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Madhya Pradesh Building Bye-laws

Published: Nov 28, 2023, 13:01 IST By: **Anuja Patil**

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The Madhya Pradesh Building Bye-Laws are implemented and enforced by the Directorate of Town and Country Planning, Madhya Pradesh. Learn all about the Madhya Pradesh Building Bye-Laws.

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Concluding Madhya Pradesh Building Bye-Laws

Certain laws have a direct impact on human existence. Even so, laws are necessary for the functioning of any society or civilization. Building by-laws in India are an example of a critical law. Many regulations apply to both residential and commercial properties in India. This is done to ensure the safety of both the workers and the construction. These regulations also ensure the safety of the building's occupants. These standards can also benefit the construction industry in some cases. Some of these include open spaces, health risks, fire hazards, the possibility of fatalities, pollution, and other factors. As a result, everyone must be aware of these construction by-laws, their goals, and the topics they cover. This is to ensure that buildings in India are built safely.

Madhya Pradesh Building Bye-Laws

The Directorate of Town and Country Planning, Madhya Pradesh, has created the Madhya Pradesh building Bye-laws for various types of planning authorities and local bodies per the National Building Code. These regulations take a systematic approach to determining the true interpretation of the plan proposals, Parking Norms, Commercial, Public, Semi-Public, and residential area development, and NMV zones.

The Madhya Pradesh Building Bye-Laws are a set of rules and regulations that control many facets of building and development in a city or area. These regulations ensure that buildings and other structures are safe, useful, and long-lasting. The following are the significant aspects covered by the Madhya Pradesh building bye-laws:

Applicability of Madhya Pradesh Building Bye-laws

- Development or redevelopment of land into plots, sub-divisions, or colonies

- Construction of a building
- Demolition of a building or its part
- Modification in a building structure
- Change in occupancy of a building.

Department of building permission and inspection

- Building permits and inspections will be handled by the Directorate of Town and Country Planning.
- This department will be led by a Building Officer meeting specific qualifications for an Engineer, Architect, or Town Planner.
- The Director or another designated officer appoints the building officer.
- The Authority may also appoint a sufficient number of Building Inspectors and other technical officials to assist the Building Officer.
- The Building Officer is responsible for enforcing the provisions of these rules and all lawful orders. This includes overseeing how buildings are constructed, modified, repaired, removed, or demolished.
- The Building Officer Inspects properties with granted permissions to ensure they follow the rules.
- Building Officers can also issue notices to:
- Remove illegal or unsafe construction.

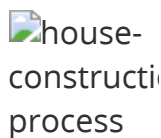
- Demand safety measures during development or construction.
- Ensure adequate exit plans in existing buildings.
- Make sure the rules are followed.
- If construction deviates from the approved plan or violates rules or laws, the Building Officer notifies the owner. Construction must stop until corrections are made.
- If a building is used improperly, the Building Officer can give a notice to stop or fix the issue within ten days.

Permission for development or construction

- You can't build, alter, or demolish a building without written permission from the Authority.
- For the construction of High Rise Buildings, you need clearance from a site committee.
- For high-rise buildings Inside the Municipal Corporation area, the site committee comprises:
 - Divisional Commissioner (Chairman)
 - District Collector (Member)
 - Superintendent of Police (Member)
 - Municipal Commissioner (Member)

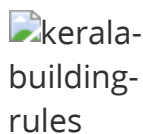
- Superintending Engineer, Public Works Department (Member)
- Divisional Engineer of the Electricity Distribution Company (Member)
- Fire Authority/Assistant Fire Officer (Member)
- Joint Director/Deputy Director/Assistant Director of Town and Country Planning (Member Secretary)
 - For high-rise buildings Outside the Municipal Corporation area, the site committee comprises:
- District Collector (Chairman)
- Chief Executive Officer of Zila Panchayat/Chief Municipal Officer (Member)
- Superintendent of Police or their nominee (Member)
- Executive Engineer, Public Works Department (Member)
- Divisional Engineer of the Electricity Distribution Company (Member)
- Representative of the Fire Authority or an officer not below the rank of Assistant Fire Officer (Member)
- Joint Director/Deputy Director/Assistant Director of Town and Country Planning (Member Secretary)

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Application for development or building permission:

For any land or building changes, you need to apply to the Authority:

- Fill out the appropriate form (Appendix A-1 for Development Permission, A-2 for Building Permission).
- Apply with required documents, plans, and statements in four copies, including one electronic copy in a specified software.
- One set of prints must be cloth-mounted or laminated for the Authority's records.
- Include a receipt of the application fee.
- For building permission, add a certificate from a Structural Engineer/Architect/Engineer/Supervisor confirming compliance with Rule 88 for earthquake-prone areas.

Earthquake Proofing

In earthquake-prone areas, additional certificates (A-3 to A-8) must be submitted with the developer, architect, and structural engineer's signatures, along with the

application for building permission.

For larger or multi-story buildings (over 500 sq. meters or more than 3 stories), separate certificates (A-9 to A-11) must be provided by the architect, developer, and structural engineer after completing the project.

Documents required with application for building permission

- Application fee
- Key Plan
- Site Plans
- Sub-Division/Layout Plan
- Service Plans
- Project Report describing the proposed development
- Ownership documents or legal rights proof for the site
- Nazul NOC
- Proof of authorization if the applicant isn't the owner
- Parking plans with calculations
- Supervision certificate

Building Plan

1. The building plans should ideally be drawn at a 1:100 scale and include:

- Floor plans for all floors with room sizes, framing member spacing, and the positions of stairs, ramps, and lifts.
- Indication of how each part of the building will be used.
- Location of essential services like water closets, sinks, baths, and the water supply and drainage lines.
- Sectional drawings that show details like footing size, wall thickness, wall materials, framing member sizes, and the layout of doors, windows, and openings. This should also show the building's height, room heights, parapet heights, roof slope, and drainage.
- Calculations and designs for any reinforced concrete work, like roofs, slabs, columns, and frames.
- Elevations of the Front and sides of the building.
- Dimensions of any parts of the building that extend beyond the allowed building line.
- A terrace plan that indicates roof drainage and slope.
- Indication of the north direction and the scale used.
- Floor-wise built-up area, floor area ratio (FAR), proposed setback, and coverage schedules.
- For commercial buildings: display board placement and size information.

2. For high-rise and special buildings with an area exceeding 500 square meters, the building plan must include the following details:

- Access for fire vehicles
- Width of main and alternate staircases, balcony access, corridors, and ventilated lobbies.
- Location and specifics of lift enclosures.
- Location and size of fire lifts.
- Smoke stop lobbies or doors if they are installed.
- Refuse chutes, chambers, and service ducts.
- Parking spaces for vehicles.
- Refuse areas if applicable.
- Building service details, such as air conditioning systems, fire dampers, mechanical ventilation, electrical services, boilers, gas pipes, and water/sewage treatment facilities.
- Exit details, including ramps, especially for hospitals and special-risk buildings.
- Placement of generators, transformers, and switchgear rooms.
- Information about smoke exhaust systems if they are present.
- Fire alarm system and network details.

- Location of centralized control, connecting all fire alarm systems and public address systems.
- Location and dimensions of static water storage tanks, pump rooms, and fire service inlets.
- Details of fixed fire protection installations like sprinklers, wet risers, hose reels, drenchers, and carbon dioxide installations.
- Location and details of first aid firefighting equipment or installations.

Building Permission Application Fee:

For all building permission applications, you need to pay the prescribed application fee and attach an attested copy of the payment receipt. If the receipt isn't included, the application won't be considered valid and will be rejected.

The application fee is as follows:

- For Development Permission: Rs 5000 per hectare or part thereof.
- For Building Permission: Rs 1.00 per square meter of the proposed built-up area.

Note: The application fee is non-refundable.

Permission Fee:

The applicant must pay the following permission fee before the permission is granted.

- Permission fee for development of any land

Item	For development in the following land use zones	The population of the planning area is		
		More than 10 Lacs	5 to 10 Lacs	Less than 5 Lacs
Permission fee payable (Rs/ Hectare}	Residential or Public and, semi Public or Industrial or Transportation	75,000	50,000	25,000
	Commercial	1,50,000	1,25,000	1,00,000
	recreational or agriculture or other	30,000	20,000	10,000

- In case of building permission (other than high-rise buildings}

Item No.	Type of construction	Built-up area Range (in Sq. m.)	Fees Chargeable (in Rs.)
1	A building intended to be used exclusively as a residence	0 to 75	750
		76 to 125	1,250

		126 to 200	2,000
		201 to 300	3,000
		301 to 400	4,000
		401 to 600	6,000
		601 to 750	7,500
		751 to 1000	10,000
		1001 to 1250	12,500
		1251 to 1500	15,000
		1501 to 2000	20,000
		2001 to 2500	25,000
		above 2500	50,000
2	A building intended to be used as shops, storehouses, factories, or carrying on trade or business or any other	Fees as prescribed in item No.1, together with an additional charge of 50% of such amount of fees,	

	commercial or industrial purpose.	
3	A building intended to be used as an administrative block in a factory	Fees as prescribed in item No.1
4	A building intended to be	Fees as prescribed in item No.1 together with an additional charge of 50% of such
	Used for shops cum residence purposes.	Amount of fees.
5	A building intended to be used as a Cinema Theatres.	up to 800 seating capacity Rs.15,000.00 above 800 seating capacity Rs.25,000D0
6	A building intended to be used for any Social, Charitable, cultural,	Same as in item no 1
	For educational purposes, Dharmshala and similar types of buildings and for any other	
	Purpose not specifically provided for.	

7	Addition or alteration in built-up area or external addition or alteration which does not add to the built-up area such as courtyard, compound wall, alteration in elevation or roofing such as tiles to AC Sheet of a flat surface, additional opening or closing not covered by provision to sub-rule (1 I of rule 12.	Rs. 500.00	
8	In case of addition or alteration in the proposed plan	Upto10%	Rs. 500
		above 10%	Fresh application according to the rule shall be necessary
9	Revalidation of the building permission	10% of the amount of permission fees charged originally in respect of the concerned building	

- In case of building permission for high-rise buildings:-

Item	Type of construction	Fees chargeable in rupees No.

1	A building intended to be used exclusively for residence	Rs. 10.00 per square meter of the built-up area
2	A building intended to be used as a shop, storehouse, factory, or for carrying on trade or business or any other commercial or industrial purpose.	Fees as prescribed in item No.1 with additional charges of 100% of the amount of fees.
3	A building intended to be used as an administrative block in a factory.	Fees as prescribed in item No. 1
4	A building intended to be used for shop-cum-residence purposes	Fees as prescribed in item No.1, together with additional charges of 50% of the amount of fees.
5	A building intended to be used for any special, charitable/ cultural, or educational purpose, including hospital, school, club, dharmashala, and similar type of building, and for any	Fees as prescribed in item No. 1

	other purpose not specifically provided for.	
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The application may be denied if the applicant doesn't pay the permission fee within 15 days of getting a notice sent by registered mail.

General Building Requirements

1. Classification of Buildings

Buildings shall be classified on the basis of occupancy as follows:

- Residential
- Educational
- Institutional
- Assembly
- Business
- Mercantile (including both retail and wholesale stores)
- Industrial (including low, moderate, and high fire hazards)
- Storage
- Hazardous

2. Open Spaces (within a Plot)

- General

- Rooms must have access to open spaces for light and ventilation.
- Open spaces should cater to room lighting and ventilation and account for potential street widening.
- Each building or wing needs separate open spaces.
- Accessory buildings over 7 meters from the main building must have a 1.5-meter separation; no separation is required for buildings under 7 meters.

- Residential

- Residential buildings facing the street must have a specific front open space, which is an integral part of the site.

S. No.	Width of street facing the plot	Minimum Front open space (In meters)
1	Up to 9.0 meters	3.0
2	More than 9.0 meters and up to 12 meters	3.6
3	More than 12.0 meters and up to 18 meters	4.5
4	Above 18 meters.	6.0

- In narrow streets less than 6.0 meters wide in existing developed areas, buildings should be at least 6.0 meters away from the street's centerline.
- Every residential building up to 12.5 meters in height must have a specified rear open space.

S. No.	Plot area in Square meters	Minimum Rear Open space (In meters)
1	Upto 40.00	Nil
2	Above 40.00 and Up to 150.00	1.5
3	Above 150 and up to 225.00	2.5
4	Above 225.00	3

- Detached buildings need 3 meters of open space on both sides, but it can be 1.5 meters for shorter buildings on narrow plots.
- Semi-detached buildings require 3 meters of open space on one side, reduced to 2.5 meters for shorter buildings on narrower plots.
- Row-type buildings don't need side open space.

- Other Occupancies

Open space requirements for non-residential buildings and structures:

- **Educational and Institutional Buildings:** The minimum open space around the building is 6 meters.
- **Assembly Buildings:** At least 12 meters of front open space and 6 meters for other sides.
- **Business, Mercantile, and Storage Buildings:** 6 meters in Front and 4.5 meters on other sides. Exceptions in residential areas.
- **Industrial Buildings:** 4.5 meters for buildings up to 16 meters, with 0.25 meters more for each meter over 16 meters.
- **Hazardous Occupancies:** Same open space as industrial buildings in (d).

Floor Area Ratio (FAR) according to Madhya Pradesh Building Bye-Laws:

FAR, or Floor Area Ratio, is an important consideration as per Madhya Pradesh building bye-laws. It illustrates the relationship between the total covered area of a building across all levels and the size of the land it occupies. The FAR calculation, which is stated as a numerical number, determines a large part of the permitted built-up area on a specific plot.

S. No;	Use Group	FAR*	Category
1	Residential	1.25	
2	Commercial	2.5	City Centre

		2	Sub-city center
		1.75	Community Center
		1.5	Local Shopping Centre
		1.25	Convenience Shopping Centre
3	Public Semi-public	1	Administrative Areas I Education and Research/ Health /Social I Cultural/ Institutional

FAR for Industrial use

Sr. No	Minimum Plot Area (in Hectares)	Max. Ground Coverage in %	Minimum Marginal Open Space (MOS) in meters			Max. Floor Area Ratio. (FAR)
			Front	Side/ Side	Rear	
1	Upto 0.045	60	3.2	2.10 / 2.10	2.1	1.25

2	More than 0.045 and up to 0.10	60	4.5	3.00 / 3.00	3	1.25
3	More than 0.10 and up to 0.20	60	7.5	3.75 / 3.75	4.5	1
4	More than 0.20 and up to 0.50	60	9	4.50 / 4.50	4.5	1
5	More than 0.50 and up to 0.75	60	12	6.00 / 6.00	6	1
6	More than 0.75 and up to 1.00	60	15	7.50 / 7.50	7.5	1
7	More than 1.00 and up to 1.25	60	18	9.00 / 9.00	9	1

Requirements of parts of the building

1. Plinth

- For the main building, the plinth must ensure good drainage and be at least 45 cm above ground.

- Courtyards should be raised for proper drainage.

2. Habitable Rooms

- Rooms for human habitation should have a minimum height of 2.6 meters.
- For air-conditioned rooms, the height can be 2.4 meters.
- Different height standards apply to educational and industrial buildings.

3. Kitchen

- The kitchen height should be at least 2.6 meters.
- Kitchen size depends on whether there is a separate dining area.

4. Ledge or Loft

- Ledges in habitable rooms shouldn't cover more than 25% of the floor area and must not interfere with room ventilation.
- The room's purpose determines loft size and placement.

5. Mezzanine Floors

- Mezzanines must have a minimum height of 2.2 meters.
- Their size depends on use and must not exceed 1/3 of the room's plinth area.

6. Store Room

- Store rooms must have a minimum height of 2.2 meters and be at least 3

square meters in size.

7. Garage

- Garage height should be at least 2.2 meters.
- Private garages should be at least 2.5m x 5m.

8. Basement

- Basements are typically not for habitable use except under specific conditions.
- Basements must meet certain criteria for size and location.
- Basements can be used for storage, strong rooms, machinery, parking, and limited commercial activities, subject to plot and building size.

9. Parapet

- Parapet walls and handrails must be at least 1.05 meters high on roofs, terraces, balconies, corridors, and verandahs.

10. Boundary Wall

- Compound wall heights are regulated:
- Max 1.5 meters above the front street center line.
- Rear and side walls up to 3 meters above the service road.
- Exceptions for specific buildings like schools and hospitals.

11. Septic Tanks

- Requirements for location, design, and construction of septic tanks:
- Location: Not near drinking water sources or habitable buildings.
- Tank dimensions: Width 75 cm, depth 1 meter, length 2-4 times width.
- Material: Approved by the Authority.
- Effluent treatment: Not in open channels without treatment.
- Pipe diameter, gradient, ventilation, and seepage pit/trench specifications.

12. Staircase

The minimum width of the staircase shall be as follows:-

(i)	Residential buildings (Dwellings)	0.85 meters
(ii)	Hotel buildings	1.5 meters
(iii)	Assembly buildings like auditoriums, theatres, and cinemas	1.5 meters
(iv)	Educational buildings	
	up to 24 metres in height	1.5 meters
	More than 24 metres in height	2.0 meters
(v)	Institutional buildings	

	up to 10 beds	1.5 meters
	More than 10 beds	2.0 meters
(vi)	All Other Buildings	1.5 meters

13. Roofs

- Roofs must allow rainwater to drain effectively through proper rainwater pipes to prevent dampness in the building or nearby structures.
- The Authority may specify how rainwater pipes connect to drains, sewers, or covered channels beneath footpaths.

14. Lighting and Ventilation

- Every room needs windows or ventilators for natural light and air.
- If that's not enough, use artificial lighting and mechanical ventilation.

15. Lift

- Buildings over 12.5 meters in height must have lifts.

Concluding Madhya Pradesh Building Bye-Laws

Madhya Pradesh building bye-laws are guidelines and regulations established by the relevant government authorities. It includes building instructions. Madhya Pradesh building bye-laws apply to all governmental and non-governmental organizations in the state. Anyone planning to construct a structure must follow it religiously. Madhya Pradesh building bye-laws specify certain details for

residential or group buildings. Architects, builders, and homeowners must know these laws and rules. This ensures that their construction projects are legal. These guidelines can help you create safe and structurally sound buildings. This will also ensure a comfortable environment for living and working.

Other suggested Articles		
Building Completion Certificate - A Guide	7 Steps to Get a Construction Clearance Certificate	Resident Welfare Association (RWA) - Role, Power, and Rules of RWAs
Difference between Carpet Area, Built Area & Super Area	A Comprehensive Guide to Real Estate Regulation Act (RERA)	Green buildings - An imperative, not a choice
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Property Options in Madhya Pradesh

Explore the residential properties in popular cities of Madhya Pradesh and find the best flat, house/villa, and plots in the city that best match your budget and requirements.

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