interior open space where minimum width will be 3 mtr.

For ventilating the spaces for W.C, bath, store, kitchen and dining if not opening on any open space, shall open on the ventilation shaft the size of which is given below –

		Height of Building	Minimum area of shaft	Minimum width of shaft
(1) W.C & bath & Store	(a) Upto	18 m	4 sq. m	2. m
	(b) Above	18 m	6.25 sq.m	2.5 m
(2) Kitchen & dining	(a) Upto	18 m	6.25 sq. m	2.5 m
	(b) Above	18 m	9 sq.m	3 m

58.10.4 The parking space to be provided in the building shall be as per the details given in the Appendix I. In providing the parking, care has to be taken that 50% of the open space is left for landscaping and not counted for in the parking calculation. At least 25% of the open space reserved as Organised open space which should be clearly shown in the service plan.

For calculation of car space the following shall be considered.

Area of each car space --

- (i) Basement parking -- 30 sq. mtr
- (ii) Stilt -- 25 sq. mtr
- (iii) Open Parking -- 20 sq. mtr

**58.11 ADDITIONAL REQUIREMENTS FOR MULTISTOREYED
AND SPECIAL TYPE OF BUILDING**

(A) Service plan showing the following details private water, sewerage disposal system and details of building services where required by Authority shall be made available on a scale not less than 1:100 and it should also include the following

(a) For outlet from soak pit to municipal drain if provided an intermediate treatment chamber should be installed, details of which is to be shown in service plan subject to approval of Authority.

(b) Garbage vet.

(c) Organised open space as specified by clause 10 (4). Detail of building services include

(i) Air conditioning system, if any.

(ii) Detail of exits including provisions of ramps, etc. for hospital and special risk building.

(iii) Location of generator, transformer and switchgear.

- (iv) Smoke exhauster system and fire alarm, if any.
- (v) Location of centralized control of all fire alarm systems, if any.
- (vi) Location and dimension of static water storage and pump house.
- (vii) Location of fire protection installation, sprinklers, wet risers, etc. if any.

N.B – These should generally be as per specifications of National building code.

- (viii) Size (width) of main and alternate staircase along with balcony approach, corridor and ventilated lobby approach.
- (ix) In case of nursing homes and hospitals, detail of incinerator for treatment of hospital waste is to be submitted and clearance from appropriate Authority under Assam Health Establishment Act 1993 and 1995 will be required before its clearance by GMDA
- (x) The height of the ground level and the plinth level from the nearest developed road level.

- (B) NOC from the State Fire Service shall be required for building above the height of 15.8 m.
- (C) Specification : - General specification of the proposed construction giving type and grade of material of public use along with soil testing report and structural details as giving in appendix duly signed by architect/ engineer/supervisor/group may be should accompany the application for buildings above three storey.
- (E) Supervision: - Applications shall be further accompanied by a certificate of supervision in a prescribed form given in the appendix by the licensed architect, engineer, groups as the case may be.

58.12. For the hazardous and industrial building Authority my ask for NOC from the State Pollution Control Board.

58.13 All other regulations not specifically mentioned here will be applicable as per the provision of zoning Regulations.

58.15 Architects, Engineers, Group, Supervisor referred above shall be licensed/ enrolled by Authority as competent to do the various work as specified in notification no. GMDA/MP/4/93/32 dt.26/6/94 and

modifications made for this purpose from time to time. Detail of which is given in Appendix –II.

58.16 Panel action for violation of Master plan & its zoning Regulations & Bye- laws.

The Authority under provision of GMDA Act, 1985 shall take panel action for violation of Master Plan/ zoning Regulations or Byelaws, which may include stoppage of construction activity, demolition/ alteration and in paying fine and by having penalties as given in Appendix –III

58.17 The structural design, constructional standard etc. of all multistoreyed buildings are required to be supervised during construction at three stages at (1) foundation (2) plinth/ Gr. floor, (3) upper floor in the manner described below:

- (i) The individual/ promoter is required to get their construction checked at mentioned three stages of construction through licensed technical firms of Authority before proceeding with next stage of construction failing which the Authority may revoke the permission.
- (ii) The supervision under this clause will be done by the concerned firm. Necessary certificate is to be submitted duly signed by firm and applicant in the manner given in Appendix -VI

58.18 The inconsistent provision of the present Zoning Regulations will cease to operate within Guwahati Metropolitan Area with effect from the date on which these modifications are first published and Authority can enforce these provisions with immediate effect from a date to be notified by Authority.

58.19. Should any dispute arise about the interpretation of any definitions or provisions of these rules, the decision of the Authority shall be final. However, aggrieved persons may appeal to the Appellate Authority shall be final and binding to all concerned.

CHEPTER – V

MISCELLANEOUS

59. Cinemas, Theatres and Assembly Hall: -

In addition to any other Bye-laws applicable to such buildings, the following shall apply –

59.1 If any portion of the cinema, Theater or Assembly Hall (except accommodation for care takers and his family) is intended to be used as a domestic building such portion shall comply with all the requirements of a domestic building: -

59.2 Every room in such building as mentioned above shall be lighted and ventilated by doors, ventilators and windows abutting on an interior or exterior open air space which shall not be less than $\frac{1}{5}$ of the total floor area;

Provided if exhaust fans are installed or if it is air conditioned, the requirement of this clause shall be suitable relaxed by the Authority.

- 59.3** Gangways and passages must not be more than 6.0 m apart.
Not seat must be more than 3.0 m from gangway or passage.
- 59.4** A gangway or passage must be atleast 1.2 m wide and they shall be provided atleast one in the centre and one on each side.
- 59.5** The height of the bottom balcony or the gallery shall not be less ten 3.0 m from the floor of the auditorium and depth under the balcony shall not be more than 3 times the clear height. The clear distance between the backs of two successive rows shall not be less than 0.9 m, but for seats with rocking backs it may be 0.8 m.
- 59.6** The maximum rake of the floor of the auditorium shall not be more than 1 in 20.
- 59.7** The maximum width of the balcony steps shall be 0.8 m. Provided that for the front, and rear step, this distance 0.9 m.
- 59.8** The maximum rise of the balcony steps shall be 0.4 m.
- 59.9** The maximum height of the roof or ceiling at the height step of the balcony shall be 3.0 m and at no place the distance between the noising and the lowest projection ray shall be less than 2.4 m.

- 59.10** In the case of cinema the farthest seat shall not be more than 45.0 m away from the screen.
- 59.11** The angle of seating shall not be less than 60 degree and the front row shall not be nearer to the screen than the half of its width.
- 59.12** The position and height of the screen be regulated in such a way that the maximum angle of the line of vision from the front seat to the top of the screen shall not exceed 35 degrees.
- 59.13** No corridor leading to any staircase or exit passage shall be less than 1.5 m. in width.
- 59.14** No corridor be used for any purpose other than the exit and entrance from the auditorium.
- 59.15** **Door :** - Entrance and exit doors shall be provided at a rate of not less than one door of a dimensions of 1.5 m in width and 2.4 m in height for every 200 individuals or part thereof.
- 59.16** All out side doors for the public be made open outward and in such a manner that when open they shall not obstruct any gangway or passage or stairway or landing.

59.17 Staircase: - The access to the auditorium if it is on the upper storey of the galleries shall be provided by not less than two independent stairs of fireproof construction.

Such stairs at no place shall be less than 1.5 m clear in width.

59.18 No staircase shall have a flight of more than 15 steps or less than 3 steps and width of the staircase. The tread of the step shall not be less than 150 mm. And rise not more than 300 mm.

59.19 No space less than 2.4 m in height shall be allowed under the floor of the auditorium.

59.20 The cinematograph machine room shall be substantially constructed of fire resisting material or lined with such material.

60. Factories and building of the ware house class.

60.1 Factories: - Every room in such building shall be lighted and ventilated by sufficient number of windows, ventilators and skylights exclusive of doors having clear opening not less $1/15$ of the area abutting on open air space of width not less than $1/3^{\text{rd}}$ the height of the part of the building abutting such open space.

Provided that this requirement may be relaxed if artificial lighting and ventilation are installed to the satisfaction of Authority.

60.2 Height of the floors: - The height of the floor and each of the upper floors shall not be less than 4.2 m and 3.9 m. respectively and the height of the cellar or basement shall in no part be less than 2.4 m. provided that these by laws shall not apply to the extensions of the ground floor and upper floors of the existing building.

61. Special regulations for construction in hilly areas.

- (a) The Authority may ask for detailed topographic Survey map of the site, showing the proposed ground levels of the plot and the remedial conservation measures to check the undesired erosion that may effect the adjoining areas. The authority may also given special direction for farming the proposal in such a way which involved least disturbance to the natural terrain and keeping of bare land which is not allowed.
- (b) If terrace cutting is done for building constructed on hill the depth and slop of the cut should be restricted according to the soil characteristic of the area.

- (c) Adequate drainage provision should be kept to the satisfaction of Authority So that rain water and waste water can drain out from the plot without causing soil erosion.

62. Environmental aspect and landscaping.

The Authority may impose special provision for landscaping, in special type of building /plot, that is nature and number of plantation to be carried out maintenance of vegetable cover in the plot for the environmental Upgradation of the area and to restrict soil erosion.

- 63.**
- (a) Authority may imposed special condition to the developer to develop the road and drain abutting that particular plot.
 - (b) If however, developer agrees to contribution towards the development charge for developing adjoining roads and drains or decides to relinquish a part of these land for improvement of road, drain or creation of open space for the locality without asking for any compensation to the satisfaction of the Authority, Authority may consider allowing additional proportionate F.A.R. in that particular plot for the contribution by the developer for development of the area.

- 64.** In Group Housing projects and projects where a number of apartment blocks are proposed in a single plot Authority may impose special regulations for drains, recreational open space, garbage disposal etc. in addition to the regulations contained in these Bye- laws.

TABLE - I

PER CAPITA WATER REQUIREMENTS FOR VARIOUS OCCUPANCIES/USES

Sl.No.	Type of Occupancies	Consumption per head per day (in liters)
(1)	(2)	(3)
1.	Residential	---
	(a) In living units	135
	(b) Hostels with lodging accommodation (per bed)	180
2	Educational	
	(a) Day Schools	45
	(b) Boarding School	135
3	Institutional (Hospitals)	

	(a) No. of beds not exceeding 100	340
	(b) No. of beds exceeding 100	450
	(c) Medical quarters and hostels	135
4.	Assembly- Cinema Theaters, auditoria etc. (Per seat of accommodation)	15
5.	Government or Semi Public business	45
6.	Mercantile (commercial)	
	(a) Restaurants (per seat)	70
	(b) Others business building	45
7.	Industrial	
	(a) Factories where bath- rooms are required to be Provided.	45
	(b) Factories where non bath- rooms are required to be Provided.	30
8.	Storage (Including warehousing)	30
9.	Hazardous	30
10.	Intermediate/Stations (excluding mail and express stops)	45 (25)
11	Junctions	70 (45)
12.	Terminal/Stations	45
13.	International and Domestic Airports	70

TABLE – II

OCCUPANT LOAD

Sl. No.	Type of Occupancies	Consumption per head per day (in litters)
1.	Residential	15
2.	Educational	12.5
3.	Institutional	4
4.	Assembly-	15+
	(a) With fixed or loose seats and dance floors	0.6++
	(b) Without seating facilities including dining rooms	1.5++
5.	Mercantile	
	(a) Street floor and sales basement	3
	(b) Upper sale floors	6
6.	Business and Industrial	10
7.	Storage	30
8.	Hazardous	10

- * The gross area shall mean plinth area of covered area.

- + Occupant load in dormitory portions of homes for the aged, orphanages, insane, asylums etc, where sleeping accommodation is provided, shall be calculated at not less than 7.5 m² gross area/person.

- ++ The gross area shall include in addition to the main assembly room or space, any occupied connecting room or space in the same storey. Or in the storey above or below where entrance is common to such rooms and spaces and they are available for use by the occupants of the assembly palace. No deductions shall be made in the gross area for corridors, closets or other sub- divisions, the area shall include all space serving the particular assembly occupancy, passageway, to an internal staircase or external staircase/ ramps or a verandah and / or terrace which have access to the street or to the roof of a building. An exit may also include a horizontal exit leading to an adjoining building at the same level; and

(b) Lifts and escalators shall not be considered as exits.

TABLE - 4

SANITATION REQUIREMENTS

FOR RESIDENCES

Sl. No.	Fitments	Dwelling with individual conveniences	Dwelling without individual conveniences
1	2	3	4
1.	Bath Room	1 Provided with water tap	1 for every two tenements
2.	Water-closet	1	1 for every two tenements
3.	Sink	1
4.	Water Tap	1	1 with draining arrangements in each tenements 1 in common bathrooms and common water closets.

NOTE: - Where only water closet is provided in a dwelling the bath and water closet shall be separately accommodated.

TABLE -5

SANTATION REQUIREMENTS FOR SHOPS AND

COMMERCIAL OFFICES.

Sl. No.	Fitments	For personnel
1	2	3
1	Water Closet	One for every 25 persons or part there of exceeding 15 (including employees and customers). For female personnel 1 per every 15 persons or part thereof exceeding 10.
2	Drinking water Foundation	One for every 100 persons with a minimum of one on each floor.

- | | | |
|----|-------------------|---|
| 3. | Wash
basin | One for every 25 persons or part thereof. One of such wash basins on each floor shall be fixed at height of 80 cms with tab at 100 cm above finished floor level for the use of handicapped, disable, old and infirm persons. |
| 4. | Urinals | Same as Sl. No. 3 of Table 6 |
| 5. | Cleaner's
Sink | One per floor minimum preferably in or adjacent to sanitary rooms. |

NOTE: - No. of customers for the purpose of the above calculation shall be the average number of persons in the premises for a time interval of one hour, during the peak period. For male female calculation ratio of 1:1 may be assumed.

TABLE – 6

SANITATION REQUIREMENTS FOR

GOVERNMENT AND PUBLIC BUSINESS

OCUPANCIES AND OFFICES

Sl. No.	Fitments	For male personnel	For female personnel
1	2	3	4
1	Water closet	One for every 25 persons or part thereof	One for every 15 persons or part thereof
2	Ablution taps	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 closet and urinals.	
3	Urinals	Nil upto 6 persons One for 7 - 20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons From 101 to 200 persons add at the rate of	

3%

For over 200 persons add at the rate of 2.5%

- | | | |
|----|--------------------|---|
| 4 | Wash
basins | One for every 25 persons or part thereof. One of such wash basins on each floor fixed at height of 80 cm with tab at 100 cm above finished floor level for the use of handicapped disabled, old and infirm. |
| 5. | Drinking
water | One for every 100 persons with a minimum of one for each floor. |
| 6. | Bath | Preferable one on each floor. |
| 7. | Cleaner's
sinks | One per floor minimum preferable in or adjacent to sanitary rooms. |

TABLE - 7

SANITATION REQUIREMENTS FOR HOTELS

Sl. No.	Fitment s	For Residential	For public person		For non-residential Staff	
1	2	3	4	5	6	7
1.	Water closets	One per 8 persons omitting occupants of the room with attached water closet minimum of 2 in both sexes lodged.	One per 100 persons for over 400 add at the rate of one per 250 persons or part thereof.	2 for 100 persons upto 200 persons over 200 add at the rate of 1 per 100 persons or part thereof	1 for 1-15 persons 2 for 16-35 persons 3 for 36-65 persons 4 for 66-100 persons	1 for 1-12 persons 2 for 13-25 persons 3 for 26-40 persons 4 for 41-57 persons

2	Ablution taps	One in each water closet	One in each water closet	One in each water closet	One in each water closet	One in each water closet
---	---------------	--------------------------	--------------------------	--------------------------	--------------------------	--------------------------

1 water tap with draining arrangements shall be provided for every 50 persons of part thereof in the vicinity of water closet and urinals.

3.	Urinals	One for persons or part thereof.	One for persons or part thereof.	Nil upto 8 persons One for 9-20 persons 2 or 21-45 persons 3 for 46-70 persons 4 for 71-100 persons
----	---------	----------------------------------	----------------------------------	---

4.	Wash basins	One per 100 persons omitting the wash basins installed in the room suit	One per water closet and urinal provided	One per water closet provided	1 for 1-15 persons 2 for 16-35 persons 3 for 36-65 persons. 4 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
----	-------------	---	--	-------------------------------	---	---

5	Baths	One per 10 persons omitting occupants of the room with bath suite.				
6	Slope sinks	One per 30 bed rooms (one per floor in)				
7.	Kitchen sinks and dish washers	One in each kitchen	One in each kitchen	One in each kitchen	One in each kitchen	One in each kitchen

NOTE: - It may be assumed that two- thirds of the numbers are males and one-third females.

One of such wash basins on each floor shall be fixed at height of 80 cms above finished level for the use of handicapped, disable, old and infirm persons.

TABLE - 8
SANITATION REQUIREMENTS FOR
EDUCATION OCCUPANCY

Sl. No.	Fitments	Nursery School	Boarding Institutions		Other Education Institution	
			For male	For female	For male	For female
1	2	3	4	5	6	7
1.	Water closets	One per 30 pupils and part thereof.	One per every 6 pupils or part thereof.	One per every 6 pupils or part thereof.	One per 80 pupils or part thereof.	One per 50 pupils or part thereof.
2	Ablution taps	One in each water closet	One in each water closet	One in each water closet	One in each water closet	One in each water closet
		1 water tap with draining arrangements shall be provided for every 50 persons of part thereof in the vicinity of water closet and urinals.				
3.	Urinals		One per		One per every 25 pupils or part	

			every 25 pupils or part thereof		thereof	
4.	Wash	One per 30 pupils or part thereof.	One for every 8 pupils or part thereof.	One for every 6 pupils or part thereof	One per 80 pupils or part thereof.	One per 80 pupils or part thereof
5	Baths	One for every 40 pupils.	One for every 8 pupils or part thereof.	One for every 8 pupils or part thereof.		
6	Cleaner's	One per floor minimum	One per floor minimum	One per floor minimum	One per floor minimum	One per floor minimum
7.	Drinking Water foundations or taps	One for every 50 pupils or part thereof.	One for every 50 pupils or part thereof.	One for every 50 pupils or part thereof.	One for every 50 pupils or part thereof.	One for every 50 pupils or part thereof.

NOTE: - For teaching staff, the schedule of fitments to be provided shall be the same as in the case of office building.

TABLE - 9

SANBITATION REQUIREMENTS FOR

INSTITUTIONAL (MEDICAL) CCUPANCY (STAFF

QUARTERS & HOSTELS)

Sl. No.	Fitments	Doctor's Dormitories		Nurse Hostel
		For male	For female	
1	2	3	4	5
1.	Water closet	One for 4 persons	One for 4 persons	One for 4 persons or part thereof.
2.	Ablution tap	One in each water	One in each water	One in each water
3.	Wash basins	One for 8 persons or part thereof.	One for 8 persons or part thereof.	One for 8 persons or part thereof.
		One of such wash basins on each floor fixed at height at 80 cms with tap at 100 cms above finished floor level for the use of handicapped, disabled, old and infirm person		
4.	Bath (with shower)	One for 4 per floor or part thereof.	One for 4 per floor or part thereof.	One for 4 per floor or part thereof.

5. Cleaner's sinks One per floor minimum One per floor minimum One per floor minimum

6 Drinking water fountains 1 per 100 persons thereof with a minimum of 1 in each floor.

TABLE – 10

SANITATION REQUIREMENTS FOR ASSEMBLY

OCCUPANCY BUILDINGS (ART GALLERIES,

LIBRARIES& MUSEUMS)

Sl. No.	Fitments	For public		For staff	
		Male	Female	Male	Female
1	2	3	4	5	6
1.	Water closet	1 per 200 persons upto 400 persons. For over 400 persons, add at the rate of 1 per 250 persons or part thereof.	1 per 100 persons upto 200 persons. For over 200 persons, add at the rate of 1 per 150 persons or part thereof.	1 for 1-15 persons 2 for 16-35 persons	1 for 1-12 persons 2 for 13-25 persons
2.	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 closets

- | | | | | | |
|----|----------------|--|---|---|---|
| 3. | Urinals | 1 for 50
persons | ----- | Nil upto 6 persons
1 for 7-20 persons
2 for 21-45
persons | ----- |
| 4. | Wash
basins | 1 for every 200
persons or part
thereof. For over
400 persons, add
at the rate of 1
per 250 persons
or part thereof. | 1 for every
200 persons
or part
thereof. For
over 400
persons, add
at the rate of
1 per 250
persons or
part thereof. | 1 for 1-15 persons
2 for 16-35 persons
2 for 13-25
persons | 1 for 1-12
persons
2 for 13-25
persons |

One of such wash basins on each floor fixed at height of 80 cms with tap at 100 cms above finished floor level for the use of handicapped, disabled, old and infirm persons.

- | | | | | |
|----|--------------------|-------|--------------------------|-------|
| 5. | Cleaner's
sinks | ----- | One per floor
minimum | ----- |
|----|--------------------|-------|--------------------------|-------|

NOTE:- it may be assumed that two- thirds of the number are males and one third females.

TABLE - 11

SANITATION REQUIREMENTS FOR ASSEMBLY

OCCUPANCY BUILDINGS

(CINEMAS, THEATERES AND AUDITORIA)

Sl. No.	Fitments	For public		For staff	
		Male	Female	Male	Female
1	2	3	4	5	6
1.	Water closet	1 per 100 persons upto 400 persons. For over 400 persons, add at the rate of 1 per 250 persons or part thereof.	3 per 100 persons upto 200 persons. For over 200 persons, add at the rate of 1 per 100 persons or part thereof.	1 for 1-15 persons 2 for 16-35 persons	1 for 1-12 persons 2 for 13-25 persons
2.	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 closets

- | | | | | | |
|----|----------------|---|---|--|---|
| 3. | Urinals | 1 for 50 persons | ----- | Nil upto 6 persons | ----- |
| | | | | 1 for 7-20 persons | |
| | | | | 2 for 21-45 persons | |
| 4. | Wash
basins | 1 for every 200
persons or part
thereof.. | 1 for every
200 persons
or part
thereof. | 1 for 1-15 persons
2 for 16-35
persons | 1 for 1-12
persons 2
for 13-25
persons |

One of such wash basins on each floor fixed at height at height of 80 cms with tap at 100 cms above finished floor level for the use of handicapped, disabled, old and infirm persons.

- | | | | | |
|----|--------------------|-------|---------------------------------------|--------------|
| 5. | Cleaner's
sinks | ----- | One
persons
or
part thereof. | per
----- |
|----|--------------------|-------|---------------------------------------|--------------|

NOTE:- It may be assumed that two- thirds of the number are males and one-third females.

TABLE - 11
SANITATION REQUIREMENTS FOR
FACTORIES

Sl.No.	Fitments	Male	For staff
1	2	3	4
1.	Water closet	<p>1 for 1-15 persons</p> <p>4 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 201 persons and above add at the rate of 2.5%</p>	<p>1 for 1-12persons</p> <p>4 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 201 persons and above add at the rate of 4%</p>
2.	Ablution taps	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 closets and urinals.	

- | | | | |
|----|---|--|--|
| 3. | Urinals | Nil upto 6 persons
1 for 7-20 persons
2 for 21-45 persons
3 for 46-70 persons
4 for 71-100 persons
For 101 to 200 persons and
above add at the rate of 3%
For 201 to 200 persons and
above add at the rate of 2.5% | |
| 4. | Washing
taps
draining
arrangem
ents | 1 for every 25 persons or part
thereof. | 1 for every 25 persons or part
thereof. |
| 5. | Draining
water
fountains | One for every 100 persons with a minimum of one on each floor. | |
| 6. | Bath
(preferabl
y
showers) | As required for particulars trades or occupations | |

NOTE: For many trades of a dirty or dangerous nature, more extensive provisions are required.

TABLE -12

SANITATION REQUIREMENTS FOR

FACTORIES

NOTE: - Crèches, where provided shall be fitted with water-closet (one for 10 persons or part thereof) and wash basins (one for 15 persons or part thereof) and drinking water tap with draining arrangement (one for every 50 persons or part thereof).

The value in parenthesis are for stations where bathing facilities are not provided.

TABLE -13

FLUSHING STORAGE CAPACITIES

Sl.No.	Classification of Building	Storage capacity
1	2	3
1.	For tenements having common Convenience	900 liters net per W.C. seat
2.	For residential premises other than tenements having common convenience	270 liters net for one W.C seat and 180 liters for each additional seat in the same flat.
3.	For factories and workshops	900 liter per W.C. seat and 180 liters per urinal seat.
4.	For cinemas public assembly halls etc.	900 liter per W.C. seat and 180 liters per urinal seat.

TABLE - 14

DOMESTIC STORAGE CAPACITIES

S	No. of floors	Storage capacity	Remarks
1.			
N			
o			
.			
1	2	3	4
For premises occupied as tenements with common conveniences			
1	Floor (Ground)	Nil	Provided no Downtake fitting are installed
.			
2	Floors 2,3,4,5 and upper floors	500* liters per tenements.	-----
.			

Note: - 1. If the premises are suitable at a place higher than the road level in front of the premises, storage, at ground level shall be provided on the same lines as on the floor 2.

2. The above storage may be permitted to be installed provided that the total domestics storage calculated on the above basis is not less than the storage calculation on the number of Downtake fitting according to the scales given -

*Subject to provisions of water supply and drainage rules, exceeding 1.5 mtrs. in height.

APPENDIX – 1

MINIMUM NO. OF OFF-STREET PARKING SPACE

Sl. No.	Type of use	One parking space will be provided for every		
		Car	Scooter	Cycle
1.	Residential Building (In case of group Housing & apartment building)	For every dwelling unit exceeding 85 sq. mt. Of floor space	Every unit below 85 sq. mt. To 40 sq. mt.	Every unit below 40 sq. mt.
2.	Theatres, cinemas Auditorium	40 seats of accommodation	25 seats of accommodation	25 seats of accommodation
3.	Retail Business	85 sq. mt. Of sales area.	46.5 sq. mt. Of sales area.	46.5 sq. mt. Of sales area.
4.	Office Building	85 sq. mt. of Office space	46.5 sq. mt. of Office space	46.5 sq. mt. of Office space
5.	Hospital	5 cabins for single seat accommodation and 10 bed of	5 cabins for single seat accommodation	5 cabins for single seat accommodation

general word

and for 4

numbers of

doctor staff

6. Hotel 10 beds of accommodation
7. Restaurants 20 beds of accommodation 20 beds of accommodation
8. Industrial Building 20 employees in the industry 15 employees in the industry 15 employees in the industry
9. Wholesale & ware Houses 85 sq. mt. Floor area or fraction there of for car & scooter.

APPENDIX – II

GRAM: - AUTHORITY

GUWAHATI METROPOLITAN DEVELOPMENT AUTHORITY

GUWAHATI – 781005

**NOTICE FOR PUBLICATION OF RULES FOR
LICENSING/ENROLLING TECHNICAL PERSONNEL**

NO. GMDA/MP/4/93/42

Dated 26/0994

In exercise of powers conferred under section 123 of GMDA Act, 1985, the draft rules published vide Notification No. GMDA/MP/4/3/14, date 2.11.94 are hereby finalised and adopted by Authority. The final rules and procedures framed under provision of CL.5 VII of the building Bye-laws for Licensing /Enrolling technical personnel are hereby published.

The final rules together with all relevant papers may be inspected free of cost during office hours at the offices of GMDA and final rules are available at the office on payment.

According all cases of building permit and supervision will now require to be submitted through these licence/ enrolled technical personnel except otherwise permitted in these rules.

SD/-

(M.G.V.K. Bhanu, IAS)

Chief Executive Officer,

G.M.D.A.

**RULES & PROCEDURES FRAMED FOR
LICNESING/ ENROLLING TECHNICAL
PERSONNEL FOR PREPARATION OF SCHEMES
FRO BIULLDING PERMIT AND SUPERVISION**

It has been decided by GMDA vide notification No. GMDA/MP/4/93/ 42 dt. 26/09/94 that Architects, Engineers, Group/Supervisors shall be licensed /enrolled by the Authority as competent Technical personnel to do the various works of schemes fro building permit and supervisions as specified below and licence shall be valid for one calendar year ending 31st December and it shall be renewed annually.

Provided that no such licence/ enrolment of technical personnel shall be necessary for various works of building permit in cases of boundary walls, residential single storeyed A.T. building upto plinth area of 140 sq. m. and commercial building of single storeyed A.T. upto plinth area of 75 sq. m.. However considering the topography and other peculiar nature of plot and proposed construction Authority may also require such schemes to be submitted by licensed/ enrolled Technical personnel.

1. QUALIFICATION OF LECNESED TECHNICAL PERSONNEL:

1.1 The qualifications of the technical personnel and their competence to carry out different jobs for building permit and supervision for the purpose of licensing by the Authority are given below:

1.2 ARCHITECT:

Qualification: the qualifications for licensing of Architect will be the Associate Membership of the Indian Institute of Architects or such Degree or Diploma, which makes him eligible for such membership or such qualifications listed in schedule XIV of Architect Act, 1971 and shall be registered under Council of Architecture as per Architects Act, 1972 and recognised by APSC and UPSC for appointment to the post of Asst. Architect.

Competence: The licensed Architect is competent to carry out work related to building permit as given below nad will be entitled to submit:

- (i) All plans and related information connected with building Permit.
- (iii) Structural details and calculations for building upto 4 storeys.
- (v) Certificate of supervision fro all building.

- (vi) All layout plans, and
- (vii) Sanitary/ water supply works for all types of building.

1.3 ENGINEERS:

Qualifications: The qualifications for licensing of Engineers will be the corporate membership (Civil) of the Institution of Engineers or such Degree or Diploma in Civil or Municipal or Structural Engineering which make him eligible for such membership, or which is recognised by APSC and UPSC for appointment to the post of an Assistant Engineer.

Competence: The licensed Engineer is competent to carry out the work related to building Permit as given below and will be entitled to submit:

- (i) All plans and related information connected with Building Permit upto four storeys.
- (ii) Structural details and calculation for all buildings;
- (iv) Certificate of supervision of all buildings;
- (iv) All lay out plans; and
- (v) Sanitary/ water supply works for all types of buildings.

1.4 SUPERVISOR:

Qualification: The qualification for licensing of supervisor will be-

- (i) Three years architectural assistantship or intermediate in Architecture with two years experience;
- (ii) Diploma in Civil Engineering with two years experience;
- (ii) Draftsman in Civil Engineering from I.T.I. with five years experience; Audit Diploma holder in Civil Engineering from a recognised Institution which make him eligible for appointment to post of Overseer, Sub-Engineer, Jr. Engineer, Jr. Architect, Planning Asst. Draftsman Gr-I or other similar post recognised by the UPSC and APSC.

Competence: The supervisor will be entitled to submit-

- (i) All plans and related information connected with building Permit and upto three storeys with 3rd floor A.T. construction.

1.5 GROUP OR AGENCY:

When an agency or group comprising of qualified Architect/ Engineer/ Supervisor is practicing, then qualifications and competence of work will be combination of the individual qualifications and competence, given under 1.2, 1.3, and 1.4 and the agency shall be licensed by the Authority.

2. ANNUAL RATE OF LICENCE/ ENROLLMENT FEES OF TECHNICAL PERSONNEL:

2.1 Architect/ Engineer/ Group/ Agency:

- a. Rs. 500.00 (Rupees five hundred) only.
- b. Rs. 200.00 (Rupees two hundred) only for a Single multistoreyed Commercial building & apartment.
- c. Rs. 100.00 (Rupees one hundred) only for residential project.

2.2 SUPERVISOR:

- a. Rs. 250.00 (Rupees two hundred fifty) only.
- b. Rs. 100.00 (Rupees one hundred) only for single residential project.

2.3. Renewal of licence/ enrolment shall be made. Annual renewal fees to be equivalent to original fees provided that no renewal of licence/ enrolment is permissible for single project.

3. PROCEDURE FRO APPLICATION OR LICNECE/ ENROLMENT IN AUTHORITY.

(i) The Architect/ Engineer/ Group. Agency/ supervisor may apply in prescribed form (From A & B) to the Authority with necessary fees as prescribed for licence/ enrolment by Authority.

4. DUTIES AND RESPONSIBILITIES OF LICNESED TECHNICAL PERSONNEL:

(i) It will be incumbent on every licensed technical Personnel in all matters in which he may be professionally consulted on engaged to assist and corporate with the Authority in carrying out and enforcing the provisions of GMDA Act an any rules and bye-laws for the being in force under the same.

(ii) Every Technical Personnel shall in every case in which he may be professionally consulted or engaged be responsible so far as his professional connection with

such case extends for due compliance with provisions of GMDA Act and any rules and Bye-laws for the time being in force under the said Act and in particular it will be obligatory on him to satisfy himself that all works are carried out as per rules and to prevent the use of any defective material therein and improper execution of any such work;

- (iii) When a licensed Technical Personnel ceases to be in the employment for the development work, he shall report the case forthwith to the Authority.
- (iv) Licensed Technical Personnel shall be required to submit a certificate (enclosed to Annexure- I) for designing / Supervisions of proposed R.C.C> building of above 2nd floor.

5. PENAL ACTION AGAINST DEFAULTING ARCHITECTS ENGINEERS/ GROUPS / SUPERVISORS:

The Authority reserves the exclusion right to declare black listed, cancel license, refuse renewal of license or any other action that the Authority may decide to take against Architects / Engineers /Groups/ Supervisors if found to have diverged from the aesthetic and professional conduct or has made any mis-statement or has misrepresented any material fact or has suppressed material facts.

6. MISCELLANEOUS:

1. Provided that no such licence/ enrolment will be required if the applicant himself is Technical Personnel with qualification as given in LC, 1 of these provisions.
2. Provided that no licence fees will be required as given CL. 2 of these provision for Architects registered under the Architects Act, 1972. Any other fees as per CL. 2.1 (b) 7 1.1 (c) are not applicable.
3. In the event on any doubt or dispute about any question relating to the above provisions, the Authority's decisions shall be final and binding on all concerned.

ANNEXURE- 1

To,

The Chief Executive Officer,
Guwahati Metropolitan Development Authority,
Guwahati- 5

We hereby certify that the structural design/ drawing for proposed..... Storeyed buildings situated at..... elements are strictly as per prevailing I. S. code of practice, and the upto date amendments made there from time to time.

No provisions of the present and prevailing Act and building rules and structural design/ drawings shall be violated during the course of execution.

Signature of Applicant

Signature of Designer/ Firm

FORM – A
Application for Enrolment as Competant Technical Personnel
in G.M.D.A. (individual)

To,

The Chief Executive Officer,
Guwahati Metropolitan Dev, Authority,
Bhangagarh, Guwahati-5

I hereby apply for enrolment of my name as competent Technical personnel to do the various works of schemes for Building Permit and supervision in the G.M.D.A. under Sec. 123 of G.M.D.A. Act, in response to your Notification No. GMDA/ MP/4/93/42 dt. 26/09/94. as Architect/Engineer/Supervisor.

I do hereby also declare that I shall follow and will abide by all the rules and regulations now in force and that may be framed from time to time under the provision of the G.M.D.A. Act, 1985.

My personal bio-data are as follows-

Name :

Qualification :

(Certificates to be enclosed)

Past experience :

Father's Name :

Age :

Present Address :

Permanent Address :

I deposit herewith annual enrolment fees of
Rs.....(Rupees.....) Only in
case as required.

Signature :

Dated :

N.B. I am not associated with any other similar group or agency
in any manner for this purpose.

FORM- B

Application fro Enrolment as Competent Personnel In G.M.D.A. (individual)

To,

The Chief Executive Officer,
Guwahati Metropolitan Dev. Authority,
Bhangaghar, Guwahati-5

We hereby apply for enrolment of our Group or Agency in the name and style as mentioned below, as competent technical personnel to do the various works of schemes for Building Permit and supervision under sec. 123 of G.M.D.A. Act in response to your notification No. GMDA/MP/4/93/42 dt. 26/09/94.

We do hereby also declare that we shall follow and will abide by all the rules and regulations now in force and that may be framed from time to time under the provisions of G.M.D.A. Act, 1985. Name of the group and persons associated with personal bio-date are as follows-

1. Name of the Group or Agency:-
2. Present & Permanent address:-
3. Name of persons associated with his/her personal capacity and rank and personal bio-data
(Certificates enclosed)

(A)

(B)

(C)

(D)
4. We deposit herewith the annual enrolment fees of Rs. 500/- (Five hundred) only in cash as required.

Signature of head of the group or agency.

N.B.: Any person associated with any group or agency will not be eligible for enrolment as an individual.

APPENDIX- III

Penalties to be levied for violations of provision of Master Plan/ Zoning Plan regulations & Bye-laws.

- (i) All provisions of Bye-laws except items given below shall not be compounded- regularized and shall have to be rectified by alternations/ demolition at the risk and cost of owner.

Compoundable Items:

- | | | | |
|-----|-----------------------------|---|--------------------------|
| (1) | Coverage | - | Maximum of 15% |
| (2) | F.A.R | - | Maximum of 10% |
| (3) | Set Back | - | Upto 2" - 6" |
| (4) | Open Space | - | Maximum 10%
reduction |
| (5) | Total height of
Building | - | 1.5% |

Non Compoundable Items:

- (1) Use of building

- (2) Addition of extra floor
- (3) Parking Norms
- (4) Projection/ encroachment of public land.

Note:- All cases of regularization given in these provisions will be applicable to construction carried out prior to Dec 1995. For future cases policy for regularization will be decided by Sub Committee on Zoning appeals on appeal for such cases.

(ii) Rates for building constructed prior to June 1992.

1. Rs. 25.00 per Sq. mtr of area constructed unauthorizedly for residential building upto 110 sq. mtr. Also for all Public & Semi Public and utility buildings, religious institution and educational buildings.
2. Rs. 100.00 per sq. mtr of area constructed unauthorizedly for residential building above 100 sq. mtr, Group Housing and Apartment building etc.
3. Rs. 500.00 per. sq. mtr of area constructed unauthorizedly for commercial, business (Office, Hotel, Shops Etc.) Industrial, Cinema, petrol pump etc.

The building not specifically covered under the above categories shall be compounded as decided by the Authority considering the merit of each case individually.

(iii) For buildings constructed between June 1992 & Dec. 1995 the rates will be double the rates given in CL. (ii).

(iv) Additional penalties will be levied for infringement of setbacks as per the following rates in addition to the penalties proposed in CL. (ii) & (iii).

Residential & non Residential buildings

Upto 0.15 mtr	-	no penalty
Above 0.15 mtr to 0.3 mtr	-	Rs. 10.00 per sq. mtr.
Above 0.30 mtr, to 0.75 mtr	-	Rs. 20.00 per sq. mtr.

Note:-Authority may however refuse regularization of construction even with penalties as specified in the above provisions if in the opinion of the Authority this may infringe public safety and general environment of adjoining area.

APPENDIX -IV

Rule No. 17 (a), (b)

FROM FOR OCCUPANCY CERTIFICATE

To,

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

Sir,

This is to certify that the part/ full development work/ erection/ re-erection or alternation in /of building/ part building in Patta No.....Dag No..... situated atRoad/Streetcompleted under the supervision ofLicensed Architect / Engineer /Structural / Engineer, Licensed No.....is permitted to be occupied to the following condition.

- 1)
- 2)
- 3)

4)

One set of completion plan duly certified is returned herewith.

Office Ref No.

Office Stamp.....

Date

Yours faithfully,

Chief Executive Office

Guwahati Metropolitan Dev. Authority.

APPENDIX – V

Rule No. -16

FORM FOR NOTICE COMMENCEMENT OF WORK

To,

The Chief Executive Officer,
Guwahati Metropolitan Dev. Authority,
Guwahati.

Sir,

I hereby certify that the development work/ erection /
re-erection/ demolition or material alternation in /of
Building No..... on/ in Patta No.
..... Dag No.....situated at
..... Road will be commenced on
..... as per your permission vide office
communication No..... Dated
under the supervision of Licensed
Architect/ Engineer/ Structural Engineer, Licence

No..... and in accordance with the plans sanctioned.

Signature of Owner.....

Name of Owner.....

(in Block letters)

Address of Owner.....

.....

.....

.....

Date

APPENDIX – VI

Rule No. -58, 17 (II)

**FORM FOR INFORMATION COMPLETION OF WORK
UPTO PLINTH LEVEL/ 1 ST FLOOR / UPPER FLOOR**

To,

The Chief Executive Officer,
Guwahati Metropolitan Dev. Authority,
Guwahati.

Sir,

I hereby inform that the construction upto Plinth/
Column/ 1st floor / Upper floor has been completed in
Building No..... on Patta
No.....Dag No.....situated at
.....Road /streetas per your
permission vide office communication
No.....datedunder my
supervision and in accordance with the sanctioned plan.

The complete work may be checked and permission given to proceed with the further work.

Signature of Licensed Architect/
Engineer/ Structural Engineer

Name of Licensed Architect/
Engineer/ Structural Engineer
(in Block letters)

Address of licensed Architect/
Engineer/ Structural Engineer

Date.....

APPENDIX – VII

Rule No. -58, 17 (I)

FORM FOR APPROVAL OF WORK UPTO PLINTH

LEVEL/ 1 ST FLOOR / UPPER FLOOR

To,

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

Sir,

With reference to your intimation No.
.....dated
..... regarding the completion of
construction work upto plinth/ columns upto plinth level/
1st floor/ Upper floor in Building No.
..... situated at
..... Road
/Street..... I have

to inform that the further work may be proceeded with as per sanctioned plans/ shall not be proceeded with as the construction upto plinth level is not as per sanctioned plans.

Office communication No.....

Office Stamp.....

Date.....

Yours faithfully,

Chief Executive Officer,
Guwahati Metropolitan Dev. Authority

APPENDIX – VIII

(Rule No. – 17)

FORM FOR COMPLETION CERTIFICATE

To,

The Chief Executive Officer,

Guwahati Metropolitan Dev. Authority

Guwahati.

Sir,

I hereby certify that the erection/ re-erection of part/ full development work in/ on building/ part Building No..... situated at Road/ street has been supervised by me and has been completed according to the plans sanctioned vide office communication No. Dated The work has been completed to my best satisfaction, the workmanship and all the materials (type and grade) have been used strictly in accordance with the Act or the Building Rules, no requisition made, conditions prescribed or orders issued there under have been transgressed in the course of the work. I am enclosing three

copies of the completion plans, one of which is cloth mounted. The building is fit for occupancy for which it has been erected/ re-erected, constructed and enlarged.

I have to request you to arrange for the inspection and give permission for the occupation of the building.

Signature of Licensed Architect/
Engineer/ Structural Engineer

Name of Licensed Architect/
Engineer/ Structural Engineer
(in Block letters)

License No. of Architect/
Engineer/ Structural Engineer

Address of licensed Architect/
Engineer/ Structural Engineer

APPENDIS -IX
OFFICE OF THE
GUWAHATI METROPOLITAN
DEVELOPMENT AUTHORITY
BHANGARH, GUWAHATI- 5

To,

The Chief Executive Officer
Guwahati Metropolitan Dev. Authority
Guwahati.

Sir,

I hereby certify that the erection/ re-erection of part/
full development work in/ or building / part Building
No.....situated atRoad/
Street.....has been supervised by me and has been
completed.....according to the plans
sanctioned vide office communication No.

.....dated The work has been completed to my best satisfaction, the workmanship and all the materials (type and grade) have been used strictly in accordance with the Act or the Building Rules, no requisitions made, conditions prescribed or orders issued thereunder have been transgressed in the course of the work. I am enclosing three copies of the completion plans, one of which is cloth mounted, the building is fit for occupancy for which it has been erected/ re-erected or altered, constructed and enlarged.

I have to request you to arrange for the inspection and give permission for the occupation of the building.

Signature of Licensed Architect/ Engineer/ Structural Engineer (in Block letters)

Licence No. of Architect/ Engineer/ Structural Engineer

APPENDIX – IX

**Office of the Guwahati metropolitan
development authority Bhangarh, Guwahati - 5**

No. GMDA/

Dated

To,

.....

.....

Sub: Supervision report of construction

Ref: NOC issued vide.....dt.

Sir,

As per decision of Committee for approval of Multistoreyed buildings constituted vide Notification No..... henceforth you are required to submit supervision report of your construction through the licensed technical personnel at three stages of your construction i.e. at Ground floor, 1st floor level and uppermost floor level.

Accordingly you are asked to fill in the enclosed Annexures through the licensed technical personnel supervising your construction within 15 days of receipt of this notice.

If you fail to comply with the above instruction, or at any stage of construction it is detected that the construction has deviated from the specification given in Annexures I & II, Authority is empowered to cancel the NOC issued to you and take subsequent action.

Yours faithfully,

Chief Executive Officer,

Guwahati Metropolitan Dev. Authority,

Bhangagarh, Guwahati – 5

**Form for Informing of Completion of work upto Plinth level/
Ground level/ upto.....level.**

To

Chief Executive Officer

Guwahati Metropolitan Dev. Authority

Ref: Your Order No.....dt.

Sir,

I hereby inform that the construction upto the plinth level/ Ground level/ upto.....level has been completed in building at Village.....of Mouza.....Ward No.....Patta No.....on.....road, approved vide NOC No.....dt.....under my/ our supervision and in accordance with the sanctioned plan. I certify that all the materials (Type and grade) and the workmanship of the work so far carried out has been done as per the specification & details of structures given in the enclosed Annexure – I & II which may be checked.

Date:

Signature of Licensed Architect/
Engineer/ Group/ Supervisor

Name in block letter:

Counter signed by:

Registration No.

1. Soil

- i) Nature of Soil
- ii) Shearing of soil

2. Foundation

- i) Nature of Foundation
 - (a) Isolated footing
 - (b) Combined footing
 - (c) Raft foundation
 - (d) Pile foundation
 - (e) Any other type
- ii) If (a) or (b)

Sl. No.	Identification No. of footing	Size of footing	Footing reinforcement	Depth at edge	Depth near column face	Grade of concrete	Any other information
---------	-------------------------------	-----------------	-----------------------	---------------	------------------------	-------------------	-----------------------

iii) If (c)

- (a) Total area of foundation
- (b) Total load from column
- (c) Total moment in X and Y direction
- (d) C.G. of the foundation and that of the loading system.
- (e) Grade of concrete
- (f) Any other information

(iv) If (d)

Sl. No.	Identification No. of foundation	Load	No. of pile	Depth of pile	Size of pile cap	Depth of pile cap	Grade of concrete	Reinforcement details	Any other information
---------	----------------------------------	------	-------------	---------------	------------------	-------------------	-------------------	-----------------------	-----------------------

(v) If (e), Give details.

Any other details.

Certified that the foundation of the building was constructed/ will be constructed as per Annexure -I.

Signature of firm with seal

Ground floor/ 1st floor / upper most floor
Column, beam, Slab & Staircase

(i) Column

Sl. No.	Identification No. of column	Size	Reinforcement Details	Grade of concrete	of Any other information
---------	------------------------------	------	-----------------------	-------------------	--------------------------

(ii) Beam

Sl. No.	Identification No. of Beam	Length	Reinforcement Details	Grade of concrete	of Any other information
---------	----------------------------	--------	-----------------------	-------------------	--------------------------

(iii) Slab

Sl. No.	Panel of Slab	Size	Edge details	condition	Grade of concrete	of Any other information
---------	---------------	------	--------------	-----------	-------------------	--------------------------

(iv) Staircase

(a) Type of Staircase

- (b) Length
- (c) Number of size and tread and their sizes.
- (d) Thickness of waist slab
- (e) Reinforcement details
- (f) Grade of concrete
- (g) Any other information

2. Any other details.

Certified that the ground floor /1st floor/ uppermost floor/of the building was constructed / will be constructed as per Annexure -II.

SIGNATURE OF FIRM WITH SEAL

APPENDIX – X

Indemnity Bond for Basement/ building /Wall

(For GMDA)

To be submitted on non-judicial stamp paper of Rs. 10 only attested by the Magistrate.

This Indemnity Bond is executed by Shri ----- hereinafter called the owners of ----- Guwahati in favour of GMDA, its successors or entitle.

WHERE AS the owner have submitted the plan of basement under building / wall whereas he represented of the GMDA that if sanction is granted for the construction of the said basement/ building / wall owners shall identify the GMDA of any loss at the time of digging of foundation of the said basement/ building / wall / hill cutting or in the course of construction of the basement/ building / wall / hill cutting or even thereafter.

AND WHERE AS the said owners have further agreed to indemnify the GMDA of any claims put up against the GMDA either by way or damage, compensation or in any other way in case the GMDA is required to pay any such amount to any person or the owner or owner of the adjoining properties. The owners hereby agree and undertake to indemnify the GMDA to pay the full extent of the amount the GMDA may require to pay in the extent herein above mentioned.

The owner further undertake any agree to indemnify the GMDA for any such amount the GMDA may require to pay either by way of compensation or damage or any other amount and further undertake to indemnify the GMDA of all cost and expenses that the GMDA may require to defend any such action in any court of law. The owners undertake that no excavation shall be carried out beyond the boundaries of the plot. Any damage occurring during or due to the excavation made at site to public sewers, water drains/ road shall have to be made good by the owners.

In consideration of the above matter, undertaking and indemnity given by the said owners the GMDA hereby under in this behalf grant the sanction in the said basement /building/ wall to the said owners.

IN WITNESS HEREOF the owners above-mentioned put their hands and seal to the said indemnity bond on this.....

Witness:

1.....

1.....

2.....

2.....

(EXECUTANTS)

N. B. Authority will ask for this Bond for building with basement/
4 storey and above /in hills and in special cases where
Authority may require.