



THE ASSAM GAZETTE

অসাধাৰণ

EXTRAORDINARY

প্ৰাপ্ত কৰ্তৃত্বৰ দ্বাৰা প্ৰকাশিত

PUBLISHED BY THE AUTHORITY

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GOVERNMENT OF ASSAM

ORDERS BY THE GOVERNOR

DEPARTMENT OF HOUSING AND URBAN AFFAIRS

NOTIFICATION

The 15th October, 2022

No. DoHUA/ECF No. 236697/2.- In exercise of the powers conferred by section 4 of the Assam Building Construction (Regulation) Act, 2010, the Governor of Assam is hereby pleased to make the following building byelaws to regulate the construction of buildings under the jurisdiction of areas under Development Authorities or Urban Local Bodies or the Panchayats as the case may be, namely:—

Chapter-I

1. Short title, extent and commencement.—

- (1) These Byelaws may be called the Assam Unified Building Construction (Regulation) Byelaws, 2022.
- (2) It shall extend to the master Plan areas or notified Planning areas of whole of Assam except for areas under Autonomous Districts, provided that if any District Council desires that all or any of the provisions of this byelaws shall apply to the Autonomous District concerned, a notification may be issued to that effect and this byelaws shall then extend to that Autonomous District subject to such exceptions or modifications as may be specified in the notification.
- (3) They shall come into force on the date of their publication in the Official Gazette.

2. Definitions:— In these Byelaws unless there is anything repugnant in the subject or context, -

- (1) “Affordable Housing”, means the housing schemes for providing affordable housing at low cost to economically weaker class (EWS) and low income group (LIG) of public and shall include housing whose carpet areas are less than or equal to 66 Sq. Mt.

- (2) “Advertising sign” means any sign, either free, standing or attached to a building or other structure which advertises a business or commercial establishment;
- (3) “Apartment” means part of a property intended for any type of independent use, including one or more rooms or enclosed spaces located on one more floor or part or parts thereof in a building intended to be used for residential, commercial or business or such other type of independent use as may be prescribed and with a direct exit to a public Sq. Mt., road, or highway or to a common area leading to such street, road, or highway;
- (4) “Bazaar” means a place or area reserved or licensed by the Authority for the erection of shops or stalls or both;
- (5) “Base FLOOR AREA RATIO (FAR)” means the maximum FLOOR AREA RATIO (FAR) allowable in a particular development intensity zone without premium charge.
- (6) “Black Waste Water” means the waste water discharged from the water closet, urinals and Municipal solid waste;
- (7) “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;
- (8) “Carpet area” means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

Explanation: For the purpose of this clause, the expression "exclusive balcony or verandah area" means the area of the balcony or verandah, as the case may be which is appurtenant to the net usable floor area of an apartment, meant for the exclusive use of the allottee; and “exclusive open terrace area” means the area of open terrace which is appurtenant to the net usable floor area of an apartment meant for the exclusive use of the allottee.”

- (9) “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 patients as in a hospital or nursing home. “Polyclinic” means 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 nursing home is that the patients are not kept in its premises for diagnostic or other therapeutic purposes as is done in a nursing home or hospital;
- (10) “Convenient Shopping” shall mean a group of shops which shall include retail, repair and personal service shops, restaurant and clinics. Convenient shopping shall be allowed only on a road of width more than 6.6metres in Residential and Public and semi-Public zone.
- (11) “damp proof course” means consisting of some appropriate water proofing material at a height of not less than 6 inches (0.15 m) above the surface of the adjoining ground;

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- (12) “Demolition of Building” means removal of roof and walls in such a way that the building is brought to an uninhabitable condition, water supply and electricity disconnected.
- (13) “Demolition of structure” means removal of the entire super structure above ground level.
- (14) “Economically Weaker Section (EWS) Housing” means the apartments or multistoreyed housing or any houses specifically developed for providing residential accommodation to the families belonging to the low income groups viz, Economically Weaker Sections (EWS) with monthly income as fixed by the Government of India from time to time with maximum carpet area of Dwelling Unit as 66 Sq.Mt;
- (15) “factory” means a place to which the provision of the Indian Factories Act, 1934 or any amendment thereof shall apply;
- (16) “Floor Area Ratio (FAR)m House” means dwelling houses on a Floor Area Ratio (FAR)m. The allowable FLOOR AREA RATIO (FAR) for a Floor Area Ratio (FAR)m House shall be 50 and maximum allowable height is G+1. In addition to maximum FLOOR AREA RATIO (FAR) 50, a Watch and Ward residence upto 25 sqmt shall be allowed.
- (17) “filling station” means an area of land including any structures thereon that is or are used or designed to be used for the supply of 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 structure used or designed to be used for polishing, greasing, washing, spraying or otherwise cleaning or servicing such motor vehicles;
- (18) “fire resisting material” means any of the incombustible materials or other suitable materials as approved by the engineer or architect;
- (19) “form” means form appended to these byelaws;
- (20) “Geo-Technical Engineer” shall mean a graduate in Civil Engineer having at least 2 years experience in soil and foundation engineering under similar soil/geo-technical soil conditions;
- (21) “grey waste-water” means waste water discharged from the bathrooms, sinks, showers, from washing clothes and so on;
- (22) “group housing” means apartment houses or multistoried housing with more than 4(four) building blocks in a plot where the construction is undertaken by a single agency;
- (23) “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 closet compartment, laundries, pantries, corridors, cellars;
- (24) “Home Stay” means paid accommodation facilities within the residential premises of the owner or tenant.”

- (25) “hotel” means a building or a part of the building comprising of more than fifteen rooms covering a floor area of more than 400 sq. m. in all used for the purpose of boarding of persons with or without meal;
- (26) “Heritage Building” means any building of one or more premises or any part thereof which requires preservation and conservation for historical, architectural, environmental, cultural or religious purpose includes such portion of the land adjoining such buildings as may be required;
- (27) “Heritage Zone” means the area around such heritage building as delineated by the Authority from time to time for restricting the height of building and use of building;
- (28) “latrine connected” means a latrine connected by a sewer system;
- (29) “latrine-septic” means latrine connected by a septic tank system;
- (30) “Town Planning Scheme (TPS)” means a comprehensive plan for a particular area within the framework of the Master Plan, if any or for the local planning area. The planning process consists of merging and redistribution of land parcels in the urban expansion zone.
- (31) “Local Area Plan(LAP)” is the principal statutory planning instrument for setting out a balanced understanding, vision and spatial strategies at the local level within the framework of the Master Plan.
- (32) “Lifeline Building” means those buildings which are of post earthquake importance such as, hospital building, power house building, telephone exchange building, T.V. station, Radio Station, Jail, Police Station, office of Administration and Police Offices for critical functions in responding to a disaster event. The “Lifeline Building also means all schools and select community and meeting halls (as identified by the competent authority) to perform emergency functions as evacuation centres and relief camps;
- (33) “lodge” means a building or a part of a building comprising not more than fifteen rooms covering a floor area not exceeding 400 sq. m. in all used for the purpose of boarding of persons with or without meal which shall include lodging dormitories;
- (34) “Lower Income Group (LIG) housing” means the apartments or multistoreyed housing specifically developed for providing residential accommodation to the families belonging to the low income groups viz, Lower Income Group (LIG) with monthly income as per criteria as may be laid down by the Government of India from time to time;
- (35) “mezzanine floor” means an intermediate floor between two floors of any storey forming an integral part of floor below;
- (36) “mixed use building” means a building having more than one use where the predominant use is not less than 2/3rd of the total use. The predominant use is to be in conformity with the zoning;
- (37) “multilevel car parking” means a building or structure designed specifically for the purpose of automatic parking having more than one floors or levels on which

parking takes place by means of either static automated or mechanical process comprising in the same building or structure, fully or in a part of it or any other independent structures like deck, steel frame, floors of the building or the structure as the case may be;

- (38) “multiplex” means the Cinema halls existing along with other activities like shopping mall, cafeteria, restaurant etc. in one campus with not less than 2 separate cinema screens in two different halls under the same complex having minimum 500 (five hundred) seats comprising all theatres and not less than 200 seats in each theatre.
- (39) “Natural Hazard Prone Areas” means the areas likely to have moderate to high intensity of earthquake or cyclonic storm or significant flood flow or inundation or landslides/mud flows, liquefaction or one or more of these hazards; Such Natural Hazard prone Areas shall be notified and updated by the authority based on Hazard Studies viz. Microzonation, Landslide Hazard zonation, Flood zonation carried out by competent authority and agencies time to time;
- (40) “Non-conforming use” means a building, structure, or use of land existing at the time of commencement of these Byelaws, and which do not conform to the regulation of the zone in which it is situated;
- (41) “Non-Structural Component” means those components of buildings which do not contribute to the structural stability such as, infill walls in Reinforce Concrete frame buildings, glass panes, claddings, parapet walls, chimneys etc;
- (42) “normal channel” means the process of disposal of application in the normal process where the Planning Permit shall be issued within 30 (thirty) days and the Building Permit shall be issued within 45 (forty five) days from the date of receipt of the application by the respective authorities;
- (43) “occupier” means any person paying or liable to pay the rent or any portion of the rent of the land or building in respect of which the rent is due or compensation or premium on account of the occupation of such land and building and also a rent free tenant;
- (44) “Paying Guest” means a person such as a student of any class or course or employee may be Government or Private or a professional, who is allowed to use a part of a residential premise, either individually or jointly, by its owner or occupier for shelter, with or without food, for a certain period of time, on a payment basis or otherwise, but not allowed to run his or her kitchen (as the common kitchen for all paying guests in the same premise is run by its owner or occupier like school or college hostel). The paying guest does not mean a tenant or a sub tenant in a hotel, dharamshala, inn or similar premises and he or she can be asked to leave the residential premises by its owner or occupier at any time without notice.”
- (45) “parking space” means an area enclosed or unenclosed, sufficient in size to store an automobile 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;
- (46) “Planning Area” means a Master plan area or Peripheral Development area or any area as notified by the Government.

- (47) “plot-corner” means a parcel of land at the junction of and frontage on, one, two or more intersecting streets;
- (48) “plot depth” means the horizontal distance between the front and rear lines of the plot;
- (49) “plot width” means the shorter distance from one side of the plot line to the other side at the plot measured through that part of the plot proposed to be occupied by the building;
- (50) “plot-double frontage” means a plot having a frontage on two non-intersecting streets as distinguished from plot corner;
- (51) “Podium” means a horizontal projection (platform) extending beyond the building footprint on one or more levels and stipulations for podium shall contained in national Building Code of India.
- (52) “private garage” means an accessory building designed or used for the storage of motor driven vehicles owned or used by the occupants of the building to which it is necessary;
- (53) “public garage” means a building or portion thereof other than a private garage designed or used for repairing, serving, selling or storing motor driven vehicles;
- (54) “premium charge” means the fee charged for availing additional F.A.R. over and above the base F.A.R.
- (55) “Quality Control” means the construction quality and the control of variation in the material properties and structural adequacy. In case of concrete, it is the control of accuracy of all operations that affect the consistency and strength of concrete, batching, mixing, transporting, placing, curing and testing;
- (56) “Quality Audit” means the third party quality audit requirement for an independent assessment of the quality and seismic or cyclone resistant features of all the High-rise buildings in earthquake zone V of the Country. The quality audit report shall consist of conformance or non-conformance of structures with the technical specifications for earthquake and cyclone resistance and to suggest remedies/ rectification, if any; for structures under construction, conformance or non-conformance with technical specifications will be ascertained by the third party, primarily based on quality tests performed on materials and structures in field or in laboratory during construction by “Construction Engineer on Record”. The audit may require Non Destructive Testing (NDT) on structures if such tests are not performed during construction for structures under construction or as may deem required by the third party. For completed structures / old structures NDT shall be performed to ascertain health of completed structures, where such quality test reports are not available or partly available or as may deem required by the third party;
- (57) “Quality Assurance” means all planned and systematic actions necessary to ensure that the final product i.e. structure or structural elements will perform satisfactorily in service life;
- (58) “Registered Structural Engineer on Record (SER)”, “Structural Design Agency on Record (SDAR)”, “Construction Engineer on Record (CER)”, “Construction Management Agency on Record (CMAR)”, “Quality Auditors on Record (QAR)”

means the Registered Structural Engineers / Engineers/Supervisors/Agency registered with Authority under the provision of these byelaws, qualified to take up the various works as mentioned in Appendix-II;

- (59) “Retrofitting” means upgrading the strength of an unsafe building by using suitable engineering techniques by a Structural Engineer or a Structural Agency;
- (60) “Reticulated Pipe Gas System” means the supply of LPG through pipeline network from a centralized Cylinder Bank/Manifold System or Bulk Installation to the customer’s kitchen. The system is designed through multiple Pressure Regulation Stage (PRS) to deliver LPG to the users at low pressure to make it safe.
- (61) “Registered Technical Person (RTP)” means qualified personnel as Architects, Engineers, Structural engineer, Planners, Landscape Architects, Urban Designer, Engineer for utility services Geo-Technical Engineers, Group of technical personnel and Supervisor/Firms who have been enrolled and licensed by the concerned Authority;
- (62) “Set back line” means a line parallel to the center line of a road or a street and laid down in each case by the Authority beyond which nothing can be erected or re-erected save with the particular and express sanction of the Authority;
- (63) “Storey-Ground” means that storey of a building to which there is an entrance from the outside of the adjoining ground or road and when there are more than one storey, then the lowest storey of such building shall be taken as the storey ground;
- (64) “Service Apartment” means a premise fully furnished, serviced and self contained with provision for preparation of meal and used for short-term accommodation;
- (65) “Service Floor” means an intermediate floor between any 2 (two) floors with a maximum height of 2.1 m forming an integral part of floor below primarily for use as conduit of air conditioning and other services without having a permanent access;
- (66) “Slum Housing” means row housing, apartments or multistoried housing specifically constructed for providing residential accommodation to Slum Dwellers in notified slum areas or in identified slum areas having characteristics of a slum;
- (67) “Socio-Political Office” means premises with facilities for activities of socio-cultural and political nature run either by the public or a voluntary organization or a trust or an Non-Governmental Organization (NGO) or a political organization on primarily non- commercial basis. The permissibility in zones shall be as per the land use permissibility as fixed for the Government office in land use permissibility of the Master Plan.
- (68) “Tenement” means a part of a building intended or used or likely to be used as dwelling unit for a family;
- (69) “Transit Oriented Development” (TOD) means any development, macro or micro that is focused on the integration of land use and transport planning and aims to develop planned sustainable urban growth centres, having walkable and livable communes with high density mixed land use. Citizens have access to open green and public spaces and at the same time transit facilities are efficiently used;

- (70) "Transferable Development Right" (TDR) means a compensation in the form of Floor Area Ratio (FLOOR AREA RATIO (FAR)) or Development Rights which shall entail the owner for construction of a built-up area. The FLOOR AREA RATIO (FAR) credit shall be issued in a certificate or number of certificates, which shall be called as Development Right Certificate/Certificates (DRC);
- (71) "To re-erect" means a construction for a second time or subsequent further times of a building or part of a building after demolishing it, on the same plan as has been previously sanctioned;
- (72) "To make material alterations" means to make any modification in any existing building by way of addition or alteration, or any other change in the structure which alters specification of the building or structure which shall also include;
- (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;
 - (e) However, internal changes without changing the load bearing structure or change of use shall not be construed as material alteration;
- Provided that opening of a window and providing inter-communication doors, modification in respect of gardening, white washing, painting, re-filling and other decorative works shall not be treated as making material alterations;
- (73) "Tourism" means organized service for tourist on commercial or non-commercial basis including hotel, motel, home stay and paying guest;
- (74) "Town Planner" means a Planner with graduate or postgraduate degree in Town Planning from a recognised institution or with qualifications required for membership of the Institute of Town Planners, India;
- (75) "unsafe building" means a building which is-
- a) structurally unsafe;
 - b) insanitary;
 - c) not provided with adequate means of egress;
 - d) prone to fire hazard; in relation to its existing use hazardous to safety or health or public well Floor Area Ratio (FAR)e by reasons of inadequate maintenance,
 - e) dilapidation or abandonment;
- (76) "warehouse" means a building, the whole or substantial part of which is used or intended to be used for the 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;
- (77) "workshop" means a building where not more than ten persons are employed in any repair or light manufacturing process;

- (78) “yard” means an open space at ground level between a building and adjoining boundary lines of the plot unoccupied and unobstructed including the space required for small structures like security shed, pump house, bore-well etc. as specified in under byelaw no. 24 and 83 of these Byelaws. 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 every yard shall be accessible from every other part of the same yard;
- (79) “yard-front” means a yard existing across the front of a plot between the side yard lines and the minimum horizontal distance between the street line and main building or any projection thereof other than steps, unenclosed chajja, ornamental decoration etc;
- (80) “yard-rear” means a yard extending across the rear of a plot measured between 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, unenclosed chajja, and ornamental decorations. 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;
- (81) “yard-side” means a yard between the building and the side line of the plot and extending from the front line 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;
- (82) Words and expressions used in these Byelaws and not defined but defined in the Act, shall have the meanings respectively assigned to them in the Act and the Guwahati Metropolitan Development Authority Act, 1985, the Guwahati Municipal Corporation Act, 1971, the Assam Town and Country Planning Act, 1959, the Assam Municipal Corporation Act, 2022, Master Plan for the City of Guwahati and the National Building Code.

3. Interpretation.—

- (1) In these Byelaws, the use of present tense includes the future tense, the masculine gender includes feminine and the neuter gender, the singular number includes the plural and the plural includes the singular, and “Signature” includes thumb impression made by a person who cannot write if his name is written near to such thumb impression.
- (2) Whenever size and dimensions of rooms and spaces within the building are specified, they shall mean the clear dimensions unless otherwise specified in these byelaws.

Chapter-II

4. Form of application, amount of fees and other particulars required to be submitted with the application. —

- (1) Every person who intends to erect or re-erect or make material alteration in any place, in a building or part thereof or intent to subdivide or transfer any plot of land, within the State of Assam, shall give an application in the form as may be prescribed for this purpose under this act addressing to the Chief Executive Officer, Guwahati Metropolitan Development Authority in respect of Guwahati Metropolitan Area and to Chairman in respect of Development Authority constituted under the Assam Town and Country Planning Act, 1959 for other development authority areas, having legally valid Master Plan. In case Development Authority is not constituted the application shall be submitted to the concerned. Such application shall be accompanied by the building plans conforming to the requirements mentioned these byelaws in quadruplicate in blue or white prints or computer generated prints and shall be submitted either at the designated counter in hard copy, or soft copy or through the online building permission system (OBPS) created for the purpose.
- (2) The person making an application under clause (1) above shall furnish all the documents which are required to accompany the application made under section 5 of the Act. In addition, the following other particulars and documents shall have to be furnished or uploaded in Online Building Permission System (OBPS) along with the application:—
 - (a) Trace map of the proposed site indicating the Dag No., Patta No., Revenue Village, Mouza and the Town of the concerned District;
 - (b) A key plan of the area showing natural channels, drains, roads and landmarks;
 - (c) A site plan drawn to a minimum scale 1:200;
 - (d) A building plan accurately drawn in a minimum scale of 1:100 with dimensions in meters;
 - (e) A general specification of the proposed constructions including a detailed calculation sheet of FLOOR AREA RATIO (FAR) in the proposal showing details giving type and grade of materials to be use in Form 11, Form 24 and Form 25 duly signed by the concerned Registered Technical Person (RTP) and countersigned by the applicant;
 - (f) A certificate of supervision in Form 8, Form 9 and Form 10;
 - (g) A certificate of undertaking for hazard safety from Structural Engineer on Record in the case of buildings Ground + 3 floors and above in Form 7;
 - (h) An undertaking in Appendix V appended to these byelaws signed by the land owner or Power of Attorney Holder or Builder or Promoter or the Applicant, as the case may be, stating that he shall leave or surrender for road widening if required free of cost and he shall not violate any rules, building byelaws and that in case of violations the Authority shall take action as per the Guwahati Municipal Corporation Act, 1971/the Guwahati Metropolitan Development Authority Act, 1985. Where land is surrendered free of cost, as aforesaid, it shall not affect the total FLOOR AREA RATIO (FAR) that the applicant is entitled, over his whole plot as per these bye laws.

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- (i) The party or applicant shall submit an affidavit along with the application form declaring the following:
- (a) Particulars of land,
 - (b) Ownership of land,
 - (c) That they shall construct the building as per approved plan,
 - (d) They shall submit completion certificate prior to obtaining electric connection,
 - (e) That applicant shall not occupy the building without obtaining the occupancy certificate
 - (f) they shall not change the Registered Technical Person (RTP) during the construction period without prior notice to the Authority, and if the change has taken place the new Registered Technical Personnel Registered Technical Person (RTP) /applicant has to fulfill all the formalities completed by the earlier Registered Technical Personnel (RTP);
- (j) The up to date property tax paid receipt to be submitted; in case of existing building/structure, if any;
- (k) In case of residential land/plot sales, a minimum of 10% of plotted area is to be earmarked / reserved for Affordable Housing category in all Residential Layout Plans of Plots with land area of 1.5 Hectare and above with minimum plot size for Affordable Housing segment i.e Economically Weaker Section (EWS)/ Lower Income Group (LIG) shall not be less than 54 Sq.m. and more than 120 sq.mtr. wherever applicable. In plotted development, along with Affordable housing, one plot measuring minimum 200 Sq.Mt shall be kept for anganbadies/school and one area measuring 100 Sq. Mt. be provided for local shops.(For each area of 1.5H)
- (l) The owner / developer is given freedom to build these units in a separate block with separate access with option to develop only Economically Weaker Section (EWS) dwelling units in lieu of Lower Income Group (LIG), wherever applicable;
- (m) If the houses/flats/apartments are constructed by private developers/builders, and made available for Affordable Housing segment i.e Economically Weaker Section (EWS)/ Lower Income Group (LIG)the said developers/builders, shall be entitled to an additional FLOOR AREA RATIO (FAR) of 10% to 25% over that applicable FLOOR AREA RATIO (FAR) for the relevant land use depending on the percentage of area allotted to Affordable Housing segment i.e Economically Weaker Section (EWS) /Lower Income Group (LIG)within these limits. However, there shall be no restrictions for construction of Affordable Housing segment i.e Economically Weaker Section (EWS) /Lower Income Group (LIG)houses within the permissible FLOOR AREA RATIO (FAR).

- (n) It is mandatory to reserve land for Economically Weaker Section (EWS) housing in areas covered under Local Area Plan (LAP)/ Town Planning Scheme (TPS). Not less than 5% of the area bought in by Local Area Plan (LAP)/ Town Planning Scheme (TPS) to be reserved for Economically Weaker Section (EWS) housing.
 - (o) In a standalone affordable housing project made exclusively of Economically Weaker Section (EWS) /Lower Income Group (LIG)category a space measuring a minimum of 1.5% Sq.Mt shall be kept for anganbadies/school/local shops/House Hold (HH) industries.
- (3) Every person making an application for subdivision of plot or transfer of plot under byelaws 4 shall furnish all the documents which are required accompanying the application made under Section 5 (7) (v) of the Act. In addition the following other particulars and documents have to be forwarded along with the application.
- (i) Land sale permission of Deputy Commissioner.
 - (ii) Particulars of land document and ownership of land.
 - (iii) All layout plans before submission to Authority shall be signed by owner(s) and by one of the following:—
 - (a) Architect holding a valid registration of the Council of Architect / Registered Technical Person (R.T.P) not below a Graduate Civil Engineer /Town Planner of Guwahati Metropolitan Development Authority or Guwahati Municipal Corporation for layout plan of plots of measuring more than 0.5 HA and below 2.5 HA wherever applicable;
 - (b) Architect holding a valid registration of the Council of Architecture of Guwahati Metropolitan Development Authority or Guwahati Municipal Corporation for layout plan of plots measuring 2.5 HA and above wherever applicable;
 - (c) Town Planner qualified to be a member with Institute of Town Planners, India for plots measuring 2.5 HA and above wherever applicable;
 - (d) In all layout plans a minimum of 5% of the land is to be reserved for parks/ playgrounds. This land has to be handed over to Authority for its development as parks/ playgrounds free of cost wherever applicable;
 - (iv) Any other document/declaration that authority may require.
 - (v) Development fee as prescribed in Schedule-I.

5. Procedure for sanction.—

- (i) Planning Permit under Part-I of the application shall be granted by the Guwahati Metropolitan Development Authority and other Development Authorities on the recommendation of the Town Planner/Member Secretaries of the Development Authorities. In case Development Authority is not constituted, the concerned DD T&CP shall issue the PP.
- (ii) Building Permit under Part-II of the application shall be granted by the Urban Local Bodies, Panchayats as the case may be on recommendation of the Associate Planner/Town Planner/Deputy Directors/Assistant Directors of Town and Country planning of the District. In respect of the areas under the Panchayats, the building permit shall be granted by the Panchayat on recommendation of the technical person of the concerned Panchayats.
- (iii) On receipt of the planning permit so issued the building permit under Part-II of the application shall be issued by the Urban Local Bodies or the Panchayats, as the case may be.
- (iv) In case of non availability of technically qualified officer in an urban local body or panchayat for making technical examination, verification and inspection of any proposal for building permit, the Government may by order authorize or designate such other technically qualified officer for the purpose of technical examination, verification and inspection of proposals of building permit to be granted by the concerned urban local bodies or the panchayat, as the case may be.
- (v) Govt. may issue a separate SOP, if required outlining the detailed procedure for operation of the permission process under the Single Window System.

6. Signing the plans.— All the plans and drawings shall be duly signed by the owner and the person preparing the plan, a registered Architect or a registered graduate Civil Engineer who shall be registered with the Directorate of Town and Country Planning, Assam.

7. Application for alteration only. — When the application is only for an alteration of the building, only such plans and statements as may be necessary shall accompany the application. Application for alteration shall be submitted before the Commissioner Guwahati Municipal Corporation/other Urban Local Bodies/Panchayats within the ambit of Planning Permit issued. For alteration of approved buildings prior to coming into force of these byelaws for which Planning Permit is not obtained, application shall be submitted as provided in byelaw 4 of these byelaws.

In case there is change of use and alteration of any other parameters relevant to the Planning Permit, the application shall be submitted before the Authority issuing the Planning Permit first for change of the Planning permit.

8. Procedure to be followed by Guwahati Metropolitan Development Authority (GMDA), other Development Authorities, Guwahati Municipal Corporation (GMC),

Urban Local Bodies (ULBs) or the Panchayats or Deputy Director, Town and Country Planning (T&CP) as the case may be subject to the separate guidelines issued by Government under Clause 5 (iv) of these bylaws.

- (i) Guwahati Metropolitan Development Authority/other development Authorities/ Deputy Director, Town and Country Planning (T&CP) shall verify the zone, road width, Floor Area Ratio (FLOOR AREA RATIO (FAR)), coverage, height of building, parking norms and layout and requirement of external open spaces and other functions as provided in the Act in accordance with the Master Plan, Zoning Regulations and the relevant provisions of the Act, rules and these bylaws. After verification and making necessary inspection if the Guwahati Metropolitan Development/other Development Authorities Authority is satisfied that the proposal conform to the provision of the Master Plan and Zoning Regulation and the Act, rules and bylaws the Planning permit with recommendation, modifications, if any shall be issued in Form-II;
 - (ii) The Planning Permit along with 3(three) sets of drawings shall be forwarded by the Guwahati Metropolitan Development Authority/other development Authorities to Guwahati Municipal Corporation, ULBs or the Panchayats, as the case may be, with intimation to the applicant; and within the time limit of 30 days as stipulated in clause 13 of these bye laws.
 - (iii) The drawings and maps as per checklist of Part-I of the application form shall be signed and submitted along with the application duly filled in and signed by the applicant;
 - (iv) Guwahati Municipal Corporation, the Urban Local Bodies or the Panchayats as the case may, shall issue Building Permit after verification and making necessary inspection as may be required under the Act, rules and these bylaws;
 - (v) The processing fee for processing the application for planning permit shall be deposited in the office of the Guwahati Metropolitan Development Authority out of which only 90% is refundable. The Building Permit fee on approval of the (Building Permit) shall be deposited to Guwahati Municipal Corporation/other Urban Local Bodies. If Planning Permit is rejected by the Guwahati Metropolitan Development Authority planning permit fees paid to it shall be refunded upto an extent of 90% of the fees paid. The Building Permit fee once paid is not refundable, however the fees can be adjusted if modified proposals are submitted by the applicant within the validity period of the Building Permit;
 - (vi) The Planning Permit and Building permits are not transferable except to legal heir.
 - (vii) In case of claiming premium FLOOR AREA RATIO (FAR) as may be applicable in the particular plot sanctioned planning permission will only be issued on depositing the premium fee as may be applicable as per Schedule –I .
 - (viii) Betterment charge can be levied by the authorities where land is plotted and sold as per rates fixed by them.
9. Issue of Instant Planning Permit and Building Permit for Residential Buildings upto Ground plus Two stories under “ Mukhya Mantrir Sohoj Griha Nirman Achoni ”.-

- (i) All the proposals up to Ground +2 storied residential buildings up to a plot area of 670 sq m within Guwahati Metropolitan Area (GMA) shall be issued instant Planning Permit and Building Permit, provided the proposals are duly submitted as per the provisions of this Building Bye-laws and Master Plan for GMA along with all enclosures as required with applicable fees.

(ii) Procedures:

- (a) All the applications up to Ground +2 storied residential buildings up to a plot area of 670 sq m within Master Plan area shall be submitted through empaneled Architects and Engineers under GMDA/Directorate of Town and Country Planning. GMDA/Directorate of Town and Country Planning shall empanel qualified Engineers and Architects with minimum 5 (five) years experience from Registered Technical Person (RTP) who shall be eligible for online submission of the proposals as mentioned above on behalf of the owner/ applicant.
- (b) The empaneled Registered Technical Person (RTP) shall make necessary site verification, examine the documents and submit the Application online along with the Building Plans and documents required as per the Building Bye-law with Form 7(A) duly filled up. The Online Building Permission System shall auto scrutinise the proposals. On finding the proposal as per the provisions of the Building Bye-laws and the Master Plan, the system shall generate challan for requisite fees and penalty wherever applicable.
- (c) On payment of requisite fees etc. the system shall auto generate instant Planning Permit and Building Permit along with approved drawing and forward the same to empanelled Registered Technical Person (RTP) and the Applicant with SMS and email alert. The approved drawings, the Planning Permit and Building Permit shall be in a downloadable format by the empanelled Registered Technical Person (RTP) and Applicant.
- (d) In case the proposal is not as per the provisions of the Building Bye-laws and the Master Plan for GMA, the system shall return the same to empanelled Registered Technical Person (RTP) with email and SMS alert to the applicant with detail.
- (e) Authorities shall carry out post approval inspection of the proposals as and when required to ensure the adherence of the Building Bye-laws and Master Plan. Any discrepancies found during the inspection, shall be treated as unauthorized as per the provisions of this Bye-law, GMDA and GMC Acts and the Planning Permit/ Building Permit issued shall be withdrawn.
- (f) The buildings constructed under these clauses shall be supervised and monitored and also obtain instant Occupancy Certificate on submission of all the documents as per provisions given in these bye-laws duly certified by the empaneled Registered Technical Persons (RTPs).
- (g) For areas where online system is not available, application shall be processed by Registered Technical Persons (RTPs) manually till digital platform is available.

- (iii) The Applicant shall be the rightful or Authorised owner(s) of the land with clear title and land documents. Necessary civil and criminal proceedings shall be drawn against Person/ Persons obtaining or trying to obtain the Planning Permit and Building Permit fraudulently.”

10. **Inspection after submission of application.**— Each inspection shall be made within 10 days following receipt of application. The Authority shall determine that the plans submitted conform to the requirement of the Act, rules and these Byelaws and inform the applicant as per provision of Cl. 17.

However, if inspection is delayed beyond 10 (ten) days; the applicant shall intimate the Authority in writing; and Authority shall complete the inspection within 7 (seven) days of receipt of such intimation and shall also ensure that time limit for sanction as prescribed in Cl. 13 is strictly maintained.

11. **Fees**— Fee for Planning Permit, Building Permit, other fees and charges shall be such as may be applicable as per **Schedule –I** appended to these byelaws.

It is important to note that the permissible FLOOR AREA RATIO (FAR) which is in addition to the base FLOOR AREA RATIO (FAR) shall be provided against payment of premium charge to the Authority. Additional FLOOR AREA RATIO (FAR) allowed under Transit Oriented Development (TOD) and Transferable Development Rights (TDR) shall be made available on payment as per Premium Charge and that for Economically Weaker Section (EWS) housing shall be as per fees payable for residential use .

The premium charge will be as per the **Schedule-I**.

12. **Construction not according to the plan.**— 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 the Act, rules and these Byelaws, the Guwahati Metropolitan Development Authority, other Development Authorities, the Guwahati Municipal Corporation, other Urban Local Bodies or the Panchayats as the case may be, shall notify the building permit holder and all further construction shall be stopped until correction has-been-effected-and-approved.

If the building permit holder fails to comply with the requirements at any stage of construction, Guwahati Metropolitan Development Authority, Guwahati Municipal Corporation, other Urban Local Bodies or the Panchayats, as the case may be, is empowered to take such panel action other appropriate necessary action as per the relevant provisions of the Guwahati Municipal Corporation Act 1971, the Guwahati Metropolitan Development Authority Act, 1985, the Assam Town and Country planning Act, Assam Panchayat Act 1994 and these Byelaws.

13. **Sanction with or without modification or refusal.**—

The respective Authority may either sanction or refuse the plans and statements or may sanction the proposal with such modifications or directions as it may deem necessary and thereupon make the Planning Permit and Building Permit ready for issue within the respective period of 30 (thirty) days and 45 (forty-five) days, as the case may be. In

case sanction is refused a detailed order on reasons for refusal shall be passed by the authority.

14. (a) **Time limit for disposal of application.**— Application for Planning Permit shall be disposed of within a period of 30 days from the date of receipt of the application. Application for Building Permit shall be disposed of within a period of 45 days from the date of receipt of Planning Permit. In the event of the failure of the Authorities to grant Planning permit or the Building Permit within the period stipulated above, the permits shall be deemed to have been granted and the applicant may proceed with the construction with written intimation to the Authority concerned and necessary permit fee to be deposited at least 10(ten) days prior to commencement of work, provided that building shall be constructed as per provisions of the building byelaws and in no case shall contravene any of the provisions of the Assam Building Construction (Regulation) Act, 2022, the Guwahati Municipal Act, 1971, the Guwahati Metropolitan Development Act, 1985, Assam Town and Country Planning Act, Assam Panchayat Act, 1994 and these byelaws. The concerned Authority shall issue a deemed permit for such cases on receipt of intimation of such construction within 7 days of receipt of such intimation.
15. **Completion Report.**— The owner shall submit the Completion Report in Form Nos. 16, 17, 18, 19 and 27 as the case may be, as per provision of Section 11(a) of the Act.
16. (a) **Completion and Occupancy Certificate.** —The Authority shall issue Completion and Occupancy Certificate on receipt of completion certificate as per Section 11(b) of the Act.

(b) **Part Completion and Occupancy Certificate.** — The Part Completion and Occupancy Certificate shall be given by the Authority subject to the owner indemnifying the Authority as per the prescribed format as provided in Appendix- IV.

(c) The completion and occupancy Certificate shall be issued within a period of 21 days from the date of receipt of the completion report provided that the building is constructed as per the approved plan NOC.
17. **Charge of electricity.**— Assam Power Distribution Company Ltd. (APDCL) shall charge electricity permanently to the building only after receipt of Occupancy Certificate issued by the Authority.
18. **Correspondence regarding Planning Permission, Building Permission and Land Sale Permission.**— Correspondence regarding Planning Permission, Building Permission and Land Sale Permission.— No planning permission, building permission and land sale permission NOC will be served in applicant's premises, but will be made available in the reception counter of the concerned Authorities and applicants are required to collect the same from the counter. Authorities will send intimation of approval of the Building Permit, as well as fees payable; through identified speed post service as well as through Email/SMS. However Authorities will have to serve all objection or rejection letters and other communications relating to

planning, building and land sale permission through identified speed post service as well as inform through Email/SMS if the same is made available by applicant and the cost of that can be realized from applicant by the authorities.

19. (a) **Modification of plans.**— All modification of plans if required shall be done by Guwahati Municipal Corporation, Urban Local Bodies or the Panchayats as the case may be within such parameters as prescribed in the Planning Permit and within the provisions of these building byelaws. In case there is change of use and alteration of any other parameters relevant to the Planning Permit, the application shall be submitted before the Authority issuing the Planning Permit first for change of the Planning permit.
- (b) **Application for change of use.**—For change of use of a building or part of a building, the plan for part of the building in which change of use is proposed shall be submitted to the Authority for review of the planning permit and issue of revised planning permit. The application shall include Structural safety certificate by Registered Structural Engineer and proposed Retrofitting plan if the change of use is from lower to higher load class. The authority may decide to refer the proposal to a third party or SDRP for approval of such permit provided use is changed. Processing fee shall be paid as specified in Schedule-I.
20. **Display Board.**— In case of buildings other than Residential and Religious Institutions measuring 500 sq.m. or more the details of the development as provided in the Planning Permit and Building Permit including date of expiry of permit etc. shall be displayed on a board of size at least 100 cm x 180 cm. The same shall be displayed at site within 15 (fifteen) days of obtaining the Building Permit issued by the Authority. In the event of failure to display the board a penal charges shall be levied as provided in the **Schedule-I**.
21. **Applicability of the Building Byelaws.**—
 - (1) The Building Byelaws shall apply to the building regulations activity, in the State of Assam under the jurisdiction of the Guwahati Metropolitan Development Authority/other Development Authority area,—
 - (a) where a building is erected, the Byelaws applies to the design and construction of the building;
 - (b) where the whole or any part of the building is removed, the Byelaws applies to the whole building whether removed or not;
 - (c) where the whole or any part of the building is demolished, the Byelaws applies to any remaining part and to the work involved in demolition;
 - (d) where a building is altered; the Byelaws applies to the whole building whether existing or new except that the Byelaws applies only to part if that part is completely self contained with respect to facilities and safety measures required by the Byelaws;
 - (e) where the occupancy of a building is changed; the Byelaws applies to all parts of the building affected by the change.
 - (2) Existing approved building – Nothing in the Byelaws 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.
 - (3) Residential building having more than 8 (eight) nos. of units shall follow all norms as laid down for apartment buildings in this bye-laws.

Chapter-III

Part-I (Planning Parameters for Planning Permit)

22. (i) The form of application for Planning Permit shall be in Form-1(Part-I).
(ii) The permissible uses in a particular zone shall be as prescribed in the Master Plan for the city of Guwahati.
23. Width of existing and proposed street line shall be as prescribed in the Master plan for the city of Guwahati. For roads where proposed road width is not indicated it shall be as follows:—

Sl.	Width of existing road	Width of proposed road
1.	Up to 3.6m.	6.6 m. *
2.	Above 3.6 to 6.6 m.	8.5 m.
3.	Above 6.6 to 8.5 m.	10.0 m.
4.	Above 8.5 to 12 m.	12.0 m.
5.	Above 12 to 15.0 m.	15.0 m.
6.	Above 15.0 m.	Same as existing width

** This will not be for private road, cul-de-sac and for which Authority will decide the width based on length. For dead end roads up-to 250 m in length proposed width will be 6.6m and for road width more than 6.6m the existing road width shall prevail.*

24. PLANNING REGULATIONS.—

(a) Minimum setback of the building or the structure from the prescribed street line-

(i) FRONT SETBACK:

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

Existing width of Street fronting the plot	Minimum Front Open Space		
	Upto 9.6m	Up to 15.6 m*	Above 15.6 m*
Up to 6.6 Mts.	3.6 m	4.5 Mts.	6.0 Mts.
More than 6.6 to 15.0 Mts.	4.5 m	6.0 Mts.	7.5 Mts.
More than 15.0 to 24.0 Mts.	6.0 m	7.5 Mts.	9.0 Mts.
More than 24.0	6.0 m	9.0 Mts.	12.0 Mts.

Existing width of Street fronting the plot	Minimum Front Open Space		
	Upto 9.6m	Up to 15.6 m*	Above 15.6 m*
to 45.0 Mts.			
More than 45.0 Mts.	7.5 m	12.0 Mts.	15.0 Mts.

* Assuming 0.6 m to be the plinth height from the average level of the ground around and contiguous to the building.

Provided that the Authority shall prescribe different front and rear open space, front and rear setback, considering space required for widening of road and minimum space required. In case of building abutting two or more streets the wider street shall be considered for determining building height and other regulations. Front setback of all categories of building shall be as per 24. (a) (i).

(ii) SIDE AND REAR SETBACK

Sl.no.	Height of the building *	Side and Rear Open space to be left around the Building
1	9.6 m	1.8 m
2	12.6 m	2.4 m
3	15.6 m	3.6 m
4	18.6 m	4.2 m
5	21.6 m	5.0 m
6	24.6m	5.5 m
7	27.6m	6.0 m
8	30.6m	7.0 m
9	36.6m	9.0 m
10	45.6 m	10.0 m
11	54.6 m and above	12.0 m

* Considering 3 m minimum parking height. If the building height is in between two building heights specified above and if it exceeds 10% subject to maximum 1.5 m the higher height will be considered for rear and side setbacks.

(iii) Podium:

Podium is a horizontal projection (platform) extending beyond the building foot print on one or more sides, and may consist of one or more levels.

Podium may be used for parking, Water Closet, fire and building services, topmost open to sky Podium slab for landscaping or as recreational open space subject to provision of 1.60 Mt high parapet wall. It may be used for other habitable uses by counting it in FLOOR AREA RATIO (FAR) subject to light, ventilation and fulfilling fire requirement.

(iv) Requirements:

- Plot area should more than 2000 Sq.Mt.
- Maximum allowable height of podium is 30.00 Mt.
- If ramp is not provided and only car lift is provided, the maximum allowable height above GL is 9.00 Mt.

- (d) Podium is not allowed within the minimum required front setback for the building. Minimum setback/driveway around the podium is to be maintained as follows :

Building height	Minimum required Setback/ driveway around the podium
Upto 12.00 Mt	6.00 Mt
12.00 Mt to 30.00 Mt	9.00 Mt

- (v) Ramp:

- (a) Minimum Slope 1:8 for all other vehicles and slope of 1:10 for fire tenders are required.
- (b) After 40 Mt length of continuous ramp, a flat surface of minimum 6.00 Mt length is required.

- (c) Minimum required clear ramp width:

	One way	Two way
LMV	3.00 Mt	6.00 Mt
LCV	4.50 Mt	9.00 Mt
HMV	6.00 Mt	12.00 Mt
Fire tender	7.50 Mt	

- (vi) Requirement of Fire tender movement:

- (a) Podium shall be designed for 45 Ton load
- (b) For building height above 15.00 Mt , podium shall be accessible for fire tender.
- (c) For building with floor area less than 10,000 Sq Mt, fire tender shall have access to at least 1/3 rd of the perimeter of the building. In case it is more than 10,000 Sq.Mt of floor area at least 1/2 of the perimeter of the building shall be accessible.
- (d) Minimum 6.00 Mt wide driveway and 9.00 Mt turning radius shall be available for fire tender movement around the building.
- (e) If a part of podium is not accessible for fire tender, the podium shall be such that it is not extended beyond the building foot print to an extent more than 11.00 Mt on the side, where fire tender access not provided.

- (b) MINIMUM PLOT SIZE FOR RESIDENTIAL USE

		Plot Size	Minimum width of the plot
(a)	The minimum size of plot for residential building within ULB area to be	134 sq.m.	6.0 m.
(b)	The minimum size of plot for residential building outside ULB area to be	200 sq.m.	7.50 m.
(c)	The minimum size of plot for EWS/ LIG residential building	53.56 sq m to 134 sq m (4 L to 10 L)	4.00 m

(c) PLOT SIZE AND SETBACKS FOR APARTMENT AND MIXED USE BUILDING

(i)

Nature of building	Minimum plot size
Apartment not exceeding 8(eight) self contained dwelling units	500 sq.m
Mixed use building of residential apartment and commercial above 15.6 m.	1337.8 sq.m (5Katha)

- (ii) The minimum front setback shall be same as for buildings as prescribed in byelaw 24. (a) (i).
- (iii) Minimum side and rear setback shall be same as for buildings as prescribed in byelaw 24. (a) (ii)
- (iv) For residential building/apartment in a plot less than 1 bigha in residential zone; 30% of the allowable FLOOR AREA RATIO (FAR) area shall be allowed for other uses as permitted in the zone as per the Master Plan.

(d) PLOT SIZE AND SETBACKS FOR COMMERCIAL USE IN COMMERCIAL ZONE

Minimum plot size - 134 sq. m.
 Minimum width of plot - 6 m.

- (i) (a) Setback up to the height of 12.6 m. (Excluding parking floor) and plots upto 802 sq.m.
 Front setback- As per Cl. 24 (a) (i)
 Side set back-a minimum of 1.5 m. has to be maintained in each side which can be relaxed to only one side if the adjoining plot owner agrees to have a common wall with his building with setback on other side 2.1 m.

Minimum rear set back
 Up to plot depth of 18 m. - 1.5 m.
 above plot depth of 18m. - 3.0 m.

- (b) For plot above 802 sq.m. front setback will be as per Cl. 24 (a) (i) and side and rear setbacks as per Cl. 24 (a) (ii).

(e) PLOT SIZE AND SETBACKS FOR WHOLESALE USE IN WHOLESALE COMMERCIAL ZONE

Minimum plot size	670 sq.m.(only for wholesale-commercial and warehouse buildings.)
Minimum plot width	15 m.
Maximum height	(a) 15.0 m. for building of wholesale use (b) For other building the height will be as per the regulation of individual buildings
Minimum Setback	As per Cl. 24 (ii)

(f) REGULATION FOR BUILDINGS IN PUBLIC AND SEMI PUBLIC ZONE OTHER THAN SCHOOL

Minimum plot size	400 sq.m. (only for public and semi-public buildings)
Minimum setback	As per Cl. 24 (ii)

(g) REGULATION FOR INDUSTRIAL BUILDINGS IN INDUSTRIAL ZONE

	Requirements	Light		Medium	
		Area In sq.m.	Width in m.	Area in sq. m.	Width in m.
(1)	Minimum size of plot	744.00	15.5	1800	27.5
(2)	Minimum set back of all structure/ building or the structure from the prescribed street line set	Front	6.00	Front	9.0
(3)	Minimum	Rear	6.0	Rear	6.0
	Set back	Side	5.0	Side	6.0
		If any structure or building is permitted for human habitation under provision of these rules the yard conditions shall be same as prescribed in Cl. 24.		If any structure or building is permitted for human habitation under the provision of these rules the yard conditions shall be same as prescribed in Cl. 24	
(4)	Maximum height	15 m.		15 m.	

(h) REQUIREMENTS FOR SPECIAL TYPES OF BUILDINGS

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

(i) NURSING HOMES/ HOSPITALS

(In all zones where it is permitted/ permissible on appeal)

Minimum plot size - 1338 sq. m. i.e. 1 Bigha

Minimum setback

Front setback - 9.0 m.

(a) Rear & side - 5.0 m. upto 21.6 m

(ii) PLACE OF WORSHIP

(Applicable for new proposals)

Minimum plot size - 804 sq. m. i.e. 3 K

Minimum setback

Front setback - 7.5 m.

(a) Rear - 5.0 m. upto 21.6 m

(b) Side - 5.0 m. upto 21.6 m

(iii) ASSEMBLY BUILDINGS, CINEMA/MINI CINEMA HALL AND AUDITORIUM

Minimum plot size - 1860 sq. m. i.e. 1B-1K-19L

Minimum setback

(a) Front setback - 9.0 m.

(b) Rear & side - 5.0 m. upto 21.6 m

This provision shall not apply to Restaurant, gymnasium, clubs, and library.

(iv) MULTIPLEX

Minimum plot size - 2676 sq.m. (2B)

Minimum setback

(a) Front setback - 9.0 m.

(b) Rear & side - 5.0 m. upto 21.6 m

For rear and side setback for building at Sl. (i), (ii), (iii) and (iv) above 21.6 m Cl. 24 (ii) will be applicable.

(v) FILLING STATION

(a) Minimum Plot size- 31 m. x 17 m.

(b) Petrol filling station with servicing bed

Minimum Plot size- 37 m. x 31 m.

Setback of any structure will be as per Cl. 24.

*(vi) SCHOOL BUILDING UPTO A HEIGHT OF 15.6 M

		Minimum Plot size	Minimum Front set back	Minimum side setback	Minimum rear setback
(a)	Pre nursery/ Nursery	535 sq.m.02 katha	6.0 m.	3.6 m.	3.6 m.
(b)	Primary	804 sq.m.03 katha	7.5 m.	3.6 m.	3.6m.
(c)	High School	2677 sq.m.02 Bigha	10 m.	3.6 m.	3.6 m.
(d)	College	4015 sq. m. 03 Bigha	10 m.	3.6 m.	3.6 m.

* Govt./private institutions, regulations adopted time to time by Education Department will be followed.

* For building above 15.6 m height front side and rear setback shall be as per byelaw 24. (a) (i) & (ii).

Organised parking- 20% of the total plot area

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

(vii) “U” type development

As an encouragement for developing U type commercial complexes / residential / apartment / group housing the setbacks of sides and rear, excluding the front setback, can be reduced provided.

- (a) The area so saved is transferred to the central area / space or court yard.
- (b) The minimum open space on sides and rear except front shall be 2.4 m. for building of 15.6 m. For above 15.6 m setback be as per Cl. 24 (a) (ii) will apply.
- (c) Minimum plot size for performing such development shall be 1500 Sq. m.

(viii) (A) Minimum plot size for Five Star Hotel in Eco-friendly/conservation Zone shall be 3 Bigha with maximum FLOOR AREA RATIO (FAR) 150 and Coverage 30% subject to fulfillment of other provisions of this Byelaws.

(B) For other category of hotel and tourism project in Eco-friendly/conservation Zone minimum plot size shall be 1 Bigha with maximum FLOOR AREA RATIO (FAR) 125 and Coverage 25% subject to fulfillment of other provisions of this Byelaws.

(C) For buildings of socio-cultural activities in Eco-friendly/conservation Zone coverage should be 25% and FLOOR AREA RATIO (FAR) 100 and plot size 1 bigha .

25. The area of the plot for a Multistoreyed building other than apartment/residential building of height above 15.6 m. shall be - 04 Katha (10.68 are) and road width above 6.6 m.

26. (a) FLOOR AREA RATIO (FAR) for Residential, Commercial, Mixed-Use

Base FLOOR ARE A RATIO (FAR)	Existing Road Width (m)	Plot Size (Sq m/ Bigha /Katha)								Plot Size above 13380 sq m (10 B)	
		Plot Size up to 670 sq m (2.5 K)		Plot Size above 670 sq m up to 1338 sq m (2.5 K- 1 B)		Plot Size above 1338 sq m up to 6690 sq m (1B- 5 B)		Plot Size above 6690 sq m (5 B) up to 13380 sq m (10 B)			
			FLOOR AREA RATIO (FAR)		FLOOR AREA RATIO (FAR)		FLOOR AREA RATIO (FAR)		FLOOR AREA RATIO (FAR)		FLOOR AREA RATIO (FAR)
100	Above 3.6 upto 4.5		125		125		125		125		125
125	Above 4.5 upto 6.6		125		125		125		150		150
150	Above 6.6 upto 8.0		150		160		175		175		175
150	Above 8.0 upto 15		150		175		225		225		275
160	Above 15		175		200		250		275		300

Buildings comprising of Residential and Commercial use.

(b) INDUSTRIAL, WHOLESALE AND STORAGE BUILDING

(i) The base FLOOR AREA RATIO (FAR), maximum permissible FLOOR AREA RATIO (FAR) for industrial, wholesale and storage buildings shall be as prescribed in following table:

Road Width	Base FLOOR AREA RATIO (FAR)	Maximum Permissible FLOOR AREA RATIO (FAR)
9.0 m – up to 15.0 m	125	150
Above 15.0 m	150	175

(c) FLOOR AREA RATIO (FAR) FOR EDUCATIONAL, INSTITUTIONAL AND ASSEMBLY BUILDING”.

Road Width	Base FLOOR AREA RATIO (FAR)	Maximum Permissible FLOOR AREA RATIO (FAR)
9.0 m – up to 15.0 m	125	150
Above 15.0 m	150	175

(d) MULTILEVEL CAR PARKING

(i) Minimum plot size -1000 sq. m.

(ii) Maximum Coverage -66%

(iii) FLOOR AREA RATIO (FAR): Plot Size 1000 sq. m to 2000 sq. m - 150 FLOOR AREA RATIO (FAR)

Above 2000 sq. m -175FLOOR AREA RATIO (FAR)

(iv) No restriction on no. of basement with 100% basement subject to structural safety with basement to be flushed with ground level.

(v) Maximum height be restricted to permissible height and minimum setbacks be as per commercial building.

In order to compensate the cost of multilevel parking and to fulfill growing need of parking space a maximum of 25% of gross floor area can be used as commercial/office subject to maximum FLOOR AREA RATIO (FAR)applicable.

(e) For other type of buildings not specifically mentioned above, the Authority will decide considering the similarity of the building with the above use.

The proposed FLOOR AREA RATIO (FAR) structure shall be based on following aspects.

(f) (1) Maximum permissible F.A.R. over and above base F.A.R. will be allowed on payment of premium charge as given in Schedule-I in plots where all other conditions are fulfilled.

(2) No piece of land shall be used as a site for the construction of a building if-
(a) the Authority considers that site is insanitary or that it is dangerous to construct a building on it;

(3) Means of access

(i) No building shall be erected so as to deprive any other building of the means of access;

(ii) Every person 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 and diminishes area set apart as means of access;

(iii) The Authority may refuse or modify a proposal if it considers that site is insanitary or that it is dangerous to construct a building on it or if by virtue of smallness or odd shape of the site if the Authority considers that it is not suitable for development or if the site is near a water body or water course and the proposed development is likely to contaminate the said water body or water course or change the course of the channel or if the site is likely to be inundated and satisfactory arrangements for proper drainage is not possible or if the site is a filled up tank or low lying or made up of soil by depositing rubbish or offensive matters the proposal is likely to be effected by dampness owing to the sub soil water or if the site does not abut any existing public or private street;

(iv) The width of the main street in which the building abuts shall not be less than as given below and the width of road shall be taken as existing available road width or the road width in the revenue record whichever is less for following uses.

Sl. No.	Type of Building/Use	Minimum Road Width required	
		Urban Local Bodies (ULB) Area	Outside Urban Local Bodies (ULB) area but within Master Plan
1	Multistory commercial / Multistory mixed use	- 15.0 m	- 18.0 m
2	Institutional*	-	-
3	Educational Facilities		
	(A) Schools: Primary, Higher Secondary (B) Higher Education	- 9.0 m - 12.0 m	- 12.0 m - 18.0 m
4	Health Facilities		
	(A) Clinics	- 9.0 m	- 12.0 m
	(B) Hospital/ Nursing Home (up to 20 beds)	- 12.0 m	- 15.0 m
	(C) Hospital/ Nursing Home (> 20 beds)	- 15.0 m	- 18.0 m
5	Hall for social gathering/ assembly hall		
	(A) Community Hall (up to 2000 Sq.m. plot)	- 9.0 m	- 12.0 m
	(B) Community Hall (> 2000 Sq.m. plot) (This shall not be applicable for Restaurant, Gymnasium, clubhouse, Library for which minimum road width of 6.60 Mt shall be required)	- 12.0 m	- 15.0 m
6	Industrial / Warehouse etc and similar use	- 12 m	- 15.0 m

* For other institutional uses not specified above the road width will be as prescribed above for similar nature of uses.

N.B. :

- (a) The width of a street/ road means the clear average width of the existing carriage way and foot path and drains only on which the building or plot abuts. The minimum width of this existing and the

proposed width prescribed by the Authority will be taken for calculating the maximum permissible height of building. The average width shall be computed by taking the width of the road at the last junction point leading to the plot, in front of the plot and at the point where road width is minimum, in cases where the width of the street / road is not regular or uniform all along the length of the road provided that minimum road width is available at entry point, in front of the plot and some other two points;

- (b) However the Authority shall have the power to re-fix the minimum road width from time to time considering the developments in these areas and prescribe different front open space.
- (c) For existing road/layout width less than 2.4 m only Ground+1 buildings shall be allowed with maximum FLOOR AREA RATIO (FAR) 75.

For road width from minimum 2.40 m, only Ground+1 buildings shall be allowed with FLOOR AREA RATIO (FAR) 125 with coverage and set backs as mentioned below:-

Sl. No.	Plot Size	Set Back
1	53.56 sq m to 93.73 sq m (4 L to 7 L)	Front/ Rear : 1.80 m Side : 0.90 m on both sides
2	93.73 sq m upto 134 sq m (7 L to 10 L)	Nil set back at one side is allowed with NOC from the neighbour
3	Above 134 sq m	As per Clause 24

- (v) If there is any bend or curve on the approach road, a sufficient width shall be provided at the curve to enable the heavy fire appliances to turn, the turning circle being at least of 7.5 m radius at centre of the road;
- (vi) Main entrance to the premises shall be of adequate width to allow easy access to the fire engine and in no case it shall measure less than 5 m. 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 at a height less than 4 m;
- (vii) For group housing scheme up to 12.6 m height there shall be a space of minimum 3 m. between individual buildings. For other Multistoreyed buildings the minimum space between individual buildings will be as follows-

Upto 15.6 m	-	4.8 m
Upto 18.6 m	-	5.0 m
Above 18.6 m	-	6.0 m

20% of the total area is to be utilized for organized recreational area / gardening;

- (viii) For a building constructed on stilt with provision of ground level parking floor, the height of building will be-calculated-after exempting maximum 3.0 m G.F. height. For a building with semi-basement parking the height of the building will be calculated from the top of semi-basement parking. But for additional set back calculation height of building will be calculated from actual ground level;
- (ix) The minimum distance of any building from the edge of natural drainage channels shall be as given below:

Distance from Water bodies	
River (as marked in the plan)	15 m
Bharalu, Mora Bharalu & Bondajan	10 m
Other channels	06 m
Minor Drains (not marked in the plan)	In accordance with setback requirements for buildings provided in the byelaws
Notified water bodies (Deepar Beel, Silsako Waterbody)	15 m
Other notified water bodies (Sarusola, Barsola etc.)	06 m
Other Large Ponds/water bodies (as marked in the plan)	10 m
Small Ponds (Not marked in the plan)	In accordance with setback requirements for buildings provided in the byelaws

- (x) The width of bridge for entrance to the premises through bridge over water channel will be 4.5 m to 6.6 m for a single bridge to the premises. For two bridges the width of one bridge should be 4.5 m with a gap of 7.5 m between the two bridges for the purpose of separate exit and entry.

27. **Area regulations.**— The setback line, yard widths, coverage will be according to the standards as specified in these byelaws:—

The Authority will relax the standards in special cases as specified below:

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

28. Maximum height of the building and additional requirement. —

For Buildings exceeding G+3 storey the following conditions shall apply except in cases where otherwise specified:—

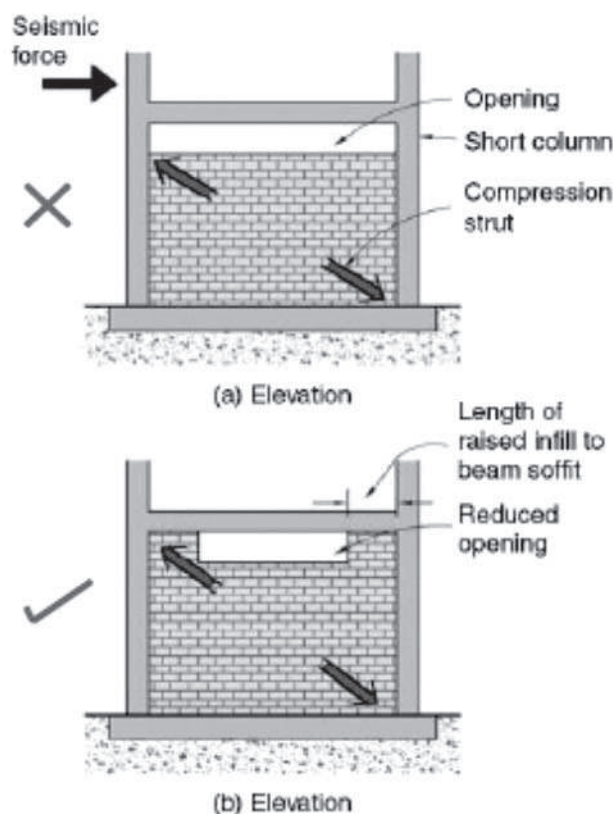
- (i) Building height shall not exceed 1.5 times the width of the road plus front open space subject to the requirement of front open space of a maximum of 16m.
 - (a) For the purpose of height calculation width of the road shall be taken as existing road width;
 - (b) Lift machine room, staircase, parapet height shall not be included in the height of the building;
 - (c) For a building constructed on stilt with provisions of ground level parking floor or semi-basement parking floor, the height of the building shall be calculated by omitting the height of the parking floor up to a maximum of 3.0 m. for the purpose of building height subject to provision of exclusive parking in the ground floor with special earthquake resistance measure;
 - (d) In all buildings other than residential buildings irrespective of height of buildings, installation of fire safety measures to be made as per Part-IV (Fire & Life Safety) of National Building Code of India, 2005 and approved by the Director, Fire and Emergency Services, Assam, before the Occupancy Certificate is issued by the competent authority;
 - (e) For a building with a height above 12.6 m. or above 4 floors including the ground floor, at least one lift shall be made available;
 - (f) For building in the vicinity of aerodromes, the maximum height of such building 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 along with plans to the sanctioning Authority;
 - (g) Height exception: - The following appurtenant structure shall not be included in the height of building:—
 - (i) Roof tanks and their supports not exceeding 2.0 m. in height;
 - (ii) Ventilating, air conditioning and lift rooms and similar service equipments, stair covered with roof up to 3.0 m. in height, chimney and architectural features not exceeding 1.5 m. in height;
 - (iii) Rooftop Assam Type pitched rainwater harvesting structure covering up to 50% of the roof area. The height of such structure is to be restricted to 2.1 m;
 - (h) Maximum height of parking floor shall be 3.0 m measured up to the soffit level;
 - (i) An intermediate service floor shall be allowed for hotels, hospitals and specialized buildings. The height of such service floor shall not be more than 2.1 m from upper surface of the floor to the lower surface of the roof above. The floor shall be exempted of FLOOR AREA RATIO (FAR).

29. 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 purpose of these byelaws to

face the streets which have the greater width and the height of the building shall be as per Byelaws.

30. **The basement shall have the following requirements:—**

- (a) Every basement shall be in every part at least 3.0 m in height from the floor to the underside of the roof slab or ceiling. For multiple level the height shall be in multiples of 2.4m. In case basement is used as mechanized split level parking, the height shall not be less than 4.8 m. there is no restriction on no. of basement with 100% basement subject to structural safety and basement to be flushed with ground level;
- (b) Adequate ventilation shall be provided for the basement. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans, air conditioning system etc. Any openings provided for ventilation in the RCC / Brick basement walls will not abut the column face at basement and such openings shall be made away from the column face and towards the top centre of the basement wall panels between the columns to prevent a short column failure during earthquake;



- (c) Adequate arrangements shall be made so that surface drainage do not enter the basement;
- (d) The walls and floor of the basement shall be water-tight and be so designed that the effect of the surrounding soil and moisture, if any, are taken into account in designing and adequate damp proofing treatment is given;

- (e) 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 enclosed type serving as a fire separator from the basement floor to higher floor. Open ramps shall be permitted if they are constructed within the building line subject to the provision of clause (d) above;
 - (f) If such ramps are provided in basement parking floor, the gradient of it should be minimum 1:5 and the height of 2.4 m is to be maintained at the entrance also.
 - (g) No restriction on no. of basement with 100% basement subject to structural safety with basement flushed with ground floor.
31. (1) Maximum mezzanine area allowed is 33% of plinth area which will not be counted in FLOOR AREA RATIO (FAR) if it has access from only lower floor. Height of the mezzanine - 2.2m minimum to 2.7m maximum however, no additional area above 33% shall be allowed in mezzanine floor even if FLOOR AREA RATIO (FAR) is available;
- (2) An intermediate service floor may be allowed between any two intermediate floor. Height of such service floor shall not be more than 2.1 m. from upper surface of the floor to the lower surface of the roof above. FLOOR AREA RATIO (FAR) is exempted.
32. (1) Basement shall not be counted for FLOOR AREA RATIO (FAR) calculations for following uses:—
- (i) Air conditioning and other machines used for services and utilities of the building;
 - (ii) Parking places and garages;
 - (iii) If the basement is used for office or commercial purpose it shall be counted in FLOOR AREA RATIO (FAR);
 - (iv) While calculating the FLOOR AREA RATIO (FAR) following areas are exempted from FLOOR AREA RATIO (FAR) calculation:—

Lift, Staircases, Entrance Lobby area of the Cantilever, Cupboard, Self, subject to a maximum of 2% of the area from which these are projected, Sentry Box and Guard Room (Maximum of 3.5 sq. m. each), Care Taker Room (Maximum 8 sq. m.), Rain Harvesting Structures;
 - (v) For calculation of exemption area from FLOOR AREA RATIO (FAR) under byelaws 32 & 33 (i),(ii),(iii) and (iv) the entrance lobby will mean immediately in front of staircase and lift subject to a maximum exempted area of 18 sq. m. per staircase/lift for each floor shall also be exempted;
 - (vi) In addition to entrance lobby in front of staircase and lift as exempted under 33 (v) following will also be exempted:—
 - (a) In respect of buildings in independent plot and under one establishment all corridors of educational and medical institutions and institutional buildings of Govt. or public authorities and

hospitals/nursing homes be exempted from FLOOR AREA RATIO (FAR) calculation upto a maximum of 36 sq.m. for every floor;

- (b) In respect of buildings of all Four/Five-Starred category hotels in independent plot all corridors be exempted from FLOOR AREA RATIO (FAR) calculation upto a maximum of 36 sq.m. for every floor.
- (c) Area covered under balcony shall be exempted from FLOOR AREA RATIO (FAR), subject to a maximum of 4% of total FLOOR AREA RATIO (FAR).”.

- (2) (i) Partial unenclosed balcony projections for a length $\frac{1}{4}$ of the building length/breadth in upper floors up to a minimum setback line of 1.5 m. from plot boundary will be allowed subject to a maximum width of 1.5 m.;
- (ii) The projection of cantilever or cupboard or shelf up to 0.75 m. in depth shall be permitted and exempted from FLOOR AREA RATIO (FAR) calculation. This will be allowed only from the first floor and shall not exceed 2.0 m. per habitable room and cupboard under windows;
- (iii) A canopy not exceeding 4.5 m. in length and 2.5 m. in width in the form of unenclosed cantilever over the main entrance with a clear height of 2.2 m. below the canopy shall be allowed. As such canopy covers the main entrance to the building, the Canopy shall be tied back adequately by design and should be structurally safe so that they do not collapse during earthquake and block the evacuation path at the entrance after earthquake.

33. These exempted areas mentioned under byelaw 32 and 33 above should be limited to maximum 30% of the permissible FLOOR AREA RATIO (FAR).

“However the floor areas dedicated for exclusive parking and service floor shall not be considered for calculating this limit.”.

34. EARMARKING/RESERVATION OF PLOTTED AREA FOR EWS CATEGORY IN LAND SUB-DIVISION /PLOTTED DEVELOPMENT SCHEMES.—

In case of land sales a minimum of 10% of plotted area is to be earmarked / reserved for Affordable Housing segment i.e Economically Weaker Section (EWS) /Lower Income Group (LIG) category in all Residential Layout Plans of Plots with land area of 1.5 Hectare and above with minimum plot size for EWS shall be between 54 sq.m. to 120 sq.m.

35. SPECIAL PROVISIONS FOR CONSTRUCTION OF ECONOMICALLY WEAKER HOUSING & SLUM HOUSING THROUGH GOVT. AND SEMI-GOVT. AGENCIES.—

- (a) Minimum height of the floors to be taken as 2.7m;
- (b) The minimum height of plinth shall be 30cms. from top surface of the approach road or pathway;

- (c) In plotted development for EWS buildings the setbacks may be relaxed up to following for a two storied building:
- | | |
|-------|------------------------------------|
| Side | – 1.0 m |
| Rear | – 2.4 m |
| Front | – 2.4 m from proposed street line\ |

36. EARMARKING/RESERVATION OF DWELLING UNITS FOR AFFORDABLE SEGMENT i.e Economically Weaker Section (EWS) /Lower Income Group (LIG) CATEGORY IN GROUP HOUSING SCHEMES(GHS) .—

The authority shall allow a minimum of 10% to a maximum of 25 % additional FLOOR AREA RATIO (FAR) beyond the maximum permissible FLOOR AREA RATIO (FAR)for every Group Housing/ apartment building where Economically Weaker Section (EWS) /Lower Income Group (LIG) housing is earmarked, to the extent of additional FLOOR AREA RATIO (FAR), in plots with a minimum area of 2000 sq.m. These units will be set apart and developed for EWS housing with carpet area between 31 sq.m. to 34 sq.m. and for LIG housing units with carpet areaup to 66 sq.m. respectively.

- (1) The owner/developer is given freedom to build these units in a separate block with separate access with option to develop only EWS dwelling unit in lieu of LIG. However provision of extra FLOOR AREA RATIO (FAR) will be applicable only if these units are constructed in a separate block and not mixed with other HIG or LIG units;
- (2) Servant quarters constructed shall be reckoned towards EWS housing requirements in GHS;
- (3) Provision of extra FLOOR AREA RATIO (FAR) (if the houses are constructed by the developer or private agencies and through co-operative societies and made available at a subsidized and an affordable price to EWS) for Economically Weaker Section (EWS) /Lower Income Group (LIG) will be available to the developer or private agencies in the same group housing scheme. For example, if the developer or private agencies constructs 2000 sq meter built up area for Economically Weaker Section (EWS) /Lower Income Group (LIG) he will get additional Floor Area of 2000 sq meters in addition to the permissible FLOOR AREA RATIO (FAR), provided that the total FLOOR AREA RATIO (FAR) shall not exceed 25% of applicable FLOOR AREA RATIO (FAR) for the relevant land use;
- (4) For Building up to height of 15 m. is not required to be compulsorily provided with a lift. There shall be one staircase for every 16(Sixteen) dwelling units or part thereof, provided the ground floor units are not provided with entry from the landing space of the staircase.

37. Penal action for violation of Master Plan & its Zoning Regulations and-Byelaws.—

The Authority under provisions of Guwahati Metropolitan Development Authority Act, 1985 (as amended), Assam T& CP 1959, GMC Act 1969, Assam Corporation Act, Assam Panchayat Act,1994, shall take penal action for violation of Master Plan/

Zoning Regulations or Byelaws which may include stoppage of construction activity, demolition, sealing, alternation and in paying fine and by imposing penalties as given in Appendix-III.

38. (i) Rainwater harvesting provisions as prescribed in the Appendix-VI shall be provided where applicable.
- (ii) Solar energy capture provisions as prescribed in the Appendix-VIII shall be provided where applicable.
- (iii) Regulation for Landscaping and display of outdoor display structures shall be as provided in Part-10 of National Building Code, 2005.
39. Special regulations for physically disabled stated in the Appendix-VII shall be adhered to where applicable.
40. Qualification and Registration of Competent Persons shall be as per Appendix-II.

PART-II

(BUILDING PARAMETERS FOR BUILDING PERMIT)

41. The form of application shall be in Form-1 (Part-II).
42. Standards for Buildings.—

Foundation and Structural design:—

- (a) The structural design of foundation, elements made by masonry, timbers, plain concrete, reinforced concrete, pre-stress concrete and structural steel shall be carried out in accordance with the prevailing B.I.S. code of practice taking into consideration the seismic load required to be taken for this region;
- (b) Quality of material and workmanship:—
All materials and workmanship shall be of good quality conforming generally to accepted standards of A.P.W.D. and Bureau of Indian Standard specification and codes as included in N.B.C. of India;
- (c) Damp proof course: - All walls internal or external shall be provided with an efficient damp proof course not less than 150 mm above ground level.
43. No piece of land shall be used as a site for the construction of a building if-
- (a) the Authority considers that site is insanitary or that it is dangerous to construct a building on it;
- (b) 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 75FLOOR AREA RATIO (FAR).

44. Means of access.—

- (i) No building shall be erected so as to deprive any other building of the means of access;
- (ii) Every person 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 and diminishes area set apart as means of access;
- (iii) The Authority may refuse or modify a proposal if it considers that site is insanitary or that it is dangerous to construct a building on it or if by virtue of smallness or odd shape of the site if the Authority considers that it is not suitable for development or if the site is near a water body or water course and the proposed development is likely to contaminate the said water body or water course or change the course of the channel or if the site is likely to be inundated and satisfactory arrangements for proper drainage is not possible or if the site is a filled up tank or low lying or made up of soil by depositing rubbish or offensive matters the proposal is likely to be effected by dampness owing to the sub soil water or if the site does not abut any existing public or private street;
- (iv) The width of the main street in which the building abuts shall not be less than as given below and the width of road shall be taken as existing available road width or the road width in the revenue record whichever is less:—

Sl	Type of Building/Use	Minimum Road Width required	
		Urban Local Bodies (ULB) Area	Outside Urban Local Bodies (ULB) area but within Master Plan
1	Multistoreyed commercial / Multistoreyed mixed use	- 15.0 m	- 18.0 m
2	Institutional*	-	-
3	Educational Facilities (A) Schools: Primary, Higher Secondary (B) Higher Education	- 9.0 m - 12.0 m	- 12.0 m - 18.0 m
4	Health Facilities (A) Clinics (B) Hospital/ Nursing Home (up to 20 beds)	- 9.0 m - 12.0 m - 15.0 m	- 12.0 m - 15.0 m - 18.0 m

	(C) Hospital/ Nursing Home (> 20 beds)		
5	Hall for social gathering/ assembly hall (A) Community Hall (up to 2000 Sq.m. plot) (B) Community Hall (> 2000 Sq.m. plot) (This shall not be applicable for Restaurant, Gymnasium, clubhouse, Library for which minimum road width of 6.60 Mt shall be required)	- 9.0 m - 12.0 m	- 12.0 m - 15.0 m
6	Industrial / Warehouse etc and similar use	- 12.0 m	- 15.0 m

** For other institutional uses not specified above the road width will be as prescribed above for similar nature of uses.*

N.B. :

- (a) The width of a street/ road means the clear average width of the existing carriage way and foot path and drains only on which the building or plot abuts. The minimum width of this existing and the proposed width prescribed by the Authority will be taken for calculating the maximum permissible height of building. The average width shall be computed by taking the width of the road at the last junction point leading to the plot, in front of the plot and at the point where road width is minimum, in cases where the width of the street / road is not regular or uniform all along the length of the road provided that minimum road width is available at entry point, in front of the plot and some other two points;
- (b) However the Authority shall have the power to re-fix the minimum road width from time to time considering the developments in these areas and prescribe different front open space.
- (c) For road width less than 2.4 m only Ground+1 buildings shall be allowed with maximum FLOOR AREA RATIO (FAR) 75. For existing road layouts.
- (v) If there is any bend or curve on the approach road, a sufficient width shall be provided at the curve to enable the heavy fire appliances to turn, the turning circle being at least of 7.5 m radius at centre of the road;
- (vi) Main entrance to the premises shall be of adequate width to allow easy access to the fire engine and in no case it shall measure less than 5 m. 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 at a height less than 4 m;

- (vii) For group housing scheme up to 12.6 m height there shall be a space of minimum 3 m. between individual buildings. For other Multistoreyed buildings the minimum space between individual buildings will be as follows-

Upto 15.6 m-	4.8 m
Upto 24.6m-	6.0 m
Above 24.6m-	7.50 m

20% of the total area is to be utilized for organized recreational area / gardening;

- (viii) For a building constructed on stilt with provision of ground level parking floor, the height of building will be-calculated-after exempting maximum 3.0 m G.F. height. For a building with semi-basement parking the height of the building will be calculated from the top of semi-basement parking. But for additional set back calculation height of building will be calculated from actual ground level;
- (ix) The minimum distance of any building from the edge of natural drainage channels shall be as given below:-

Sl.	Distance from Water bodies	
1	River (as marked in the plan)	15 m
2	Bharalu, Mora Bharalu & Bondajan	10 m
3	Other channels	06 m
4	Minor Drains (not marked in the plan)	In accordance with setback requirements for buildings provided in the byelaws
5	Notified waterbodies (Deepar Beel, Silsako waterbody)	15 m
6	Other notified waterbodies (Sarusola, Barsola etc.)	06 m
7	Other Large Ponds/waterbodies (as marked in the plan)	10 m
8	Small Ponds (Not marked in the plan)	In accordance with setback requirements for buildings provided in the byelaws

45. **Plinth.**— In constructing a building, the following plinth height shall be maintained:—

- (a) Not less than 0.5 m. and more than 0.75 m. above the ground level of the plot. The ground level should not be raised more than 0.5 m 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 affecting adjoining plots;

- (b) Bath rooms, water closets, cowsheds, garages, courtyards and godowns may be constructed at 0.2 m. Plinth height from the ground level (either existing or formed by filling or cutting);
- (c) 0.3 m higher than the highest recorded flood level *as fixed by the local authority* for ordinary buildings and 0.6 higher for lifeline buildings than the highest recorded flood level as fixed by the local authority.

Provided that until such time till the finished surface of the streets are not fixed permanently by concerned Authority in plain areas. The finished surface will be considered as follows:

- (i) *In case where the road is fully developed pitch road the ground level shall not be more than 0.5 m from existing plinth level. Authorities shall also ensure that while relaying these pitch road, the existing level of the road shall not be unduly raised.*
- (ii) *In case where the road is not fully developed pitch road while determining the finished surface of street sufficient allowance be taken for developing a fully pitch road.*

(d) In fixation of road level following shall be considered-

Sl. No.	Type of Road	Road Level to be considered
1	Permanently built up major roads	Existing RL + 15 cm
2	Arterial Road and Roads yet to be built up permanently	Existing or built up hard RL + 20 cm
3	No existing road	HFL + 60 cm

46. **Floor.**— The floors of all ground floor rooms, walls should be efficiently damp proved.

47. **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 thick.

48. **Wattle crate wall.**— The construction of Wattle crate 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 specification as laid down in the General Specification of the Assam Public Works Department Schedule Rates.

49. **Minimum height and sizes of rooms.**—

- (a) No room in a residential house which is intended to be used as an inhabited room shall have a floor area of less than 9 sq. m;
- (b) The minimum width of a living room shall not be less than 2.4 m;

- (c) The minimum height of habitable room should be 3.0 m. in any floor. In hilly areas this may be reduced to 2.4 m. and in centrally air conditioned building this may be 2.5 m;
 - (d) The height of the ground floor in commercial building shall not be less than 3.0 m. In air conditioned building this may be 2.4 m. in respect of other floors.
50. **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.
51. **Latrines 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 sewerage area in the city or town shall be provided with a water closet.
 - (c) Every building other than domestic buildings shall have toilet in the ratio of 1 for man 1 for woman.
 - (d) Every Commercial, Public Semi Public and Government Building with 3000 sq m of FLOOR AREA RATIO (FAR) area shall have toilet facilities with minimum 100 sq m in area at ground floor accessible to general public both for male and female users. The area of such toilet facilities shall be exempted from FLOOR AREA RATIO (FAR) calculation..
52. **Bath rooms.**—
- (a) If the bath room is attached to any dwelling room of the house the wall in between shall be solid masonry 1.0 m. 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 1.2 m;
 - (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 N.B.C.;
 - (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 than 2.4 m.
53. **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 side should not be less than 1.5 m;
 - (b) a height of not less than 3.0 m;
 - (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 N.B.C.
54. **Open space for ventilation.**—
- (a) Every domestic building shall be so constructed that in every living room there shall be at least one side abutting on a space either external or internal verandah;

- (b) Every open space external or internal required by this rule shall be kept free from any erection thereon and open to the sky.

55. **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 apertures having a total area of not less than $\frac{1}{6}$ at the floor area of the room;
- (b) Stores, backroom and the like shall have at least half of the ventilation required for living rooms. When such ventilation by apertures in walls is not possible or advisable, at least there shall be ventilation by means of a blower or chimney;
- (c) Laundry and recreation rooms located above the basement shall be lighted by window located in exterior walls having openings of not less than 10% of the floor area;
- (d) Basement and cellars and all rooms located therein, except storage rooms, shall be lighted and ventilation area of not less than 5% of the floor area;
- (e) Every kitchen shall be ventilated according to the standards of habitable rooms.

56. **Corridors and passages.—** In a residential house the width of any corridor or passage shall not be less than 1 m. and for hotel 1.5 m. clear. For shopping complex it shall not be less than 1.8 m. up to a length of 15.0 m. and 2.1 m. above the length of 15.0 m., Assembly building like auditorium, cinema- 2.5; educational building- 2.5 m., all other building – 1.5 m.

57. **Post, Post-plate, 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 0.6 m. inserted into the post pillar and at least 0.15 m. 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 posts should not be in any case less than 100 mm x 100 mm or in the case of circular post diameter should not be less than 150 mm;
- (d) Only on special ground/case found fit by the Authority on condition given to him thatched roof house will be allowed within the Master Plan area.

58. **Standard for R.C.C. wells for drinking water.—**

- (i) The minimum inside diameter of the well should not be less than 0.9 m;
- (ii) The minimum height of the well above the floor of the platform should not be less than 1.1 m;
- (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 wooden post height of which above the floor of the platform should not be less than 2.1 m;
- (iv) The well shall be at distance of not less than 15.0 m. from any refuse pit and soak pit of sanitary latrine;
- (v) Kutchha well only be permitted in fields or gardens for purpose 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 concerned.

59. **Area regulations.**— The setback line, yard widths, coverage will be according to the standards as specified in these byelaws:—

The Authority may relax the standards in special cases as specified below:—

- (a) In case it is not desired to provide a backyard, 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 side 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 streets 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 cannot be applied the Authority may prescribe different yard requirements;
- (e) In a plot not directly abutting any street, any two sides may be considered as front and rear yard for the purpose of these byelaws.

60. **Maximum height of the building and additional requirement.**—

Buildings shall not exceed 3 storeyed or a height of 12 m. without the following additional provisions for open space all around the building except in cases where otherwise specified:—

- (i) Building shall not exceed 1.5 times the width of the road plus front open space subject to the requirement of a maximum of 6m front setback.
 - (a) For the purpose of height calculation width of the road shall be taken as existing road width;
 - (b) Lift machine room, staircase, parapet height shall not be included in the height of the building;
 - (c) For a building constructed on stilt with provisions of ground level parking floor or semi-basement parking floor, the height of the building shall be calculated by omitting the height of the parking floor up to a maximum of 3.0 m. for the purpose of building height subject to provision of exclusive parking in the ground floor with special earthquake resistance measure;
 - (d) Building above the height of 15.8 m. shall require necessary clearance from State Fire Service;
 - (e) For a building with a height 12 m. or above 4 floors including the ground floor, at least one lift shall be made available;
 - (f) For building in the vicinity of aerodromes, the maximum height of such building 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 along with plans to the sanctioning Authority;
 - (g) Height exception: - The following appurtenant structure shall not be included in the height of building.
 - (i) Roof tanks and their supports not exceeding 2.0 m. in height;

- (ii) Ventilating, air conditioning and lift rooms and similar service equipments, stair covered with roof up to 3.0 m. in height, chimney and architectural features not exceeding 1.5 m. in height;
- (iii) Rooftop Assam Type, pitched rainwater harvesting structure covering up to 50% of the roof area. The height of such structure is to be restricted to 2.1 m.;
- (h) Maximum height of parking floor shall be 3.0 m measured up to the soffit level;
- (i) An intermediate service floor shall be allowed. The height of such service floor shall not be more than 2.1 m from the upper surface of the floor to the lower surface on the roof above. The floor shall be exempted from FLOOR AREA RATIO (FAR);

61. **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 purpose of these Bye-laws to face the streets which has the greater width and the height will be as per Bye-laws;

62. **Boundary Wall/ Compound Wall.**—

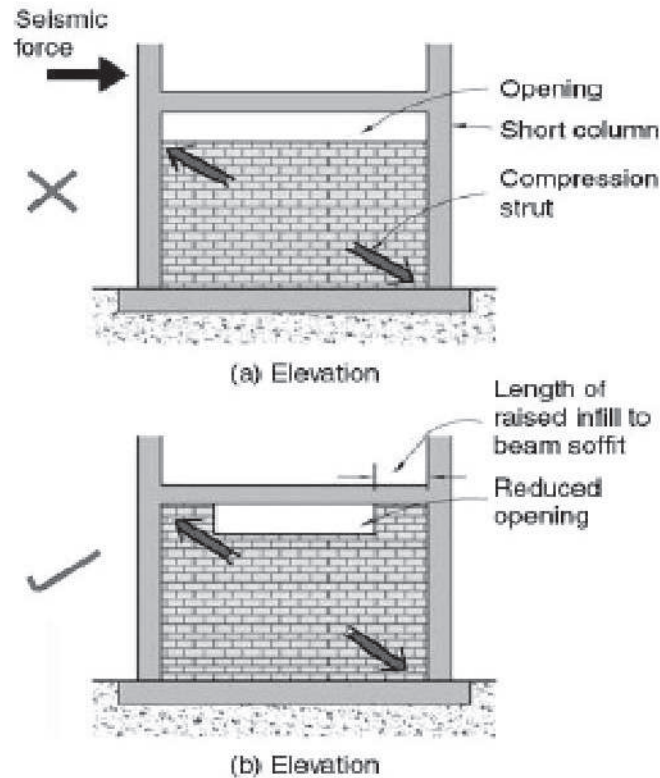
- (a) Except with the special permission of the Authority the maximum height of the compound wall shall be 1.5 m above the center line of the front street. Compound wall up to 2.4 m height may be permitted if the top 0.9 m is of open type construction of a design to be approved by the Authority;
- (b) In case of a corner plot the height of the boundary wall shall be restricted to 0.75 m for a length of 10 m on the front and side of the intersections and balance height of 0.75 m if required in accordance with clause (a) above may be made up of open type construction (through railings) and of design to be approved by the-Authority. In case of a corner plot the boundary wall shall be sufficiently rounded off to give a clear view of the other roads. However the junction round off radius shall not be less than 4.5 m;
- (c) The provisions of clause (a) above are not applicable to boundary walls of jails, in industrial buildings, electric sub-stations, transformer stations, institutional buildings like senatoria, hospital, industrial buildings like workshops, factories and educational buildings, like schools, colleges, including the hostels, and other uses of public utility undertakings and height up to 2.4 m may be permitted by the Authority;
- (d) Compound gate should open entirely inside the property and shall not open on any access/ pathways/ road/ street.

63. **Number of rooms.**—

- (a) Every dwelling unit 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 1 m setback from plot boundary.

64. **Access to bathroom.**— In a dwelling house 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 access to the bathrooms from 2 of the bedrooms shall be had without passing through another habitable room.
65. **Water supply.**— Every living unit shall have available supply of safe water obtained from any of the following sources :—
- (a) Public or municipal water, if available.
 - (b) A drilled, driven or dug well or tube well.
66. **Basement.**—
- (1) The construction of the basement shall be allowed by the Authority in accordance with the landuse and other provisions specified under the Development Control Rules and these bye-laws.
 - (2) Basement can be constructed with setback of 2 metre from property line for single basement, 3 metre setback shall be kept for basement of two storey and above.
 - (3) Basement shall not be permitted in low-lying areas and areas without adequate drainage facilities to ensure drainage from the basement.
 - (4) Basement may be put to only the following uses:—
 - (a) Storage of household or other goods of ordinary non combustible material;
 - (b) Strong rooms, bank cellars etc.;
 - (c) Air conditioning equipment and other machines used for services and utilities of building subject to satisfaction of the Authority;
 - (d) Parking spaces;
 - (e) Air conditioned shopping which will then be counted in FLOOR AREA RATIO (FAR).
67. **The basement shall have the following requirements.**—
- (a) Every basement shall be in every part at least 3.0 m in height from the floor to the underside of the roof slab or ceiling; for multiple level the height shall be in multiples of 2.4 m. In case basement is used as mechanized spilt level parking, the height shall not be less than 4.8 m. There is no restriction on number of basement with 100% basement subject to structural safety and basement to be flushed with ground level;
 - (b) Adequate ventilation shall be provided for the basement. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers,

exhaust fans, air conditioning system etc. Any openings provided for ventilation in the RCC / Brick basement walls will not abut the column face at basement and such openings shall be made away from the column face and towards the top centre of the basement wall panels between the columns to prevent a short column failure during earthquake.



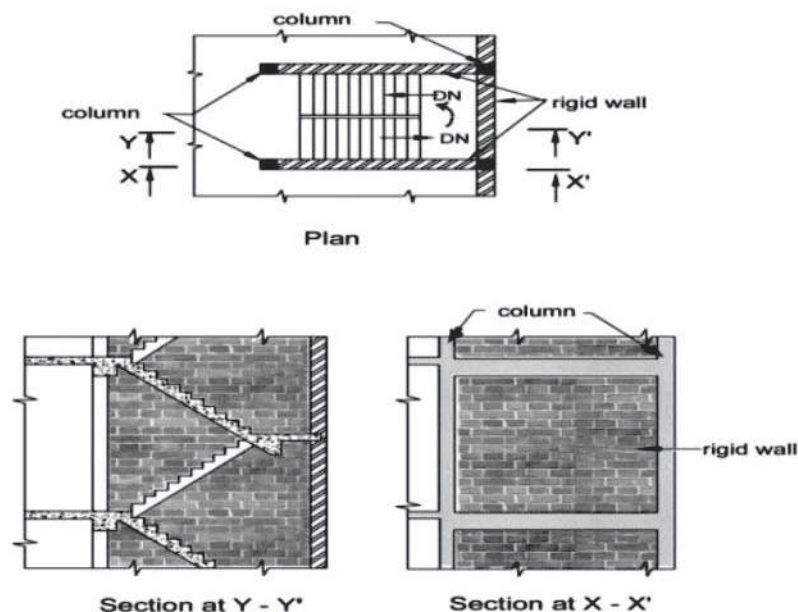
- (c) Adequate arrangements shall be made so that surface drainage do not enter the basement;
- (d) The walls and floor of the basement shall be water-tight and be so designed that the effect of the surrounding soil and moisture, if any, are taken into account in designing and adequate damp proofing treatment is given;
- (e) 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. Where the staircase is continuous in case of building served by more than one staircase the same shall be enclosed type serving as a fire separator from the basement floor to higher floor. Open ramps shall be permitted if they are constructed within the building line subject to the provision of clause (d) above;
- (f) If such ramps are provided in basement parking floor, the gradient of it should be minimum 1:5 and the height of 2.4 m is to be maintained at the entrance also;
- (g) No restriction on no. of basement with 100% basement subject to structural safety with basement flushed with ground level.

68. **Numbering of houses.**— All building and sites shall be given a number by the Authority and no other number shall be used by the owner or occupier. This number shall be displayed in an approved manner on the building so as to be visible from the road.

69. **Provisions of underground ducts.**— In all buildings 75mm x 75mm underground duct to be provided separately at suitable location from boundary of plot for allowing telephone and electricity cables into the premises;
70. **Safe distance from the power line.**— No structures shall be allowed to be erected or re-erected or any additions or alterations shall be made to a building in a site within the distance specified below determined in accordance with the Indian Electricity Rules, between the building and any overhead electric supply line:— subject to modification of these rules from time to time in Indian Electricity Rules 1965.

	Vertical distance in m.	Horizontal distance in m.
Low and medium voltage lines and service lines	2.5	1.2
High voltage lines up to and including 33KV	3.7	2.0
Extra high voltage lines beyond 33KV	4.6	4.5
	(Plus 0.3 m. for every additional 33KV or part thereof)	(Plus 0.3 m. for every additional 33KV or part thereof)

71. **Provisions for unsafe buildings.**— All unsafe buildings shall be restored by repair, retrofitting, demolition or dealt with as otherwise directed by the Authority. The relevant provisions of Guwahati Municipal Corporation Act, 1971, Assam Corporation Act, 2022, Assam Municipal Act, Assam Panchayat Act, 1994 shall apply for procedure of action to be taken by the Authority for unsafe buildings.
72. **Staircases.**—
- Every staircase shall be suitably lighted and properly ventilated through an external wall;
 - The minimum clear width of staircases in case of domestic building shall not be less than 0.9 m;
 - The minimum clear width of staircases in case of public building shall not be less than 1.2 m for every 300 persons who are expected to use the building. The furthest corner of the building shall not be more than 18 m distance from the staircase. The stair case hall should be enclosed with Rigid wall for better seismic resistance;



**In case of built-in stair-case, it
should be enclosed by rigid walls**

- (d) The minimum rise and minimum breadth of tread of staircases shall be as follows:—

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

- (e) Interior staircase may be constructed with fire resistant materials throughout;
- (f) A staircase shall not be arranged around a lift shaft, unless the latter is entirely enclosed with fire resistant material. For building more than 15.8 m in height, the staircase location shall be to the satisfaction of the Authority regulating fire safety and the distance from the furthest corner of the building to the staircase should not be more than 18 m;
- (g) The minimum head room in a passage under the landing or under the staircase, if provided shall not be less than 2.2 m;
- (h) All buildings which are more than 15.8 m in height and all buildings used as educational, assembly, institutional, industrial store and hazardous occupancies and mixed occupancies having area more than 500 sq. m. on every floor shall have minimum two staircases. At least one of them be on external wall of buildings and shall open directly to the exterior/ interior open space as to an open area of safety. The provision of alternative staircase shall be subject to the requirement of travel distance being complied with;
- (i) The use of spiral staircase (fire escape) shall be limited to a building 12.8 m in height and to be connected with external balconies and shall be designed to give adequate head room;
- (j) 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 less than 2.0 m.

73. **Sites containing deposited refuse.—**

No building shall be constructed on any sites 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 therefrom 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 non 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 150 mm thick.

74. **Sites 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 proved 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. Permit for such sites will be considered subject to (i) provision of rain water harvesting by roof water collection system. (ii) provision of dry sump (including design calculation) in all individual plots, capable of holding rain water during peak monsoon. (iii) provision of silt fence along plot boundary to prevent soil wasting into another's plot or into a common drainage network.

75. **Sites 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.

76. **Damp sites.—** Whenever the dampness of site or the nature of the 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 the Authority.

77. **Service latrine.—** No service latrine shall be allowed within the Guwahati Metropolitan Area.

78. **Requirements of water supply in buildings.**— The total requirement of water supply shall be calculated based on the population as given below:—

Occupancy	Basis
Residential building	5 persons/ tenement
Other building	As per norms prescribed by the Public Health Engineering Department, Govt. of Assam.

The requirements of water supply for various occupancies shall be as given above.

79. **No. of bath rooms.**— Every building designed or used for human habitation shall be provided with bath rooms as follows:—

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

80. **Septic tanks.**— Where a septic tank is used for sewage disposal, the location, design and construction of the septic tank shall conform to requirement of subsequent bye-laws.

81. **Location of septic tank's subsurface absorption system.**— A subsoil dispersion system shall 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 Floor Area Ratio (FAR) removed from the nearest habitable building as economically feasible but not closer than 6 m. to avoid damage to the structure.

82. **Requirement.**—

- (a) Dimensions of septic tanks- Septic tanks shall have minimum width of 0.75m, minimum depth of one m. below water level and a minimum liquid capacity of one cubic m.. Length of tanks shall be 2 to 4 times the width;
- (b) Septic tanks may be constructed of brickwork, stone masonry, concrete or other suitable material as approved by the Authority;
- (c) Under no circumstance should effluent from a septic tank be allowed into an open channel, drain or body of water without adequate treatment;
- (d) Minimum nominal diameter of pipe shall be 100 mm. 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 soak ways should be between 1:300 and 1:400;
- (f) 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 smell 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 m;

- (g) When the disposal of septic tank effluent into seepage pit, may be of any suitable shape with the least cross-sectional dimension of 90 cm and not less than 100 cm in depth below the invert level of the inlet pipe. The pit may be filled with stone, brick or concrete blocks with dry open joints which should be backed with at least 7.5 cm 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, especially near trees; the entire pit should be filled with loose stones. A masonry ring may be constructed at the top of the pit to prevent damage by flooding of the pit by surface run off. The inlet pipe may be taken down to a depth of 90 cm;
- (h) When the disposal of septic tank effluent is to a dispersion trench, the dispersion trench shall be 50 to 100 cm deep and 30 to 100 cm 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.

83. Plot size, Setback line, yard width, and other particulars will be according to the standards as below.—

(a) MINIMUM PLOTSIZE FOR RESIDENTIAL USE

		Plot Size	Minimum width of the plot
(a)	The minimum size of plot for residential building within Urban Local Bodies (ULB) area to be	134 sq.m.	6.0 m.
(b)	The minimum size of plot for residential building outside Urban Local Bodies (ULB) area to be	200 sq.m.	10.0 m.

(b) SETBACK REGULATIONS

Minimum setback of the building or the structure from the prescribed street line-

(i) FRONT SETBACK:

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

Existing width of Street fronting the plot	Minimum Front Open Space		
	Upto 9.6m	Up to 15.6 m*	Above 15.6 m*
Up to 6.6 Mts.	3.6 m	4.5 Mts.	6.0 Mts.
More than 6.6 to 15.0 Mts.	4.5 m	6.0 Mts.	7.5 Mts.

More than 15.0 to 24.0 Mts. [*]	6.0 m	7.5 Mts.	9.0 Mts.
More than 24.0 to 45.0 Mts.	6.0 m	9.0 Mts.	12.0 Mts.
More than 45.0 Mts. ^S	7.5 m	12.0 Mts.	15.0 Mts.

Assuming 0.6 m to be the plinth height from the average level of the ground around and contiguous to the building.

Provided that the Authority may prescribe different front open space, front setback considering space required for widening of road and minimum space required. In case of building abutting two or more streets the wider street shall be considered for determining building height and other regulations. Front setback of all categories of building shall be as per 83. (b) (i).

(ii) SIDE AND REAR SETBACK:

Sl.no	Height of the building *	Side and Rear Open space to be left around the Building
1	9.6 m	1.8 m
2	12.6 m	2.4 m
3	15.6 m	3.6 m
4	18.6 m	4.2 m
5	21.6 m	5.0 m
6	24.6m	5.5 m
7	27.6m	6.0 m
8	30.6m	7.0 m
9	36.6m	9.0 m
10	45.6 m	10.0 m
11	54.6 m and above	12.0 m

** Considering 3 m minimum parking height. If the building height is in between two building heights specified above and if it exceeds 10% subject to maximum 1.5 m the higher height will be considered for rear and side setbacks.*

(c) PLOT SIZE AND SETBACKS FOR MIXED USE BUILDING:—

(i)

Height of building	Minimum plot size
Mixed use building of residential apartment and commercial above 15.6 m.	5 K (1340 sq.m.)

(ii) The minimum front setback shall be same as for residential buildings as prescribed in byelaw 83. (b) (i).

(iii) Minimum side and rear setback shall be same as residential building as prescribed in byelaw 83. (b) (ii).

(iv) The authority shall allow a minimum of 10% to a maximum of 25 % additional FLOOR AREA RATIO (FAR) beyond the maximum permissible FLOOR AREA RATIO (FAR) for every Group Housing/ apartment building where Economically Weaker Section (EWS) /Lower Income Group (LIG) (Affordable Housing)) housing is earmarked, to the extent of additional FLOOR AREA RATIO (FAR), in plots with a minimum area of 2000 sq.m. These units will be set apart and developed for EWS housing with plinth area of between 31 sq.m. to 34 sq.m. and for LIG housing units with plinth area of 42 sq.m. to 48 sq.m. respectively.

(e) PLOT SIZE AND SETBACKS FOR COMMERCIAL USE IN COMMERCIAL ZONE:—

Minimum plot size - 134 sq. m.
Minimum width of plot - 6 m.

(i) (a) Setback up to the height of 12.6 m. (Excluding parking floor) and plots upto 802 sq.m.

Front setback- As per Cl. 83 (b) (i)

Side set back-a minimum of 1.50 m. has to be maintained in each side which can be relaxed to only one side if the adjoining plot owner agrees to have a common wall with his building with setback on other side 2.1 m.

Minimum rear set back
Up to plot depth of 18 m. - 1.5 m.
above plot depth of 18m. - 3.0 m.

b) For plot above 800 sq.m. front setback will be as per Cl. 83. (b) (i) and side and rear setback as per Cl. 83. (b) (ii).

(f) PLOT SIZE AND SETBACKS FOR WHOLESALE USE IN WHOLESALE COMMERCIAL ZONE

Minimum plot size	670 sq.m.(only for wholesale and warehouse building)
Minimum plot width	15 m.
Maximum height	15.0 m. for building of wholesale use
	For other building the height will be as per the regulation of individual buildings
Minimum set back	As per CL. 83 (b) (ii)

(g) REGULATION FOR BUILDINGS IN PUBLIC AND SEMI PUBLIC ZONE
OTHER THAN SCHOOL

Minimum plot size	400 sq.m.(only for public and semi public building)
Minimum setback	As per CL. 83 (b) (ii)

(h) REGULATION FOR INDUSTRIAL ZONE FOR INDUSTRIAL BUILDING

	Requirements	Light		Medium	
		Area In sq.m.	Width in m.	Area in sq. m.	Width in m.
(1)	Minimum size of plot	744.00	15.5	1800	27.5
(2)	Minimum set back of all structure/ building or the structure from the prescribed street line set	Front	6.00	Front	9.0
(3)	Minimum Set back	Rear	6.0	Rear	6.0
		side	5.0	side	6.0
		If any structure or building is permitted for human habitation under provision of these rule the yard conditions shall be same as prescribed in Cl. 83		If any structure or building is permitted for human habitation under the provision of these rules the yard conditions shall be same as prescribed in Cl. 83	
(4)	Maximum height	15 m.		15 m	

(i) REQUIREMENTS FOR SPECIAL TYPES OF BUILDINGS

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

(A) NURSING HOMES/ HOSPITALS

(In all zones where it is permitted/ permissible on appeal)

Minimum plot size - 1338 sq. m. i.e. 1 Bigha

Minimum setback:

Front setback - 9.0 m.

(a) Rear & side - 5.0 m. upto 21.6 m

(B) PLACE OF WORSHIP

(Applicable for new proposals)

Minimum plot size- 804 sq. m. i.e. 3 K

Minimum setback:

Front setback - 7.5 m.

(a) Rear - 5.0 m. upto 21.6 m

(b) Side - 5.0 m. upto 21.6 m

(C) ASSEMBLY BUILDINGS, CINEMA HALL AND AUDITORIUM

Minimum plot size - 1860 sq. m. i.e. 1B-1K-19L

Minimum setback:

(a) Front set back - 9.0 m.

(b) Rear & side - 5.0 m. upto 21.6 m

This provision shall not be applicable for Restaurant, Gymnasium, club & library
For rear and side setback for building at Sl. (A), (B) and (C) above
21.6 m 83 (b) (ii) will be applicable.

(D) MULTIPLEX

Minimum plot size - 2676 sq.m. (2B)

Minimum setback

(a) Front setback - 9.0 m.

(b) Rear & side - 5.0 m. upto 21.6 m

For rear and side setback for building at Sl. (A), (B), (C) and (D)
above 21.6 m Cl. 24 (ii) will be applicable.

(E) FILLING STATION

(a) Minimum Plot size- 31 m. x 17 m.

(b) Petrol filling station with servicing bed

Minimum Plot size- 37 m. x 31 m.

Setbacks of any structure will be as per Cl. 83.

*(F) SCHOOL BUILDING UPTO A HEIGHT OF 15.6 M

		Minimum Plot size	Minimum Front set back	Minimum side setback	Minimum rear setback
(a)	Pre nursery/ Nursery	535 sq.m.02 katha	6.0 m.	3.6 m.	3.6 m.
(b)	Primary	804 sq.m.03 katha	7.5 m.	3.6 m.	3.6 m.
(c)	High School	2677 sq.m.02 bigha	10 m.	3.6 m.	3.6 m.
(d)	College	4015 sq. m. 03	10 m.	3.6 m.	3.6 m.

* Govt./private institutions, regulations adopted by Education Department will be followed.

* For building above 15.6 m height front side and rear setback shall be as per byelaw 83. (b) (i) & (ii).

Organised parking- 20% of the total plot area

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

(G) “U” type development

As an encouragement for developing U type commercial complexes / residential / apartment / group housing the setbacks of sides and rear, excluding the front setback, can be reduced provided.

- (a) The area so saved is transferred to the central area / space or court yard.
- (b) The minimum open space on sides and rear except front shall be 2.4 m. for building of 15.6 m. height. For above 15.6 m setback be as per Cl. 24 (a) (ii) will apply.
- (c) Minimum plot size for performing such development shall be 1500 Sq. m.

- (H) (a) Minimum plot size for Five Star Hotel in Eco-friendly/conservation Zone shall be 3 Bigha with maximum FLOOR AREA RATIO (FAR) 150 and Coverage 30% subject to fulfillment of other provisions of this Byelaws.
- (b) For other category of hotel and tourism project in Eco-friendly/conservation Zone minimum plot size shall be 1 Bigha with maximum FLOOR AREA RATIO (FAR) 125 and Coverage 25% subject to fulfillment of other provisions of this Byelaws.
- (c) For buildings of socio-cultural activities in Eco-friendly/conservation Zone coverage should be 25% and FLOOR AREA RATIO (FAR) 100 and plot size 1 bigha

84. EARMARKING/RESERVATION OF PLOTTED AREA FOR EWS CATEGORY IN LAND SUB-DIVISION /PLOTTED DEVELOPMENT SCHEMES.—

In case of land sales a minimum of 10% of plotted area is to be earmarked / reserved for EWS category in all Residential Layout Plans of Plots with land area of 1.5 Hectare and above with minimum plot size for EWS shall be between 90 sq.m. to 120 sq.m.

85. SPECIAL PROVISIONS FOR CONSTRUCTION OF ECONOMICALLY WEAKER HOUSING & SLUM HOUSING THROUGH GOVT. AND SEMI-GOVT. AGENCIES.—

- (a) Minimum height of the floors to be taken as 2.7 m;
- (b) The minimum height of plinth shall be 30cms. from top surface of the approach road or pathway;
- (c) In plotted development for EWS buildings the setbacks may be relaxed up to following for a two storied building:
 - Side – 1 m
 - Rear – 2.4 m
 - Front – 2.4 m from proposed street line.

86. EARMARKING/RESERVATION OF DWELLING UNITS FOR Economically Weaker Section (EWS) /Lower Income Group (LIG) CATEGORY IN GROUP HOUSING SCHEMES(GHS).—

The authority shall allow a minimum of 10% to a maximum of 25 % additional FLOOR AREA RATIO (FAR) beyond the maximum permissible FLOOR AREA RATIO (FAR) for every Group Housing/ apartment building where Economically Weaker Section (EWS) /Lower Income Group (LIG) housing is earmarked, to the extent of additional FLOOR AREA RATIO (FAR), in plots with a minimum area of 2000 sq.m. These units will be set apart and developed for EWS housing with plinth area of between 31 sq.m. to 34 sq.m. and for LIG housing units with plinth area of 42 sq.m. to 48 sq.m. respectively.

- (1) The owner/developer is given freedom to build these units in a separate block with separate access with option to develop only EWS dwelling units in lieu of LIG. However, provision of extra FLOOR AREA RATIO (FAR) will be applicable only if these units are constructed in a separate block and not mixed with other HIG or LIG units;
 - (2) Servant quarters constructed shall be reckoned towards EWS housing requirements in GHS;
 - (3) Provision of extra FLOOR AREA RATIO (FAR) if the houses/flats/apartments are constructed by private developers/builders, and made available at subsidized price for Economically Weaker Section (EWS) /Lower Income Group (LIG) the said developers/builders, shall be entitled to an additional FLOOR AREA RATIO (FAR) of 10% to 25% over that applicable FLOOR AREA RATIO (FAR) for the relevant land use depending; on the percentage of area allotted to Economically Weaker Section (EWS) /Lower Income Group (LIG) within these limits.
 - (4) For Building up to height of 15m. is not required to be compulsory provided with a lift. There shall be one staircase for every 16(Sixteen) dwelling units or part thereof, provided the ground floor units are not provided with entry from the landing space of the staircase.
87. The area of the plot for a Multistoreyed building other than Apartment/Residential House of height above 15.6 m. shall be - 04 Katha (10.68 are).
88. (a) FLOOR AREA RATIO (FAR) for Residential, Commercial, Mixed-Use Buildings comprising of
- Residential and Commercial use:

Base FLOOR AREA RATIO (FAR)	Existing Road Width (m)	Plot Size (Sq m/ Bigha /Katha)				Plot Size above 13380 sq m (10 B)
		Plot Size up to 670 sq m (2.5 K)	Plot Size above 670 sq m up to 1338 sq m (2.5 K- 1 B)	Plot Size above 1338 sq m up to 6690 sq m (1B- 5 B)	Plot Size above 6690 sq m (5 B) up to 13380 sq m (10 B)	
		FLOOR AREA RATIO (FAR)	FLOOR AREA RATIO (FAR)	FLOOR AREA RATIO (FAR)	FLOOR AREA RATIO (FAR)	FLOOR AREA RATIO (FAR)
100	Above 3.6 upto 4.5	125	125	125	125	125
125	Above 4.5 upto 6.6	125	125	125	150	150
150	Above 6.6 upto 8.0	150	160	175	175	175
150	Above 8.0 upto 15	150	175	225	225	275
160	Above 15	175	200	250	275	300

(b) INDUSTRIAL, WHOLESALE AND STORAGE BUILDING

The base FLOOR AREA RATIO (FAR), maximum permissible FLOOR AREA RATIO (FAR) and maximum permissible Ground Coverage for industrial, wholesale and storage buildings shall be as prescribed in following table.

Road Width	Base FLOOR AREA RATIO (FAR)	Maximum Permissible FLOOR AREA RATIO (FAR)
9.0 m – up to 15.0 m	125	150
Above 15.0 m	150	175

(c) FLOOR AREA RATIO (FAR) FOR EDUCATIONAL, INSTITUTIONAL AND ASSEMBLY BUILDING.

Road Width	Base FLOOR AREA RATIO (FAR)	Maximum Permissible FLOOR AREA RATIO (FAR)
9.0 m – up to 15.0 m	125	150
Above 15.0 m	150	175

(d) MULTILEVEL CAR PARKING

- (i) Minimum plot size -1000 sq. m.
- (ii) Maximum Coverage -66%
- (iii) FLOOR AREA RATIO (FAR): Plot Size 1000 sq. m to 2000 sq. m - 150 FLOOR AREA RATIO (FAR).

Above 2000 sq. m -175 FLOOR AREA RATIO (FAR)

- (iv) No restriction on no. of basement with 100% basement subject to structural safety with basement to be flushed with ground level.
- (v) Maximum height be restricted to permissible height and minimum setbacks be as per commercial building.

In order to compensate the cost of multilevel parking and to fulfill growing need of parking space a maximum of 25% of gross floor area may be used as commercial/office subject to maximum FLOOR AREA RATIO (FAR).

(e) For other type of buildings not specifically mentioned above, the Authority will decide considering the similarity of the building with the above use.

(f) Maximum permissible F.A.R. over and above base F.A.R. will be allowed on payment of premium charge as given in Schedule-I in plots where all other conditions are fulfilled.

89. Maximum mezzanine area allowed is 33% of plinth area which will not be counted in FLOOR AREA RATIO (FAR) if it has access from only lower floor. Height of the mezzanine - 2.2m minimum to 2.7m maximum however, no additional area above 33% shall be allowed in mezzanine floor even if FLOOR AREA RATIO (FAR) is available.

90. Basement shall not be counted for FLOOR AREA RATIO (FAR) calculations for following uses:—

- (i) Air conditioning and other machines used for services and utilities of the building;
- (ii) Parking places and garages;
- (iii) If the basement is used for office or commercial purpose it shall be counted in FLOOR AREA RATIO (FAR);
- (iv) While calculating the FLOOR AREA RATIO (FAR) following areas are exempted from FLOOR AREA RATIO (FAR) calculation:—

Lift, Staircases, Entrance Lobby area of the Cantilever, Cupboard, Self, subject to a maximum of 2% of the area from which these are projected, Sentry Box and Guard Room (Maximum of 3.5 sq. m. each), Care Taker Room (Maximum 8 sq. m.), Rain Harvesting Structures;

- (v) For calculation of exemption area from FLOOR AREA RATIO (FAR) under byelaws 31 & 32 (i),(ii),(iii) and (iv) the entrance lobby will mean immediately in front of staircase and lift subject to a maximum exempted area of 18 sq. m. per staircase/lift for each floor shall also be exempted;
- (vi) In addition to entrance lobby in front of staircase and lift as exempted under 90 (v) following will also be exempted:—
- (a) In respect of buildings in independent plot and under one establishment all corridors of educational and medical institutions and institutional buildings of Govt. or public authorities and hospitals/nursing homes be exempted from FLOOR AREA RATIO (FAR) calculation upto a maximum of 36 sq.m. every floor;
 - (b) In respect of buildings of all Four/Five-Starred category hotels in independent plot all corridors be exempted from FLOOR AREA RATIO (FAR) calculation upto a maximum of 36 sq.m. every floor.
91. (a) Partial unenclosed balcony projections for a length $\frac{1}{4}$ of the building length/breadth in upper floors up to a minimum setback line of 1.5 m. from plot boundary will be allowed subject to a maximum width of 1.5 m.;
- (b) The projection of cantilever or cupboard or shelf up to 0.75 m. 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 m. per habitable room and cupboard under windows;
- (c) A canopy not exceeding 4.5 m. in length and 2.5 m. in width in the form of unenclosed cantilever over the main entrance with a clear height of 2.2 m. below the canopy shall be allowed. As such canopy covers the main entrance to the building, the Canopy shall be tied back adequately by design and should be structurally safe so that they do not collapse during earthquake and block the evacuation path at the entrance after earthquake.
- (d) Light and ventilation:— When any habitable room excepting 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 shall be 3 m;

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 with all side closed or 3 sides closed, the size of which is given below:—

	Height of building	Minimum area of shaft	Minimum width of shaft
(1) W.C, bath & store	(a) up to 18 m	4sq. m	2 m
	(b) above 18 m.	6.25 sq. m	2.5 m
(2) Kitchen & dining	(a) up to 18 m	6.25 sq. m	2.5 m
	(b) above 18 m	9 sq. m	3 m

For one side open shaft the minimum width is to length is 1:4 calculated at minimum side.

92. 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 calculations. At least

15% of the open space reserved as organised open space which should be clearly shown in the service plan.

93. (a) No extension of existing building will be allowed by the Authority if the parking provision required for the whole building as per these Byelaws is not made available in the proposal.

(b) No vertical extension of the existing building shall be allowed is required setback is not available in the existing building for the proposed height.

94. Additional requirements for Multistoreyed and special type of buildings.—

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

- (a) For outlet from the 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 the Authority;

- (i) The space for a STP is mandatory to be proposed in the layout/service plan and constructed as per the approved norms and specifications in case of,-

- (i a) residential layouts, areas measuring 4000 Sq.m. or more;
- (i b) group housing/Apartment houses if the builtup area measures above 2000 Sq.m. or if the consumption of water is 20000 liters per day or if it is a multi-storied building with more than 30 apartment houses;
- (i c) commercial Complexes/Institutional/Hotel and Lodges/Industrial Buildings etc. if the built-up area is above 2000 Sq.m. or water consumption is 20,000 liters per day;
- (i d) hospitals/Nursing Homes with 40 or more beds.

The STP is required to be certified by independent expert accredited by State Pollution Control Board/Department of Environment and Forest, Govt. of Assam before the project is commenced for operation or by State Pollution Control Board.

- (ii) STP provision for building/commercial project, new development project and township $\geq 20,000$ sq.m. and $< 1,50,000$ sq.m. of buildup space will be governed by environmental clearance required as per SO 1533 14th September 2006 notified by Ministry of Forest, Govt. of India.

- (iii) For all other projects requiring prior environmental clearance the requirement will be as per the clearance.

- (b) Garbage vet, location of which should be within the plot and such that it can be easily accessed by collecting staff of municipal authority without any difficulty.

(c) Detail of building services, which 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, if any, transformer and switchgear and main electric panel duly certified by Chief Electrical Inspector- cum- Adviser of Government of Assam.
- (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, 2016.

- (viii) location and details of fixed fire protection installation and first and fire fighting equipments/installations;
 - (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 (as amended) shall be required before its clearance by Guwahati Municipal Corporation, Urban Local Bodies or the Panchayats as the case may be;
 - (x) detail provisions made for conservation and harvesting of rain water to be provided as required under these bye-laws;
- (d) Detailed drainage plan for both internal and external required to be constructed upto the available permanent/pucca drain of municipal/other authority. In this regard provision of Cl. 100 (1) (vi) will also apply if there is no proper drainage system on the vicinity of the plot.

- (2) (a) NOC from the Directorate of State Fire and Emergency Service shall be required for building above the height of 15 m.
- (b) In all buildings other than residential buildings irrespective of height of buildings, installation of fire safety measures to be made as per Part-IV (Fire & Life Safety) of National Building Code of India, 2016 and approved by the Director, Fire and Emergency Services, Assam, before the Occupancy Certificate is issued by the competent authority.
- (c) Architect/ Fire Consultant/ Registered Technical Persons (RTPs) shall provide details on all issues in prescribed format as per Annexure-X with the application for necessary clearance from FESA.

- (3) Specifications:— General specifications and Structural Design Basis Report (SDBR) in Form No. 11 of the proposed construction giving type and grade of material of public use along with soil testing report and duly signed by architect/the concerned engineer/Group or agency should accompany the application for buildings above three storey.
 - (4) Supervision: Applications shall be further accompanied by a certificate of supervision in a prescribed form by the licensed architect, engineer, group or agency as the case may be.
 - (5) A certificate to the effect that the maximum requirement of power in the building/ project is being intimated to A.P.D.C.L. in advance with total requirement of power.
 - (6) Apartment having 20 dwelling units or more may adopt Reticulated Pipe Gas Supply System. The technical design and specification should be as per provisions of NBC, 2016 and approved design of Oil companies. However, the location of the structure in the plot should be as approved by the Authority.
95. For the hazardous and industrial building the Authority shall ask for NOC from the State Pollution Control Board.
96. All other regulations not specifically mentioned here shall be applicable as per the provision of Zoning Regulations.

96A. Compliance of the Energy Conservation Act, 2001 .-

All the buildings with commercial use having a connected load of 100 Kilo Watt or above or a contract demand of 120 Kilo Volt Ampere (KVA) or above shall comply with the provisions of the Energy Conservation Act 2001 (Central Act No. 52 of 2001) and the rules made thereunder.

97. The Authority may ask for any other information considering special nature of building and location of the plot.
98. Engineers, Group or agency, Structural Engineers, Geo-Technical Engineers, Consultants and Supervisors referred to above shall be licensed/ enrolled by the Authority as competent to do various works as specified in these bye-laws and modifications made from time to time, detail of which is given in Appendix – II, whereas Architects registered as an Architect by the Council of Architects under the Architect Act, 1972 are not required to be registered if they provide satisfactory proof of their valid registration under Architect Act, 1972.

98A. Verification .-

The minimum requirement for verification of the development by the Authority issuing Building Permit shall be based on Risk Based Classification of the Building as follows:

(i) **Verification Schedule for Different categories of Building**

Table (a) Residential* / Commercial / Institutional Building :

Risks Criteria	Parameters	Very Low	Low	Moderate	High
Size of the plot	Square Meters	Below 134 m ² (10 Lessa)	134 m ² -670 m ² (10 Lessa – 2.5 Katha	Above 670 m ² - 1338 m ² (2.5 Katha – 1 Bigha)	All sizes
Height of building	Meters	Below 15.6 m	Below 15.6 m	Below 15.6 m	15.6 m and above
Sample size and Authority to verify in Urban Local Bodies (ULB) area	Percentage	Inspector 25% based on randomisation	Inspector 100%	Inspector 100% Associate Planner 20%	Associate Planner 100% GMC Commissioner 20%
Sample size and Authority to verify in Master Plan area outside Urban Local Bodies (ULB) area	Percentage	Technical Personnel 25% based on randomisation	Technical Personnel 100%	Technical Personnel 100% Executive Officer 25%	Executive Officer 100%

*Residential Building upto G+2 with plot area upto 670 sq m, no inspection will be required for issue of Planning Permit and Building Permit.

Table (b) For other types of Buildings :

(Refer to Sl (ii) below for Risk Matrix for Storage / Ware House and Industrial Buildings)

Risks	Parameters	Low	Moderate	High
Sample size and Authority to Verify in Urban Local Bodies (ULB) area	Percentage	Inspector 25% based on randomisation	Inspector 100%	Inspector 100% Associate Planner 100% GMC Commissioner 50%
Sample size and Authority to Verify in Master Plan area outside Urban Local Bodies (ULB) area	Percentage	Technical Personnel 25% based on randomisation	Technical Personnel 100%	Technical Personnel 100% Executive Officer 100%

In all verifications it shall be mandatory to conduct the same with prior intimation to the applicant who shall be present along with his Registered Technical Person (RTP) and counter sign the verification report as a token of his acceptance that the figures recorded are correct.

(ii) Risk Matrix for Other Types of Building:**(a) Storage/Warehouse Buildings:**

For approval of the buildings meant for use as storage buildings/ warehouses/ godowns, risk based classification shall be as per Table given below:

Risk Matrix for Storage/Warehouses

Risks	Low	Moderate	High
Covered Area on all floors/ Built up Area	Up to 250 m ²	Above 250 m ² and up to 2000 m ²	Above 2000 m ²
Height of building	Up to 15 m	Up to 15 m	Up to 15m

(b) Industrial Buildings :

For approval of the buildings meant for use as Industry, risk based classification shall be as per Table given below:-

Risk Matrix for Industries

Risks		Low	Moderate	High
Criteria	Parameters			
Size of the Plot	Square Meters	Upto 670 m ² (2.5 Katha)	Above 670 m ² to 1800 m ²	All sizes
Height of building	Meters	Up to 15 m	Up to 15 m	Up to 15 m

99. Penal action for violation of Master plan & its Zoning Regulations and-Byelaws.—

The Authority under the provisions of the Guwahati Municipal Corporation Act, 1971, Guwahati Metropolitan Development Authority Act, Assam town and Country Planning Act and Assam Panchayat Act 1994 shall take penal action for violation of Master Plan/ Zoning Regulations or Bye-laws which may include stoppage of construction activity, demolition, sealing, alteration and in paying fine and by imposing penalties as given in Appendix-III.

100. 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:—

- (a) The individual /promoter is required to get their construction checked at above mentioned three stages of construction through licensed technical persons, groups or agencies before proceeding with next stage of construction failing which the Authority may revoke the permission;
- (b) The supervision under this clause shall be done by the concerned licensed technical persons, groups or agencies. Necessary certificate is to be submitted

duly signed by the licensed technical persons, groups or agencies and by the applicant in the manner given in the prescribed Form Nos. 12, 13, 14 and 15 respectively;

- (c) The individual promoter/developer is required to employ technical personnel of suitable competence for daily supervisions of construction work.

101. (1) If any dispute arises as to the interpretation of any definitions or provisions of these bye-laws, the decision of the Authority shall be final. However, aggrieved persons may appeal to the State Government against such decisions and the decisions of the State Government shall be final and binding on all concerned;

1. For construction of any public and apartment building of height-above-12-m.—

- (i) the structural design is required to be done as per IS code of practice by a licensed structural engineering consultant and the structural calculations, designs and drawings and specifications are-certified-by-this-consultant;

Note:— The Authority may go for proof checking of structural design through a structural designs review panel to be setup by the Authority. It shall be mandatory for the Structural Design Review Panel to follow the regulations and time limits for submission of report of proof checking as set by the authority.

- (ii) the soil testing report on which the design is based is required to be obtained from a licensed Geo-technical consultant. Where the soil characteristics of any area are with underlain alluvium deposit, soil testing report should also include mandatory liquefaction potential analysis for designing settlement and to suggest appropriate foundation system to avoid failure.

(iii) for public buildings and apartment houses, permission for construction shall not be granted unless,-

- (a) the builder submits Structural Design Review Panel certified by the structural engineering consultant. (detail in Chapter-V);
- (b) provision is made for appropriate treatment of septic tank effluent, sullage water, garbage and drainage of waste water;

(iv) If any restrictions/regulations are imposed by State Ground Water Authority under Assam Ground Water Control Act 2012 the applicant will have to abide by such regulations and seek separate permission for ground water extraction as prescribed by the said Authority under that Act.

Once the 24 x 7 water supply projects of Guwahati are operational, Authority may refuse extraction of ground water in these areas;

- (v) Electrical installation: Proper location and space for electrical facilities as per Indian Electricity Rules is to be provided in all

buildings above 15 m height and all works of lift installation must comply with requirement of I.S. codes of practice and relevant provisions of Indian Electricity Rules and should be approved by the Chief Electrical Officer of Government of Assam;

- (vi) Improvement of drains up to the nearest outlet point is to be made as directed by the Authority. Additional 25% of the cost of improvement at PWD rate be imposed as penalty if such improvement is not done as directed by the Authority;
102. If at any time the Authority decides that certain provision of these bye-laws requires change or suspension in certain areas for a comprehensive development of the area, the same will be made by the Authority with prior approval of the Government.
103. Provisions of National Building Code, 2016 or as updated version shall apply in case of those provisions which are not specified in these bye-laws.
104. (i) Rainwater harvesting provisions as prescribed in the Appendix-VI shall be provided where applicable;
- (ii) Solar energy capture provisions as prescribed in the Appendix-VIII for certain category of building shall be provided where applicable.
- (iii) Planting of Tress:—
Every person being the owner or occupier of lands or premises within the Municipality shall plant a minimum ten evergreen trees and shall provide a detailed site plan showing the location of all trees. The trees shall be watered and fertilizer applied for at least 12 (twelve) months and maintained. Trees shall be planted along the boundary of the plot and unpaved soil surface of minimum 2(two) feet shall be kept.
- (iv) Green Building certification shall be provided where applicable in the manner as prescribed in Appendix-IX. These buildings will be certified by authorized agencies certifying the star rating to qualify for discount on property tax as applicable under relevant provision.
105. Special provisions for physically disabled persons as stated in the Appendix-VII shall be adhered to where applicable in accordance with the provisions of National Building Code of India.
106. Qualification and Registration of Competent Persons shall be as per Appendix-II.
107. Regulation of Display Structures shall be as provided in NBC, 2016 or as updated version.

Chapter-IV

MISCELLANEOUS

108. **Cinemas,-Theatres-and-Assembly-Halls.—**

In addition to any other Byelaws applicable to such buildings, the following shall apply:—

- (a) If any portion of the cinema, theatre or assembly hall (except accommodation for caretakers and his family) is intended to be used as a domestic building such portion shall comply with all the requirements of a domestic building;
- (b) 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 1/5 of the total floor area:

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

- (c) Gangways and passages must not be more than 6.0 m apart. No seat must be more than 3.0 m from gangway or passage;
- (d) A gangway or passage must be at least 1.2 m wide and they shall be provided at least one in the center and one on each side;
- (e) The height of the bottom balcony or the gallery shall not be less than 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;
- (f) The maximum slope of the floor of the auditorium shall not be more than 1 in 20;
- (g) The maximum width of the balcony steps shall be 0.8 m. Provided that for the front, and rear step, this distance is 0.9 m;
- (h) The maximum rise of the balcony steps shall be 0.4 m;
- (i) The maximum height of the roof or ceiling at the highest step of the balcony shall be 3.0 m and at no place the distance between the nosing and lowest projection ray shall be less than 2.4 m;
- (j) In the case of the cinema the Floor Area Ratio (FAR) the seat shall not be more than 45.0 m anyway from the screen;
- (k) 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;
- (l) 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;
- (m) No corridor leading to any stair case or exit passage shall be less than 2.0 m. in width;
- (n) No corridor shall be used for any purpose other than the exit and entrance from the auditorium;
- (o) Doors: Entrance and exit doors shall be provided at a rate of not less than one door of a dimension of 2.0 m in width and 2.4 m in height for every 200 individuals or part thereof;

- (p) All out doors for the use of 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;
- (q) Staircase: - The access to the auditorium if it is on the upper storey or the galleries shall be provided by not less than two independent stairs of fire-proof construction. Such stairs at no place shall be less than 2.0 m clear in width;
- (r) No staircase shall have a flight of more than 15 steps or less than 3 steps and width of the landing between such flight shall be the same width of the staircase. The tread of the step shall not be less than 150 mm. and rise not more than 300 mm.;
- (s) No space less than 2.4 m in height shall be allowed in between two intermediate floors of the auditorium;
- (t) The cinematograph machine room shall be substantially constructed of fire resisting material or lined with such material.

109. **Factories and building of the warehouse class.—**

- (a) Factories: - Every room in such building shall be lighted and ventilated by sufficient number of windows, ventilators and skylight exclusive of doors having clear opening not less 1/15 of the floor area abutting on open air space of width not less than 1/3 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 the Authority;
- (b) Height of the floors: - The height of the ground floor and each of the upper floors shall not be less than 4.2m 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 provisions shall not apply to the extensions of the ground floor and upper floors of the existing building.

110. **Special regulations for construction in hilly areas.—**

- (a) The Authority shall ask for detailed topographic survey map of the site, showing the proposed ground levels of the plot and the remedial construction measures to check the undesired erosion that may affect the adjoining areas. The Authority may also give special direction for framing the proposal in such a way which involves 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 slope 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 the Authority so that rain water and waste water can drain out from the plot without causing soil erosion.
- (d) In hilly areas with slope greater than 10° special protection measures shall have to be provided as specified by the Authority. Local ground conditions shall be taken into account in the determination of the appropriate precautionary work and protection walls as well as relevant code of I.S. as specified in Chapter-V.
- (e) The maximum height of cutting for development should generally be 4 m. to 6m and cutting of slope over a height of 6m. shall not be ordinarily permitted. Height of 6m earth cutting should be from face of 1st cutting.
- (f) Detailed scheme and design to be submitted by owner for development of individual plot including earth work calculation (cutting and filling) and slope

stability analysis calculation, remedial measures etc. and the same is to be vetted by an approved third party.

- (g) Rain water harvesting by roof water collection system shall be made mandatory in hilly areas.
- (h) Provision of dry sump (including design calculation) in all individual plots, capable of holding rain water during peak monsoon.
- (i) Provision of silt fence along plot boundary to prevent soil wasting into another's plot or into a common drainage network, shall be made mandatory.
- (j) If however Authority feels that special protective measures are required in the plot prior to any construction in the plot, no construction of building shall be allowed by the Authority in such plot unless the protective measures are completed as directed by the Authority first.
- (k) A minimum 30% of land in a plot in hilly areas required to be covered under vegetation.

111. Environmental-aspects-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 up gradation of the area and to restrict soil erosion. In every plot at least 20% of the land should be utilized for tree plantation and greenery which may be reduced to 10% in case of housing projects where minimum 25% of the FLOOR AREA RATIO (FAR) area is dedicated to Affordable Housing.

- 112. (a) The authorities may impose conditions to the developer to develop the roads and drains upto the road and drain abutting the plot.;
- (b) If however, the developer agrees to contribute 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, the Authority shall consider allowing additional proportionate FLOOR AREA RATIO (FAR) in that particular plot development of the area.
- 113. In Group Housing project and projects where a number of apartment blocks are proposed in a single plot the Authority shall impose special regulations for drains, recreational open space, garbage collection etc. in addition to the regulations contained in these Bye-laws. Both
- 114. Every building shall provide one or more rainwater harvesting structures to collect the roof top run-off. The total dimension of recharging/percolating pits/trenches should be at least 5 cubic metres dimension for every 100 sq. metres. of roof area, provided that such rain water harvesting structure shall also be provided in cases of all apartment houses, institutional and similar buildings and buildings in hilly areas as per Appendix-VI.

115. (a) RE-USE OF RECYCLED / WASTEWATER.—

Every group housing scheme/apartment houses and commercial complexes/institutional buildings shall be provided with installation of system of recycling of wastewater from bathrooms and kitchen sinks (excluding water closets). The final treatment plant should recycle water which should be re-used for purposes other than drinking such as gardening, landscaping, and washing of roads/pathways and so on. Accordingly the space for a wastewater treatment plant is mandatory to be proposed in the layout and constructed as per the approved norms and specifications in case of,-

- i. residential layouts, areas measuring 4000 Sqm or more;
- ii. group housing / Apartment houses if the area measures 2000 Sqm and above or if the consumption of water is 20000 liters per day or if it is a multi-storied building with 20 or more apartments houses;
- iii. commercial Complexes / Institutional / Hotel and Lodges/Industrial Buildings etc. if the built-up area is 1500 Sqm and more or water consumption is 20,000 liters per day;
- iv. hospitals/Nursing Homes with 40 or more beds.

(b) Provision of Composting Plant :

Every group housing scheme/apartment houses and commercial complexes/institutional buildings shall be provided with installation of composting plant for bio - degradable waste. Accordingly the space for a composting plant is mandatory to be proposed in the layout and constructed as per the approved norms and specifications in case of

- i. residential layouts , areas measuring 4000 Sqm or more ;
- ii. group housing/Apartment houses if the area measures 3000 Sqm or if it is a multi- storied building with 20 more apartment houses ;
- iii. commercial complexes /institutional /hotel and lodges/industrial buildings etc. if the built - up area is 1500 Sqm and more ;
- iv. hospitals / nursing Homes with 40 or more beds .

(c) Provision for Bio - Medical Waste :

Bio - Medical Waste (BMW) generated by Health Care Facilities (Hospital / Nursing Homes) has to be disposed off as per Bio-Medical Waste (Management) Rules , 2016 .

116. SYSTEM OF RECYCLING OF WASTEWATER FOR REUSE.—

Every group housing schemes/apartment houses etc. shall make Provisions of facilities and infrastructure to recycle the Wastewater (Grey Water) from bath rooms and kitchen sinks in following manners:—

- (a) Each building shall have a separate downward pipeline to collect waste water from bath and wash basins and the collected waste water shall be treated adequately by organic or mechanical recycling and taken to a Settling tank for onward pumping to the exclusive overhead tank or to a separate collection unit of over head tank for exclusive use of toilet flushing through cisterns. The excess waste water not reused for toilet flushing shall be suitably connected to the rain water recharge structures for ground water recharge.

Explanation: For the purposes of this bye-law in so Floor Area Ratio (FAR) as the regard to recycling systems are concerned, any other modifications, additional structures, alternative designs furnished by the applicant shall be considered for approval, if it conforms to recycling concept to the satisfaction of the competent authority for building plan approval.

- (b) Settling Tanks : The tank should be large enough to hold twice the expected daily flow of wastewater plus 40% to allow sludge accumulation and surge loading. One type of settling tank well-suited for grey water treatment is a septic tank with aeration facility.
- (c) Disinfection Facility : Two chemicals viz. Chlorine and Iodine may be used to disinfect water. Organic material in grey water may combine with Chlorine to reduce amount available for disinfection;
- (d) Filters : Type of filter required depends on amount of grey water to be filtered and type of contaminants present. Viz., simple drain filter, Activated charcoal, cellulose or ceramic cartridge, slow and or multimedia filters etc could be used based on specific requirement;
- (e) Separate Collection Units and Overhead Tank : Grey water for reused to be collected in separate unit and provision is made for a separate Overhead tank for storage of recycled grey water for use of toilet flushing and gardening / landscaping purposes only;
- (f) Dual Pipelines : Laying of dual pipe lines is necessary viz., one for carrying potable water and other for carrying grey water duly marked in orange colour and laid separately for the ease of identifying the pipe carrying grey water;
- (g) If separate point to draw water for gardening, landscaping and washing is provided it should be provided with an adequate warning that the water is not fit for drinking.

117. The following areas to be earmarked by the Authority by notification from time to time if not already notified in the Master Plan should be excluded for permission of Multistoreyed building.

- (i) National Heritage zones consisting of places of pilgrimage and worship (like Satra, Namghar, Devalaya, Mandir, Math, Masjid, Dargah, Gurudwara, Church) and sites of historical and cultural importance;

- (ii) Areas falling on or abutting natural drainage channels;
- (iii) Areas falling on or abutting wetlands;
- (iv) Areas earmarked for infrastructure of civic amenities in the Master Plan and Zoning Regulation
- (v) Sites on hills and foothills requiring excavation that is likely to cause soil erosion, land slide or instability of hill slope; and sites below overhanging embedded rocks without proper protection work as specified in these bye-laws.
- (vi) Government land in the hills and in the water bodies like beels;
- (vii) The notified forest land falling within the Guwahati Master Plan area;
- (viii) Areas between river Brahmaputra and the main road from Raj Bhawan to Kamakhya hill.

The Authority shall judiciously examine all building proposals including Multistoreyed buildings in the vicinity of the above areas before such proposal are cleared/allowed with such condition / modification as the Authority may decide from time to time. The protective measures to be taken in natural hazard prone areas;

- (ix) Government may, by notification, restrict maximum height of building in a particular area considering the topography, location, security aspect, seismic factor and other sensitive areas as notified by Government from time to time;
- (x) Regulations for controlling buildings in the vicinity of archeological sites as notified under The Ancient Monuments and Archeological Sites and Remains (Amendment and Validation) Act, 2010. shall be as per provision of the said Act.
- (xi) Clearance from local Army Authority may obtained before issuing building permission in vicinity of Army establishment as per latest circular of Ministry of Defense or any other competent Authority.
- (xii) If any site of building to be constructed falls under Eco-Sensitive Zone (ESZ) of any Protected Area (National Parks & Wildlife Sanctuaries), clearance of District Level ESZ Monitoring Committee, headed by the Deputy Commissioner, must be taken before granting permission of building construction.

Chapter V

118. PROVISIONS IN BUILDING REGULATIONS/ BYELAWS FOR STRUCTURAL SAFETY.—

(a) STRUCTURAL DESIGN

For any building under the jurisdiction of these bye-laws structural design/ retrofitting shall only be carried out by a Registered Structural Engineer on Record (SER) or Structural Design Agency on Record (SDAR). Proof checking of various designs/ reports shall be carried out by competent authority as per Table-1 below wherever applicable.

Generally, the structural design of foundations, elements of masonry, timber, plain concrete, reinforced concrete, pre-stressed concrete and structural steel shall conform to the provisions of part VI Structural Design Section – 1 Load, Section – 2 Foundation, Section – 3 Wood, Section – 4 Masonry, Section – 5 Concrete, Section – 6 Steel, of National Building Code of India (NBC), taking into consideration the Indian Standards as given below:—

For General Structural Safety

1. IS: 456:2000 “Code of Practice for Plain and Reinforced Concrete;
2. IS: 800-1984 “Code of Practice for General Construction in Steel;
3. IS: 801-1975 “Code of Practice for Use of Cold Formed Light Gauge Steel Structural Members in General Building Construction;
4. IS 875 (Part 2):1987 Design loads (other than earthquake) for buildings and structures Part 2 Imposed Loads;
5. IS 875 (Part 3):1987 Design loads (other than earthquake) for buildings and structures Part 3 Wind Loads;
6. IS 875 (Part 4):1987 Design loads (other than earthquake) for buildings and structures Part 4 Snow Loads;
7. IS 875 (Part 5):1987 Design loads (other than earthquake) for buildings and structures Part 5 special loads and load combination;
8. IS: 883:1966 “Code of Practice for Design of Structural Timber in Building;
9. IS: 1904:1987 “Code of Practice for Structural Safety of Buildings: Foundation”;
10. IS 1905:1987 “Code of Practice for Structural Safety of Buildings: Masonry Walls;
11. IS 2911 (Part 1): Section 1: 1979 “Code of Practice for Design and Construction of Pile Foundation Section 1;

Part 1: Section 2 Based Cast-in-situ Piles;
 Part 1: Section 3 Driven Precast Concrete Piles;
 Part 1: Section 4 Based Precast Concrete Piles;
 Part 2: Timber Piles;
 Part 3 Under Reamed Piles;
 Part 4 Load Test on Piles;

For Cyclone/Wind Storm Protection

12. IS 875 (3)-1987 "Code of Practice for Design Loads (other than Earthquake) for Buildings and Structures, Part 3, Wind Loads";

13. Guidelines (*Based on IS 875 (3)-1987*) for improving the Cyclonic Resistance of Low rise houses and other building.

For Earthquake Protection

14. IS: 1893-2002 "Criteria for Earthquake Resistant Design of Structures (Fifth Revision)";
15. IS:13920-1993 "Ductile Detailing of Reinforced Concrete Structures subjected to Seismic Forces - Code of Practice";
16. IS:4326-1993 "Earthquake Resistant Design and Construction of Buildings - Code of Practice (Second Revision)";
17. IS:13828-1993 "Improving Earthquake Resistance of Low Strength Masonry Buildings - Guidelines";
18. IS:13827-1993 "Improving Earthquake Resistance of Earthen Buildings - Guidelines";
19. IS:13935-1993 "Repair and Seismic Strengthening of Buildings - Guidelines".

For Protection of Landslide Hazard

20. IS 14458 (Part 1): 1998 Guidelines for retaining wall for hill area: Part 1 Selection of type of wall;
21. IS 14458 (Part 2): 1997 Guidelines for retaining wall for hill area: Part 2 Design of retaining/breast walls;
22. IS 14458 (Part 3): 1998 Guidelines for retaining wall for hill area: Part 3 Construction of dry stone walls;
23. IS 14496 (Part 2): 1998 Guidelines for preparation of landslide – Hazard Zonation maps in mountainous terrains: Part 2 Macro-Zonation.

Note: Whenever an Indian Standard including those referred in the National Building Code or the National Building Code is referred, the latest revision of "National Building Code of India" shall be followed except specific criteria, if any, mentioned above against that code.

(b) STRUCTURAL DESIGN BASIS REPORT

In compliance of the design with the above Indian Standard, the Registered Structural Engineer on Record will submit a structural design basis report in the proforma attached herewith covering the essential safety requirements specified in the Standard:

- (i) The "Structural Design Basis Report (SDBR)" consists of four parts (**Form No. 5**);

Part-1 - General Information/ Data;
Part-2 - Load Bearing Masonry Buildings;
Part-3 – Reinforced Concrete Buildings;
Part-4 - Steel Buildings;

- (ii) drawings and documents to be submitted for approval of appropriate authorities shall include SDBR as detailed below:

Part - 1 Completed;
Part - 2 (if applicable) – completed;

Part -3 (if applicable) – undertaking that completed Part 3 will be submitted before commencement of construction;
 Part- 4 (if applicable) – undertaking that completed Part 4 will be submitted before commencement of construction;

- (iii) SDBR as detailed below shall be submitted to the appropriate authority as soon as design of foundation is completed, but not later than one month prior to commencement of construction.

Part-1 Completed;

Part-2, Part-3 or Part-4 (if applicable) Completed.

(c) SEISMIC STRENGTHENING/RETROFITTING

Prior to seismic strengthening/ retrofitting of any existing structure, evaluation of the existing structure as regards structural vulnerability in the specified wind/ seismic hazard zone shall be carried out by a RSE/RSDA. If as per the evaluation of the RSE/RSDA the seismic resistance is assessed to be less than the specified minimum seismic resistance as given in the note below, action will be initiated to carry out the upgrading of the seismic resistance of the building as per applicable standard guidelines. For any adverse report given by RSE/RSDA detailed supporting calculations must be submitted.

Note: (a) for masonry buildings reference is to be made to IS: 4326 and IS: 13935 and (b) for concrete buildings and structures reference to be made to ~~BIS code~~ reference to be made to IS 15988:2013”

on evaluation and seismic strengthening for retrofitting of RCC buildings under preparation at present.

(d) REVIEW OF STRUCTURAL DESIGN

- (i) The competent authority shall create a Structural Design Review Panel (SDRP) consisting of senior SER's and SDAR's whose task will be to review and certify the design prepared by SER or SDAR whenever it is decided to be referred by the competent authority;
- (ii) the reviewing agency shall submit addendum to the certificate or a new certificate in case of subsequent changes in structural design;
- (iii) It shall be mandatory for the SDRP to follow the regulations and time limits for submission of report as set by the authority
- (iv) **Table-1** gives requirements of SDRP for seismic zone V and for structures of different complexities.

TABLE – 1
PROOF CHECKING REQUIREMENTS FOR STRUCTURAL DESIGN

SL NO.	TYPE OF STRUCTURE / RCC	SUBMISSION FROM SER or SDAR	TO BE PROOF – CHECKED
01	LOAD BEARING BUILDINGS UPTO 3 STOREYS	SDBR*	NOT TO BE CHECKED / SUBMITTED
02	BUILDINGS UPTO SEVEN STOREYS (R.C.C. / STEEL FRAMED STRUCTURE)	SDBR	TO BE CHECKED
		PRELIMINARY DESIGN	NOT TO BE CHECKED BUT REQUIRED TO BE SUBMITTED
03	BUILDINGS MORE THAN SEVEN STOREYS (R.C.C. / STEEL FRAMED STRUCTURE)	SDBR	TO BE CHECKED
		PRELIMINARY DESIGN	TO BE CHECKED
		DETAILED STRUCTURAL DESIGN AND STRUCTURAL DRAWINGS	TO BE CHECKED
04	PUBLIC BUILDINGS (A) LOAD BEARING BUILDINGS / RCC UPTO 3 STOREYS	SDBR	NOT TO BE CHECKED
	(B)R.C.C./STEEL STRUCTURES	SDBR	TO BE CHECKED
		PRELIMINARY DESIGN	TO BE CHECKED
		DETAILED STRUCTURAL DESIGN AND STRUCTURAL DRAWINGS	TO BE CHECKED
05	SPECIAL STRUCTURES	SDBR	TO BE CHECKED
		PRELIMINARY DESIGN	TO BE CHECKED
		DETAILED STRUCTURAL DESIGN-AND STRUCTURAL DRAWINGS	TO BE CHECKED

* SDBR - Structural Design Basis Report

Notes:

- Public building means assembly of large number of people including schools, hospitals, courts etc.
- Special structure means large span structures such as stadium, assembly halls, or tall structures such as water tanks, TV tower, chimney, etc.

It will be seen from the table that there is a wide range of structure typology, and the requirement by the competent authority for third party verification will depend on the type of structure.

(e) CERTIFICATION REGARDING STRUCTURAL SAFETY IN DESIGN

Registered Structural Engineer on Record (SER) or Structural Design Agency on Record (SDAR) shall give a certificate of structural safety of design as per proforma given in **Form-19** and **Form-21** at the time of completion.

Buildings with Soft Storey:

In case buildings with a flexible storey, such as the ground storey consisting of open spaces for parking, Stilt buildings or any other storey with open halls, special arrangements are to be made to increase the lateral strength and stiffness of the soft/open storey such as Steel bracing / Shear walls / Brick infill between columns. Dynamic analysis of building is to be carried out including the strength and stiffness effects of infill and inelastic deformations in the members, particularly, those in the *soft storey*, and the structural members are to be designed accordingly.

Alternatively, the following design criteria are to be adopted after carrying out the earthquake analysis, neglecting the effect of infill walls in other storeys:

- (a) The columns and beams of the soft storey shall be designed for 2.5 times the storey shears and moments, calculated under seismic loads specified in the other relevant clauses; or,
- (b) Besides the columns designed and detailed for the calculated storey shears and moments, shear walls shall be placed symmetrically in both directions of the building as Floor Area Ratio (FAR) away from the centre of the building as feasible; to be designed exclusively for 1.5 times the lateral storey shear force calculated as before.

For details of design and provisions, IS 1893, Part 1 shall be referred.”

(f) CONSTRUCTIONAL SAFETY

(i) Supervision

All construction except RCC load bearing buildings up to 3 storeys shall be carried out under supervision of the Construction Engineer on Record (CER) or Construction Management Agency on Record (CMAR) for various seismic zones.

(ii) Certification of structural safety in construction

CER/ CMAR shall give a certificate of structural safety of construction as per proforma given in **Form-18** at the time of completion.

(g) QUALITY CONTROL AND INSPECTION

(i) Inspection

All the construction for highrise buildings higher than seven storeys, public buildings and special structures shall be carried out under quality inspection program prepared and implemented under the Quality Auditor on Record (QAR) or Quality Auditor Agency on Record (QAAR) in seismic zone V.

(ii) Certification of safety in quality of construction

Quality Auditor on Record (QAR) or Quality Auditor Agency on Record (QAAR) shall give a certificate of quality control as per proforma given in **Form-20**. QAR will have to function and operate within the rules set by the authority.

Quality Inspection Programme to be carried on the site shall be worked out by QAR/ QAAR in consultation with the owner, builder, CER/ CMAR.

(h) **CONTROL OF SIGNS (HOARDINGS) AND OUTDOOR DISPLAY STRUCTURES AND TRANSMISSION TOWER, TELEPHONE TOWER, MOBILE/BROADBAND TOWER AND OUTDOOR DISPLAY STRUCTURES (Apart from provisions laid down in NBC 2005)**

Following provisions shall apply for Telecommunication, Transmission infrastructure:—

- (i) Location: The telecommunication infrastructure shall be either placed on the building roof tops or on the ground or open space within the premises subject to other regulations.
- (ii) Type of structure
 - (a) Steel fabricated tower or antennae on M.S. pole.
 - (b) Pre-fabricated shelters of fibre glass or P.V.C. on the building roof top/terrace for equipment.
 - (c) Masonry structure/ Shelter on the ground for equipment.
 - (d) D.G. Set with sound proof cover to reduce the noise level.
- (iii) Requirement:
 - (a) Every applicant has to obtain/ procure the necessary permission from the “Standing Advisory Committee on Radio Frequency Allocation” (SACFA) issued by the Ministry of Telecommunications.
 - (b) Every applicant will have to produce the structural safety & stability certificate for the tower as well as the building from the Structural Engineer on Record (SER) which shall be the liability of both owner and SER.
 - (c) Applicant has to produce / submit plans of structure to be erected.
 - (d) For Ground Base Transmission tower, the setback norms of Multistoreyed commercial building shall apply.
 - (e) For Roof Top Transmission Tower a minimum of 3mt shall be provided from the edge of the outer frame of the building.
- (iv) Projection: No such tower shall project beyond the existing building line of the building on which it is erected in any direction.
- (v) Prescribed setback from plot boundary for such structure shall be the height of such structure.

(i) **STRUCTURAL REQUIREMENTS OF LOW COST HOUSING**

Notwithstanding anything contained herein, for the structural safety and services for development of low cost housing, the relevant provisions of applicable IS Codes shall be enforced.

(j) **INSPECTION**

The general requirement for inspection of the development shall also include the following regulations:—

(a) **General Requirements**

- (i) The building unit intended to be developed shall be in conformity with Regulations on requirement of site. Generally all

development work for which permission is required shall be subject to inspection by the competent authority as deemed fit.

- (v) The applicant shall keep a board at site of development mentioning the Dag No, Patta No., Revenue Village, Mouza, Building Permit No. name of owner and name of Architect on Record, Engineer on Record, developer, Structural Engineer on Record, Construction Engineer on Record.

(b) **Record of Construction Progress**

- (i) Stages for recording progress report and checking:—
 - (a) Plinth, in case of basement before the casting of basement slab.
 - (b) First storey.
 - (c) Middle storey in case of high-rise building.
 - (d) Last storey.
- (ii) At each of the above stages, the owner / developer / builder shall submit to the designated officer of the competent authority a progress certificate in the given formats **(Form No. 13-15)** This progress certificate shall be signed by the Construction Engineer on Record.
- (iii) The progress certificate shall not be necessary in the following cases:—
 - (a) Alteration in building not involving the structural part of the building.
 - (b) Extension of existing residential building on the ground floor upto maximum 15 sq m. in area.
- (iv) **Completion Report**
 - (a) It shall be incumbent on every applicant whose plans have been approved, to submit a completion report in prescribed Form.
 - (b) It shall also be incumbent on every person / agency who is engaged under these bye-laws to supervise the erection or re-erection of the building, to submit the completion report in prescribed Form under these bye-laws.
 - (c) No completion report shall be accepted unless completion plan is approved by the competent authority.
- (v) The final inspection of the work shall be made by the concerned competent authority within 21 days from the date of receipt of notice of completion report.
- (vi) **Plinth Level Approval:** On receipt of the Progress Certificate by the Authority at Plinth level, The Authority shall verify the same by an inspection and issue a certificate in Form No 30, approving the construction up to the plinth level within a period of 7(seven) days from the date of receipt of Progress Certificate at plinth level.

(k) Issue of Completion &Occupancy Certificate

The Authority issuing Completion & Occupancy certificate before doing so shall ensure that following are complied with for consideration of safety against natural hazard:—

- (i) Certificate of lift Inspector has been procured & submitted by the owner regarding satisfactory erection of lift;
 - (ii) The certificate of competent authority and/or fire department for completion and/or fire requirements as provided in these byelaws has been procured and submitted by the owner.
 - (iii) If any project consists of more than one detached or semi detached building / buildings in a building unit and any building / buildings thereof is completed as per provisions of these bye-laws (such as parking, common areas, internal roads, height of the building, infrastructure facilities, lift and fire safety measures), the competent authority may issue completion certificate for such one detached or semi detached building / buildings in a building unit.
 - (iv) The completion & occupancy certificate shall not be issued unless the information is supplied by the owner and the Architect on Record/ Engineer on Record concerned in the schedule as prescribed by the competent authority from time to time.
- (V) The Completion & Occupancy Certificate shall be issued within a period of 21 days from the date of receipt of the completion certificate, provided it is constructed as per approved plan & NOC.

119. MAINTENANCE OF BUILDINGS.—

In case of building older than fifty years, it shall be the duty of the owner of a building, to get his building inspected by a Registered Structural Engineer (RSE) within a year from the date of coming into force of these bye-laws. The Structural Inspection Report shall be produced by the owner to the appropriate authority. If any action for ensuring the structural safety and stability of the building is to be taken, as recommended by SER, it shall be completed within three years:

Provided that if the Structural Inspection Report does not ensure the structural safety of the building by resorting to retrofitting or taking any other measure to maintain structural safety and makes a recommendation for demolition of the building, in that case, the Authority shall evacuate the occupier of the building immediately and serve notice upon the owner/occupier to demolish the building/structure within a period of three months from the date of receipt of the notice, failing which the Authority shall cause the building/structure demolished and shall realize the cost of such demolition from the owner/occupier, as the case may be. Any adverse report given by the SER, must be supported with reasons backed by detailed calculations.

120. PROTECTIVE MEASURES IN NATURAL HAZARDPRONE AREAS.—

In natural hazard prone areas identified under the landuse Zoning Regulations, structures, buildings and installations which cannot be avoided, protective measures for such construction/ development should be properly safeguarded based on the suggestion given by structural Engineer or competent Authority. Such Natural Hazard prone Areas will be notified and updated by the authority based on Hazard Studies viz. Microzonation, Landslide Hazard zonation, Flood zonation carried out by competent authority and agencies from time to time.

The Assam Unified Building Bye Laws 2022 will be guided by the principles laid down in the Disaster Risk Reduction Roadmap particularly the principles of 'Do No Harm', 'Resilient Development' 'Integrated allhazard approach' and 'Equity and Inclusion'. The bye laws will be inclusive of the DoHUA action plan included in the DRR Roadmap. It would specifically encourage safety audit of existing urban built infrastructure, GIS/GPS mapping of existing infrastructure including vulnerabilities and exposure, mapping and essential integration of assembly points and open spaces in design of new infrastructure, green construction practices, pollution reduction measures, waste treatment (solid and liquid) and management including proper sewerage, faecal sludge management, flood risk management in a changing rainfall scenario including renovation and futuristic drainage systems and designs, protocols for retrofitting, disaster management planning and SoP in design, systems of monitoring compliance to bye-laws, grievance redressal and community feedback mechanisms etc. The Bye Laws will promote multi-hazard resilience in a changing climate at all levels including in design, execution, monitoring and measures to ensure compliance. An integrated compliance dashboard for measuring compliance of the bye-laws with a special tab on disaster resilience would be developed in alignment with '10 essential for making cities resilient' framework (https://mcr2030.undrr.org/sites/default/files/inline-files/10%20Essentials%20%28from%20LG%20handbook%29_1.pdf). DoHUA will ensure compliance dashboard is linked to the DRR Roadmap Technology Platform as and when it is developed.

CHAPTER-VI**ADDITIONAL FLOOR AREA RATIO (FAR) SCHEME**

121. Additional FLOOR AREA RATIO (FAR) scheme shall be in the form of Transferable Development Rights policy and Transit Oriented Policies notified by the Government of Assam and other competent Authorities. Policies are appended as Schedule IV, Schedule V and Schedule VI of this byelaws. The additional FLOOR AREA RATIO (FAR) provided in these policies shall be in addition to the base and premium FLOOR AREA RATIO (FAR) admissible under these byelaws.

122. Penalty for not meeting the stipulated timeline,-

The stipulated times lines as provided in byelaws 13(a), 118(j)(vi) and 15(c)&118(k)(v) for Building Plan Approval, Plinth Level approval and Occupancy Certificate respectively shall be adhered to. In case a Public Servant has refused to receive an application for the services or has failed to provide the services within stipulated time as fixed as above or malafidely denied the request for the Services or obstructed in any manner in providing the services without sufficient and reasonable cause, then the Appropriate Authority shall impose a penalty of two hundred and fifty rupees for each day of delay after completion of the stipulated time limit for providing the particular above service, provided, however, that the total amount of such penalty shall not exceed twenty-five thousand rupees in all.

Provided that the Public Servant shall be given a reasonable opportunity of being heard before such penalty is imposed upon him:

Provided further that the burden of proving that he acted reasonably and diligently shall be on the concerned Public Servant.

The Appropriate Authority shall communicate to the concerned Public Servant about the amount of penalty imposed in writing. The concerned Public Servant shall pay the amount of penalty within a period of 30 days in the State Government Head of Account as may be specified by the State Government under the Assam Right to Services Act, failing which the Appropriate Authority shall recover the amount of penalty from the salary of the concerned Public Servant by issuing necessary order in this regard.

CHAPTER-VII

CONSERVATION OF HERITAGE SITES INCLUDING HERITAGE BUILDINGS, HERITAGE PRECINCTS AND NATURAL FEATURE AREAS

123. (a) Conservation of heritage sites shall include buildings, artifacts, structures, areas and precincts of historic, aesthetic, architectural, cultural or environmentally significant nature (heritage buildings and heritage precincts), natural feature areas of environmental significance or sites of scenic beauty.

b) The provisions of Assam Ancient Monuments and Records Act, 1959, for preservation and protection of ancient and historical monuments and records in Assam other than those declared by or under law made by Parliament to be of National Importance and certain other matters connected therewith shall be strictly followed in all development activities in and around these protected monuments as notified under the provisions of the Act. The State Government may, by notification in the official Gazette, declare an ancient monument under Section 3 of the said Act, to be a protected monument within the meaning of this Act.

c) The provisions of Assam Heritage (Tangible) Protection, preservation, Conservation and Maintenance Act, 2020 to provide protection, preservation, conservation, maintenance and restoration of tangible heritage of the state of Assam as defined at Section 2(l) and 3, other than those declared by or law made by the parliament to be of national importance or those covered under the Assam Ancient Monuments and Records Act, 1959, and to develop and promote and develop these heritage and matters connected there with and incidental there to, shall be strictly followed for all development activities in the prohibited zone upto 50 Mt from the periphery of these heritage sites and restricted zones from 50 Mts to 100 Mts from the periphery of these sites as defined in this Act, under Section 20. The Government shall notify these heritage sites time to time on recommendation of the Director, notified under the provision of this act, as per advice of the State level advisory committee of Heritage Conservation and Preservation, Chaired by the Hon. Minister Cultural Department as per Section 5 of the Act and District or Sub divisional level Heritage Committee as per Section 10 of this Act. Necessary NOC shall be mandatorily obtained from the Director notified under this Act/ Director Archaeology before allowing any development Activity within these restricted zones as per laid down procedure of the competent authority.

(d) The provisions of Ancient Monument and Archeological Site and Remains (Amendment and Validation) act, 2010 of Government of India shall be strictly followed for any development activity with the prohibited zone within 100 Mts (Section 20A) from the periphery of the notified Monument and heritage sites under the provisions of the act and from 100 Mts to 200 Mts (Section 20B) from the periphery as the restricted zones of these Heritage sites. Before allowing any development activity within these restricted zones, NOC from the competent authority shall be mandatorily obtained as per laid down procedure under the provision of the Act.

CHAPTER-VIII

PROVISIONS FOR IN-BUILDING SOLUTIONS

Digital Communication Infrastructure

In-Building Solutions for CTI

124. Introduction: Communication System

- (a) Data growth is exploding globally and in India as per Nokia MBIT 2021 Report the average monthly data usage per user in India has increased almost 17 times over the past 5 years. Covid 19 has further pushed data consumption with people staying indoors. Government has facilitated Work from Home (WFH) guidelines with a Work from Anywhere (within India) permitted. Home consumption of data has therefore grown exponentially through 2020. According to the Tower and Infrastructure Providers Associations, almost 85% data traffic and 70% voice traffic is now generated indoors.
- (b) The World Bank has clearly demonstrated that every 10% Increase in broadband penetration leads to nearly 1.40% increase in GDP growth rate. While that is a global average, even the India specific study by the reputed quasi-Government research agency, ICRIER, has shown that every 10% increase in internet traffic delivers 3.1%

increase in GDP per capita and a 10% increase in investment in Telecom Infrastructure will increase GDP by 3.3%. The entire consumer pull today is focused on data and broadband now with the new digital services providing voice services free with the data services, Video and app-based services are driving the demand for broadband with Apps for e-commerce, e-healthcare etc, in everyday use. It is very clear that internet traffic and Apps are contributing to GDP growth and for this to grow even further, conventional connectivity needs to be replaced with duct-sharing and fiber especially, which is an essential requirement In-Building as much as it is for FTTx and Tower Fiberization.

- (c) A broad variety of Information Communication Technology (ICT) systems are installation /up gradation of ICT systems and their cost effectiveness and maintenances, adequate physical infrastructure is required within buildings. This infrastructure will include common ducts, cable riser systems, conduits, cable trays and utility closets etc. among other things, The same can also be retrofitted into existing buildings wherever possible and feasible and must be designed in all new, re-developed and renovated structures. This section describes the general and specific requirements of such an ICT infrastructure in Building specially in respect of cabling aspects.
- (d) Communication systems are general utility in much the same way as water, power, gas, cable TV & CCTV/ Security. Unlike traditional communication systems which are constantly evolving, the recommended Digital Infrastructure has to be designed to be flexible enough to accommodate a variety of ICT systems and emerging technologies and be future proof for the next 25-30 years. Space and power are required for installation of common ducts, optical fiber, small cells, antennas, smart sensors etc. Space, power and earthing are required for electronic equipment installation for supporting the various digital technologies of now and the future. Most communication utilities can share the same space since the physical topology and wiring requirements are similar and no significant power is present in the cables. However, in some cases state-of-the-art communication cabling or equipment will invoice new or more specific requirements for utility spaces such as:
 - (i) Cable routing layout and cable length restrictions between Work-Space and utility closet.
 - (ii) Bending radius and working clearance requirements for different cable types, e.g. Fiberoptic cables, Cat-6 Cables and co-axial cables.
 - (iii) Isolated power circuits for permanent communication equipment,
 - (iv) Protection, Safety, Grounding and environmental requirements of communication equipment.

125. **Emerging Technologies in Telecommunications Services**

- (a) The technologies used for telecommunications have changed greatly and over the past few years and particularly during the pandemic, India has experienced a massive surge in indoor voice and data consumption. According to the Tower and infrastructure Providers Association, almost 85% data traffic and 70% voice traffic is now generated indoors. Telecommunication network architecture is changing to meet new requirements for a number of services/ application viz. 5G, massive Internet of things, Artificial Intelligence, etc.

- (b) Choosing efficient and cost-effective and fast-deployment technologies such as wired and wireless networks will improve accessibility. Based on type of building and profile of customers in the buildings, the needs of wired and wireless may vary. Further, the architecture of the information and communication infrastructure is changing to accommodate the requirements of a growing number of ICT-enabled services/applications (broadband, IP, mobile, multimedia, surveillance, IoT, etc.)
- (c) In line with the changing market needs, the Digital Services Providers (TSPs/ISPs/IP-1's) have been scaling up the deployment of in-building solutions (IBS) and FTTx, covering active and/ or passive infrastructure. Further, industry stakeholders are putting greater emphasis on sharing in-building infrastructure to save opex and capex, as well as to avoid the duplication of infrastructure deployment.
- (d) Moving forward, the humungous growth of data traffic riding on the use of the digital infrastructure during the pandemic and with the new WFH (Work-from-Home) and work-from-anywhere paradigms and with the emergences of 5G are expected to create huge opportunities for extension of ubiquitous, reliable and high speed digital infrastructure into the homes and inside residential buildings, and lead to huge growth of shared in-building Solutions sites.
- (e) Theoretically, wireless services can be provided from outside the building. However, there are appreciable losses in signal strength when it penetrates building walls. While all wireless services suffer from poor in-building coverage, this problem is particularly pronounced for the high-speed services. These services require a much better signal quality than their voice counterpart. Therefore, in order to improve in-building coverage and to offer better-quality high-speed data services, there is a definite need to install in-building solutions (IBS) for augmenting the wireless-based voice and data services. This is equally true for installing 5G and Wi-Fi hotspots along with fiber to x (FTTx) distribution network of fiber and Cat-6 Cables for seamless data connectivity.
- (f) Provisioning of telecom services and broadcasting services viz. cable TV DTH and Security Services viz. CCTV Cameras and futuristic services viz. IoT based sensors would require suitable wire line connectivity inside the buildings. Inside buildings are not confined to wireless medium only. Wire line services through cables such as copper cables, optical fiber cables (OFC), LAN cat-6 cables are also equally important for having uninterrupted connectivity, also, for services such as Cable TV, DTH and Smart Devices Solutions (IoT). Suitable cabling within building premises is a pre-requisite and for that, shared duct space across the building riser and floors is critical to achieve the flexibility in the future.
- (g) Improved IBS coverage MNOs / Network operators should be allowed to install such appropriate instruments as provided by licensor/ Regulator from time to time.

126.

(a) **Policy Efforts**

The proliferation of in-building connectivity has become a key component of government policies. The National Digital Communications Policy, 2018 proposes to

make the installation of telecom infrastructure and associated cabling and in-building solutions mandatory in all commercial, residential and official buildings (including government building) by amending the National Building Code of India with the help of the Bureau of India Standards.

- (b) The Government has been taking a number of steps for promoting the sharing of in-building infrastructure, in line with TRAI recommendations.
- (c) In October 2019, the digital Communications Commission (DGC) approved in-building access and sharing of infrastructure among TSPs, thereby allowing them to share infrastructure and, in the process, curbing TSPs, monopoly to install infrastructure through exclusive contracts with the owners/ builders.
- (d) In November 2019, the Department of Telecommunications issued an advisory to encourage all TSPs/IP-1s to share their in-building infrastructure such as systems, optical fiber, other cables, ducts and boosters on government premises and other public places such as airports, railway stations, bus terminals, and hospitals.
- (e) The government's policy and regulatory push coupled with the ever-expanding data usage has propelled TSPs/IP-1s to scale up the deployment of IBS. There is an urgent requirement to allow TSPs/IP-1s to own active built and manage active infrastructure in addition to passive infrastructure to help them cater to the ever-increasing data demand.
- (f) Bureau of Indian Standards (BIS) has framed National Building Code of India under which provision of **Common Telecom Infrastructure (CTI)** housed inside the buildings for convenient provision of telecom services has been envisaged.
- (g) Making cities smarter: Ministry of Housing and Urban Affairs led Smart Cities Mission is another key driver that is encouraging the adoption of in-building solutions (IBS) and FTTx/IP networks covering Fiber and LAN cables, Since, the success of the mission relies on the underlying digital communications infrastructure, the cities identify under this programme have mandated to install common infrastructure inside buildings to enable seamless connectivity. To this certain smart cities have started collaborating with infrastructure providers to scale up to the deployment of IBS and Fiber network, Moving forward, IBS and FTTx/IP networks covering Fiber and LAN cables should be included as one of the key parameters in the selection of smart cities for granting financial assistance.

127. **In-Building and Gated Buildings Solutions**

- (a) It is important to ensure quality telecom services inside a building – in residential, multi-story building, commercial complex, hotel or airport, police/ Government offices/ building etc. it is also essential for Telecommunication Service Providers/ IP-1s to work on sharing of telecom infrastructure which may be made mandatory as they extend the services in the buildings.

- (b) Telecom Service Providers/ IP-1s require a non discriminatory and unhindered access inside the building / along the premises to install the telecom infrastructure or lay their cables.
- (c) At present, mobile operators and the building owner or building developer or Resident Welfare Area Ratio (FAR) Associations (RWA) enter into commercial agreement for in-building deployment. Building owners or building developers delay the negotiations or request exorbitant rents – slowing down the speed of deployment. The Urban Local Body / Urban Development Authority may intervene in this regard wherein commercial agreement are entered upon. TSPs/ IP-1s should be given legal rights and permissions to use the Common Telecom infrastructure (CTI) within the premises of Building / Gated Society free of charge or for a standardized nominal charge just like other essential like water electricity and/ or gas. Provision of CTI in a building should not be deemed as a revenue source in any way, much as the water and electricity utilities are not. Sufficient space should be provided within the premises to install telecom services by MNOs/ network operators.
- (d) The issue is not limited to sharing of IBS/ Distributed Antenna System (DAS) systems only, but TSP should get access to all telecom infrastructures including Fiber Cable and LAN cables for provision of wired and wireless network , other telecom/ ICT and IoT services.
- (e) It is important for telecom service providers to provide mobile coverage / network presence/high speed connectivity inside big resident / commercial complexes to improve QoS of their networks. It may not be practical to install individual in-building infrastructure by TSPs/ IP-1s as this will result in not only duplication of network resources but will also entail huge avoidable cost. It may also be not advisable to lay down cables again and again on the same land / building by several TSPs/IP-1s.

128. **Incorporation in State /UT Building Bye Laws**

The buildings are to be constructed in such a way that they are 'Digital infrastructure deployment' / 'Digital Connectivity' ready. There should be provision of telecom ducts / common pathways / runways (digital access paths) to reach to the accessible parts of the buildings. The common ducts /digital access paths to access buildings from outside should invariably be part of the CTI, which could be used by TSPs/ IP-1s for laying/ deploying digital infrastructure including cables. While approving the building plans, it has to be ensured that plan for creation of CTI including the common duct to access the common space used as telecom room inside the building is also prepared and separate set of drawings showing the inter / intra connectivity access to the building with distribution network need to be furnished.

Occupancy-cum-Completion certificate to a building to be granted only after ensuring that the CTI as per the prescribed standards is in place and an undertaking by the Architect or Engineer to be insisted to certify that building has ensured common access to all digital infrastructure to all Service providers in accordance with plan of creation of CTI. Provision of visit from Department of Telecom (DoT) / TRAI officials along-with joint inspection with TSPs – who may suggest any relevant modification in the plan to be ensured.

As part of Building Bye-Laws, the builder/RWA should be mandated to ensure that

- 1) While preparing the building plans, there is a need to mandate to have properly demarcated sections within buildings and on rooftops for housing Broadband / digital connectivity infrastructure / antenna. These areas should have access to power supply for reliable, always-on services.
- 2) Access to building as well as CTI facilities inside the building should be available on a fair, transparent and non-discriminatory manner to all Service Providers/ IP1's
- 3) The Service Providers/ IP1's should have unrestricted access for maintenance work.
- 4) The permission to in-building access and/or CTI facilities inside the building should not be seen as a source of revenue generation for builder(s)/ RWA (s) but as a means for facilitating penetration of broadband access and thereby helping in socio-economic growth of all the residents.
- 5) Charges (rentals/ power rates etc.) levied to the TSPs/ IP-1s should be fair, transparent and non-discriminatory and should be on residential rates.

Suitable provision for the creation of Common Telecom Infrastructure (CTI) inside the newly constructed public places like Airports, commercial complexes and residential complexes, be incorporated in State/ UT Building Bye Laws.

129. At Layout Level

While developing Greenfield cities/towns, the layout plans should clearly indicate the telecom as Utility infrastructure lines. Standards followed for Utility planning shall be published and work shall be done by the respective department for brining in the standardization of the utility coding and sequences. The placement and sequence of above- and below-ground utilities at the appropriate location in the right-of-way to be for unconstrained movement as well as easy access for maintenance. Telecommunication cables should be placed in a duct that can be accessed at frequent service point with sufficient spare capacity to enable scaling and future expansion, and empty pipes (large size hume pipes / HDPE pipes) should be laid before planting trees in order to accommodate additional infrastructure.

Digital Readiness Rating of Building / Society in line to the GREEN ratings shall be created where the existing and new buildings shall be rated on standardized parameters such as; but not limited to; Digital infrastructure access , provisions for Emerging Technologies, Maintenance and Operational ease to TSPs/ IPv1, Quality of Wireless Services, Quality / Inter-changeability ease of Wireline Services till each Unit Security, redundancy and Expandability of the digital infrastructure etc. A detailed rating parameters and calculation mechanism of Points / Stars shall be devised and benchmarked for all new / retrofitting of buildings/ Societies.

Digital Asset repository which will ensure proper planning and mapping of utilities through GIS is necessary especially when the alignments of telecommunication cables are identified, Design criteria and standards Utilities should meet the following criteria:

- Telecommunication cables should ideally be placed below the parking area or service lane, which may be dug up easily without causing major inconvenience. Where this is not possible, the cables may be placed at the outer edge of the right-of-way.
- There is a need to reduce conflict with pedestrian movements is to place telecom boxes in easements just off the right-of-way. Where this is not possible, they should be placed within parking or landscaping areas. If cables have to be located in the pedestrian path, a space of at least 2m should be maintained for the movement of pedestrians. The telecom Boxes should never constrain the width of a cycle track.
- In order to minimize distributions, cables should be installed with proper maintenance infrastructures.

130. Other procedures for selling up-in Building Solution (IBS) / Fiber Networks

- (1) There is a need to promote installation of In-Building (IBS)/Smart Connectivity infrastructure, where there is a poor connectivity in terms of weak signal strength inside the office, shopping mall, hospitals, multi-story building, education institutions and the objective has to be to strengthen quality of service of the voice & data of mobile and Fiber broadband network and access to digital services being offered by TSP And IP1's.

A) Procedure of obtaining IBS-NOC during plan approval and completion:

- a) While submitting the proposed Building plan seeking approval from the relevant sanctioning Authority, applicant shall also submit.
- I. A Complete Service Plan for IBS-Infrastructure along with required specification (in consultation with, and certified by a credible Telecom Networking hardware –consultant).
 - II. An undertaking that such IBS infrastructure, when constructed shall be available for sharing by various TSPs/IP-Is.
 - III. Such Service Plan (IBS) shall be forwarded by the concerned Local Authority to the Telecom Enforcement Resource and Monitoring (TERMS) cell of the State (external NOC agency) – for approval NOC.
 - IV. During the Joint Site Inspection of the complete building structure the TERM cell shall undertake Inspection of the constructed/Installed IBS Infrastructure – for issuance of NOC for OCC.
- b) The Local Authority shall liaise with the TERM cell as per its relevant online/offline process of communication to seek the relevant NOCs within the specified time as per the service Charter/Service Guarantee Act and rules in place. Separate communication from the applicant shall be needed to secure the IBS NOC.

- B) Provision of IBS components in building premises : (as per NBS 2016) Entrance Facilities (EF)/Lead-in consults: (clause 3.1.4, of Part B: Sec6) min.1.2m X 1.83m space to be allocated for each TSP adjacent to the EF.

Underground conduits/pipes to MDF room : min 100mm dia encased conduits.

Main Distribution Frame (MDF)/Equipment Room (ER): (clause 3.1.2. Part 8:Sec 6)

- Prescribed size with L:W ratio between 1:1 to 2:1
- Appropriate ventilation of MDF room
- Proper Lightening for vision of equipments,
- Located at a level above from the Natural Ground level to avoid Indolence of flooding

Electric distribution panels, Insulators, sockets and earthing as per specific requirements with effect from the area proposed for coverage (Dwelling Units or Service Subscribers)

Telecommunications Room (TR) at each building block unless provided with MDF room: (all provisions of space to be as per clause 3.1.3.2, Part 8: Sec 6)

Appropriate nos. of Service/Telecom rises (vertical shafts) for all multistoried building w.e.t. the area proposed for coverage (DUs/service subscribers):

- Of appropriate nos. and size (width & depth) to accommodate cable trays
- With access door at each floor.

Telecommunications Enclosures (TE) at each floor of a block or TR clause 3.1.5, Part 8: Sec6)

Telecom Media and Connecting Hardware (TE) : (Clause 3.2, Part 8: Sec 6)

Various cabling system and trays : (clause 3.2.4, Part 8: Sec 6)

Wireless systems : (clause 3.2.4, Part 8: Sec 6)

Backbone Cabling Media Distribution and Blog, pathways

(Clause 3.3, Part 8: Sec 6) Horizontal Cabling Media Distribution and Blog, pathways

(Clause 3.4, Part 8: Sec 6)

IBS Installation spaces : area for rooms or systems (e.g antennas, base stations, remote unit, power distribution boxes etc) to be provided as per requirement with respect to the area proposed for coverage/number of proposed users (as per clause 3.1.3.2, part 8 : Sec 6, table stated below)

1. Telecom room space norm for building with Built – up area > 465 Sq Mts.

Sl. No.	Area to be covered by IBS	Size of Telecom Room (all dimension in m)
1	Upto 465 sqmt	3.0 x 2.4
2	465.0 sqmt to 930.0 sqmt	3.0 x 3.4
3	More than 930.0 sqmt	Additional TR required with same space norms

Space requirements for smaller building with Built-up area <465 sqmt

Sl. No.	Area to be covered by IBS	Space provisions (all dimensions in m)
1	Upto 93.0 sqmt sqmt	Wall cabinets, self-contained enclosed cabinets
2	93.0 sqmt to 465.0 sqmt	Shallow Room (0.6 x 2.6)
		Walk-in Room (1.3 x 1.3)

IBS Installation spaces, so provided, should be :

- Not susceptible to flooding
- Not exposed to water, moisture, fumes, gases or dust
- Able to withstand designed equipment load (to be specified in design)
- Located away from any vibrations to avoid dislocation/dislodgement

For any other necessary detailing of building components and service installations with respect to common Telecom/Digital connectivity infrastructure, architect/developers and other service consultants involved in preparing building and service drawing may refer Part 8-Sections 6: Information and Communication Enabled Installations of Volumes 2 of the National Building Code, 2016

- (2) Mode of deployment of In-Building, FTTxIP Solution: There shall be various mode of deployment of in Building solutions such as : The possible mode are deployment by a neutral host Infrastructure provide or build and managed by mobile operator and sharing with other service providers on non-discriminatory basis. The In-Build Solutions (IBS), FTTxIP Solutions can also be deployed by TSPs/IP1 requires to install optical fiber for connecting In-Building Solution (IBS)/Distributed Antenna System (DAS) nodes/FTTx solutions, RoW/permissions should be granted by the road owing agency through online mode (if same is working seamlessly) or offline mode till online system is established. For deploying solutions these companies should have deemed permissions from the premises owners for installation Distribution Network within the utility shafts/ common saces with provisions for common / shared points or interconnect for Connectivity to individual units. Moreover, if the TSP/IP requires to install optical fiber for connecting In-Building Solution (IBS)/Distributed Antenna System (DAS) nodes, FTTx IP Solutions for which RoW /permissions should be granted by the road owing agency through online mode.
- (3) Permissibility : The IBS, FTTxIP components being shall requirement can be install on any type of land/building utility pole and shall be exempted from obtaining the permission for installation of these component from the respective Urban Local Body/Urban Development Authority should get permission from the Administrative of the concerned premises.
- (4) Procedure for submitting application for obtaining clearance: TSP/IP-1 will apply to the administrative authority of the building / head of the office with layout diagram for implementing IBS in the building as mentioned In the RoW Rules 2016 or State notified RoW Policy.
- (5) Fees : No fee will be charged for IBS/FTT x Network. However, charges may be level for power (as per Industry tariffs), fixtures etc. provided by building owners to TSP/IP-1 as per actual.
- (6) Access and Distribution Fiber and IP/LAN networks for connectivity for the Shopping Malls, Multi-Storey Residential Building, Cooperative Housing, Societies, Residential WelFloor Area Ratio (FAR)e and Commercial Building to be Planned and deployed by TSP/IP-1s as per standard requirement of providing high bandwidth adequate indoor coverage to each unit/apartment in these complexes.

131. Repeal and Saving

- (1) The Guwahati Building Construction (Regulation) Byelaws, 2010 is hereby repealed.
- (2) Notwithstanding such repeal of the Byelaw as mentioned in clause (1) above, anything done or action taken or any right, title, obligation or liability already acquired, accrued or incurred or any remedy or proceeding in respect of any such right, title, obligation or liability or penalty, claim or demand etc. already enforced under the Act, so repealed, before the date of commencement of this repealing Act, shall be deemed to have been validity done or taken under the repealed under the repealed Byelaw.

APPENDIX-I
MINIMUM NO. OF OFFSTREET PARKING SPACE

“MINIMUM NO. OF OFFSTREET PARKING SPACE

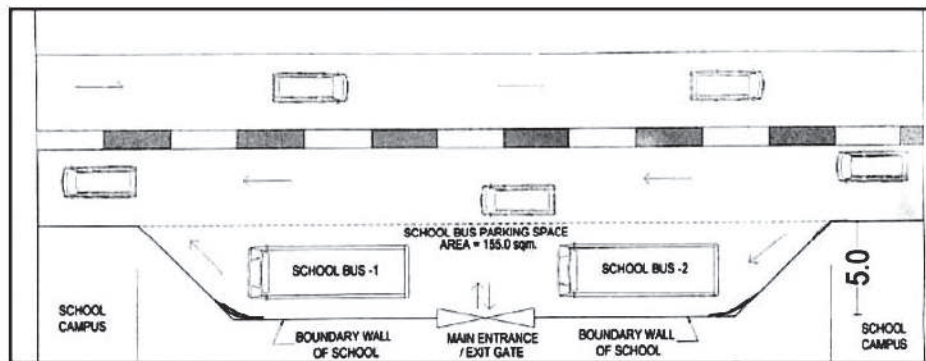
Sl No	Building Types	Parking Requirements		Visitors' Car
		Car	Two Wheeler	
1	Residential Buildings/ Group Housing / Apartment Building	1 per Dwelling Unit measuring 66 Sqm and above in carpet area; 2 Per Dwelling Unit measuring 120 sq m and above in carpet area including units constructed under PMAY.	1 per Dwelling unit of 66 sq.m. of carpet area or below.	(i) For EWS and LIG Category of houses up to 66 sqmt of carpet area shall provide 1 car per 10 dwelling unit. (ii) For dwelling units above 66sqm 1 car per 4 dwelling units shall be provided.
2	Mixed Use Buildings			
(i)	Mixed Use Building	As per respective uses	As per respective uses	As per respective uses
3	Commercial Buildings			
(i)	Commercial with Shops, Store, Market, for display or sale of Merchandise.	1 per 75Sqm of Built Up Area.	1 per 50 Sqm Built Up Area.	1 per 150 Sqm of Built Up Area.
(ii)	Commercial with Business Office, Firms for Private Business	1 per 100Sqm of Built Up Area.	1 per 50 Sqm of Built Up Area.	1 per 150 Sqm of Built Up Area.
(iii)	Guest House/Lodge/ Hostel/Boarding House	1 Per 3 Guest Rooms	NA	NA
(iv)	Hotels/ Restaurant without Banquet Halls	1 Per 3 Guest rooms and 1 per 100 Sq m of Built Up Area under other uses excluding guest room area.	NA	NA
(v)	Hotels/ Restaurants with Banquet Halls	1 Per 3 Guest rooms and 1 per	NA	NA

		50 Sq m of Built Up Area under other uses excluding guest room area		
4	Institutional Buildings			
(i)	Public Semi Public/ Govt. Offices,	1 Per 100 Sqm of Built Up Area	1 per 50 Sqm of Built Up Area.	1 per 100 Sqm of Built Up Area.
(ii)	Medical Use, Diagnostic Clinic, Hospital , Nursing Home	1 Per 60 Sq m of Built Up Area. For in patient accommodation 1 per 5 beds	1 per 5 beds	1 per 200 Sqm of Built Up Area.
5	Educational Buildings			
(i)	Pre-Nursery/Nursery School/Creche	Area equivalent to 10% of total Built Up Area to be provided in Basement, Stilts or Open Spaces.	NA	NA
	For Schools, Colleges and Other Educational Use	(i) Area equivalent to 20% of total Built Up Area to be provided in Basement, Stilts or Open Spaces.	NA	NA
6	Assembly Buildings			
(i)	Cinema Hall, Mini Cinema, MultiPlex	1 per 10 Seat Capacity	1 per 10 Seats	NA
(ii)	Community Centres /Marriage Halls, Banquet Hall, Banquet Lawns and Amusement parks	1 per 50 Sqm of plot area	NA	NA
(iii)	Stadium and Exhibition Centre	1 per 30 seats	NA	NA
7	Industrial Buildings			
(i)	Industrial Buildings	1 per 150 Sqm of Built Up Area.	1 per 50 Sq m of Built Up Area.	NA
8	Wholesale Buildings			
(ii)	Wholesale Building, storage Building	1 per 250 Sqm of Built Up Area		NA

N.B.

- (i) For the purpose of calculating parking requirements, Built Up Area shall exclude the area earmarked for parking within the building.

- (ii) All non-government public and private high/higher secondary school shall provide for pick-up and dropping bay of minimum 5.00 m width in front side of school campus within their plot as shown in sketch below.
- (iii) No school bus shall be parked on road. Authority may impose fine to school authorities as deem fit.



- (iv) The area covered under mechanical parking shall not be counted for coverage. However, minimum setback is to be maintained as per the height of the structure as applicable for residential/commercial building. The minimum distance/driveway of 7.5m between two rows of mechanical/multilevel stilt parking to be maintained. Mechanical Parking in shall be limited to two layers.
- (v) A parking layout plan shall be so prepared that each vehicle becomes directly accessible from the driveway. However, in residential buildings and apartments, back to back parking may be allowed if the cars belong to the same owner. In this case the car parking arrangement shall be made in such a way that every car can be moved by shifting not more than one car. ”

Note: Parking provision for uses not specified above shall be computed based on similarity in uses of the above table.

The parking space to be provided in the building shall be as per the details given in the above table. At least 15% of the plot reserved as organised open space which should be clearly shown in the service plan. Uncovered parking and circulation area should be finished with water permeable materials.

For calculation of car space the following shall be considered:—

Area of each car space-

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

In addition to parking requirement specified in Appendix-I above, for Multistoreyed Apartment Houses, Commercial Complex and Nursing Homes following parking provisions have to be made in these complexes for visitors/shoppers, which should be easily accessible from the approach road;