



\*\*\*\* Minimum area shall be increased by 1m<sup>2</sup> for every additional 3m height  
 These specifications are applicable only to the areas for which Form A, B, C and are in effect.

**Schedule 7 [Regulation 65,75]**

**Dimension of Room**

Room	Minimum Floor Area (m <sup>2</sup> )	Minimum width (m)
Where there is only one room in a dwelling unit	11.0	3.0
(b) Where there are more than 1 room in a dwelling unit		
i. First Room	9.5	2.5
ii. Additional Room	8.5	2.5
(c) Kitchen	5.5	1.8
(d) Bathroom	1.7	1.0
(e) Toilet	1.7	1.0
(f) Combined Bath and Toilet	2.0	1.5

**Regulation 67: Height**

Room/ Space	Minimum Height	Average Height (m)
67(1)(a) Residential living and bed room	2.8	2.4
67(1)(b) Residential Kitchen	2.8	2.4
67(1)(b) Bathrooms, lavatories, water-closets, porches, balconies, terrace, garage	2.2	-
67(2) Shops Ground Floor	3.0	2.4
67(2) Shops Upper Floor	2.8	2.4
67(3) Schools	3.5	2.5
67(4) Hospitals	3.5	2.8
67(5) Factories	3.5	2.8
67(6)(a) Other building ground floor	2.8	2.4
67(6)(b) Other Buildings – Covered Garden	2.6	-
67(7) (a) Basement, parking, store	2.4	-
67(8) Other Buildings – Parking, ceiling, beams, duck , sprinklers, heads, service pipes	2.4	-
67(9) Basement: stairways & landing, screens, sign boards/ advertisement	2.8	2.5

**Schedule 8 [Regulation 68]**

**Minimum Requirements for Stair Cases**

Category	Minimum Width of Stairs (mm)	Minimum Height Clearance (meters)	Maximum Riser (mm)	Minimum Tread (mm)
1. Internal stairs serving only one upper floor.	750	2.1	175	250
2. Stairs in buildings, used as place of Public Building and Condominium Buildings and all other categories.	1050	2.1	150	300

**Schedule 9 [Regulation 71]**

**Specification of Air Wells for natural light and ventilation**

Building Height (m)	All Rooms		Utility Rooms (eg: Toilets, Store Rooms, Garage, Washing Areas)	
	Minimum Clear width (meters)	Minimum Area of space (square meters)	Minimum Clear Width (meters)	Minimum Area of Space (square meters)
- 7	2.3	5.0	1.0	1
7 to 15	3.0	9.0	1.0	2.0
15 to 30	4.0	16.0	1.0	2.0
30 to 50	5.0	25.0	1.0	2.25
50 to 75	6.0	36.0	1.5	2.25
75 and above	6.0	*	1.5	2.25

\* Minimum area shall be increased by 1 sq.m for every additional 3m height

**Schedule 10 [Regulation 46, 48, 55, 70]**

**Parking Requirement**

Seri. No	Usage	Category	Specification			Parking Space Requirement				
			Minimum m road width (m)	Floor area (m <sup>2</sup> )	Minimum m land extent (m <sup>2</sup> )	Standard vehicle	Bus	Lorry	Multi Axle	
1	Residential	Single Housing Unit/ Circuit Bungalow	-	-	-	1 Space + additional 1 space for area exceed 400m <sup>2</sup>	-	-	-	-
	Residential-apartment 1 <sup>st</sup> Category	Apartment/ Flats with or without pool, gym, super markets	-	-	-	1 space for 1 unit additional 1 space for area exceed 200m <sup>2</sup> + 1 visitor parking space for every 10 units	-	-	-	-
	Residential Apartment 2 <sup>nd</sup> Category	Apartment/ Flats with additional luxurious facilities, other than 1 <sup>st</sup> Category	-	-	-	2 space for 1 unit + 1 visitor parking for every 10 units	-	-	-	-
	Residential	Service apartment	-	-	-	1 space for 1 unit	-	-	-	-
	Residential	Studio apartment	-	-	-	1 space for 1 unit	-	-	-	-
	Residential	Quarters	-	-	-	1 space for 1 unit	-	-	-	-
	Residential	Hostels with the premises as an ancillary facility for main activity (except Schools)	-	-	-	1 space for 10 rooms	-	-	-	-
	Residential	Hostels Outside the premises (Exclusively built)	-	-	-	1 space for 5 rooms	-	-	-	-
	Residential	Dormitories Outside the premises	-	-	-	1 space for 200m <sup>2</sup>	-	-	-	-
	Residential	Elders' Homes/ Children's home	-	-	-	1 space for 10 rooms (minimum one space)	-	-	-	-
	Residential	Government resettlement projects	-	-	-	15% from total build area (Sqft) (excluding service area)	-	-	-	-
2	Commercial	Retail shop and similar use	4.5	25	-	One space	-	-	-	-
	Commercial		6	50	-	Minimum 2 space	-	-	-	-

Commercial	Retail shops/ groceries and similar use	9	-	-	-	1 space for 50 m <sup>2</sup> (excluding service area)	-	-	-	-	
Commercial	Shopping complexes/ supper markets/ departmental stores/ shopping malls	9	-	-	-	1 space for 50 m <sup>2</sup> (excluding service area)	-	-	1 space for 300 m <sup>2</sup> & maximum 2	-	
Commercial	Vehicle show rooms/ tool equipment/ home base	9	-	-	-	1 space for 200m <sup>2</sup> and minimum 1 space	-	-	1 space 200m <sup>2</sup> & maximum 4	-	
Commercial	Hardware	9	-	-	-	1 for 100m <sup>2</sup>	-	-	1 for every 500 m <sup>2</sup> & maximum 5	-	
Commercial	Cinema halls	9	-	-	-	1 for 100m <sup>2</sup>	-	-	-	-	
Commercial	Theatres, auditorium, conference halls & similar use	9	-	-	-	1 for 10 seats or 1 for 20m <sup>2</sup> whichever is more	1 for more than 100 seats	-	1 for 500m <sup>2</sup>	-	
Commercial	Saloon/ beauty parlor/ customer care service/ tailor shops	4.5	Up to 15m <sup>2</sup>	-	-	1	-	-	-	-	
Commercial		6	Up to 30m <sup>2</sup>	-	-	2	-	-	-	-	
Commercial		9	More than 30	-	-	2 space + 1 space for every additional 30m <sup>2</sup>	-	-	-	-	
Commercial	Vehicle spare parts shops	9	-	-	-	1 for 50 m <sup>2</sup>	-	-	1 (if FAR exceed 500m <sup>2</sup> )	-	
Commercial	Funeral Parlour	9	-	-	-	5	1	-	-	-	
Commercial	Betting Centres	9	-	-	-	1 for 50m <sup>2</sup>	-	-	-	-	
Commercial	Broadcasting Studios	9	-	-	-	1 for 50m <sup>2</sup> excluding service area	-	-	-	-	
Commercial	Non-Broadcasting studios	9	-	-	-	1 for 50m <sup>2</sup>	-	-	-	-	
Commercial	Dedicated Economic Centres/ fish markets	9	-	-	-	1 for 2 shops	-	-	Minimum 1 & 1 for 10 shops up to maximum 5	-	
Commercial Hotels	City Hotel	9	-	-	-	1 for 10 rooms	1	1	-	-	
Commercial Hotels	Motels	9	-	-	-	1 for 1 room	1	-	-	-	
Commercial Hotels	Hotels	6	1 to 20 rooms	-	-	1 for 1 room	1	1	-	-	
Commercial Hotels	Hotels	9	1 to 100 rooms	-	-	1 for 1 room up to 20 rooms + 1 for 2 rooms from 21-100 rooms	1	1	-	-	
Commercial Hotels	Hotels	9	Above 100 rooms	-	-	1 for 1 room up to 20 rooms + 1 for 2 rooms from 21-100 rooms+ 1 for 5 rooms from 101 rooms	1	1	-	-	
Commercial Hotels	Banquet hall	6	Up to 100 seats	-	-	1 for 5 seats	-	1	-	-	
Commercial Hotels	Banquet hall/ villa	9	More than 100 seats	-	-	1 for 5 seats	1	1	-	-	
Commercial Hotels	Banquet hall/ villa	6	Up to 5 rooms/ unit	-	-	1 for 1 room/ unit, maximum 3 spaces	-	-	-	-	
Commercial Hotels	Boutique hotel/ villas/ guest house/ lodges/ rest house/ spa	9	Above 5 rooms/ units	-	-	1 for 1 room/ unit	-	-	-	-	
Commercial Restaurant	Restaurant	6	Up to 50m <sup>2</sup>	-	-	1 for 10 m <sup>2</sup> or 1 for 5 seats whichever more	-	-	-	-	
Commercial Restaurant	Restaurant	9	More than 50 m <sup>2</sup>	-	-	1 for 10 m <sup>2</sup> or 1 for 5 seats whichever more	-	-	1 for every 500 m <sup>2</sup>	-	
Commercial Office	Banks	9	-	-	-	-	-	-	-	-	
Commercial Office	Finance institution/ insurance institutions	9	-	-	-	-	-	-	-	-	
Commercial Office	Office/ institution	9	-	-	-	-	-	-	1 for every 500 m <sup>2</sup>	-	
Commercial Office	Office/ institution (not providing inside customer service eB.IT)	9	-	-	-	1 for 150m <sup>2</sup>	-	-	-	-	
Commercial Office	Office complexes (above 10,000m <sup>2</sup> )	9	-	-	-	1 for 150m <sup>2</sup>	-	-	1 for every 500m <sup>2</sup>	-	
3	Health	Government hospital (including all facilities)	9	-	-	-	-	-	1 for 10 beds & additional 30% of above parking space shall be allocated for public parking	1	1
	Health	Nursing homes, private hospitals	9	-	-	-	-	-	1 space for 2 beds or 1 space for 10m <sup>2</sup> whichever is more	-	-
	Health	Medical laboratories/ OPD & similar activities	9	-	-	-	-	-	1 for 20 m <sup>2</sup>	-	-
	Health	Medical consultation/ changing enter/ medical centers	9	-	-	-	-	-	10 for one consultation room	-	-
	Health	Dispensary/ animal clinics	6	Up to 30m <sup>2</sup>	-	-	-	-	Minimum 2	-	-
	Health		9	More than 30m <sup>2</sup>	-	-	-	-	2 for 1 room	-	-
4	Education	Universities	9	-	-	-	-	-	1 for 1 permanent academic staff & shall comply with the requirements decided by the relevant authority	1 for academic faculty	-
	Education	Private campus/ private higher educational institutions	9	-	-	-	-	-	1 for 1 class room	1	-
	Education	Government schools	9	-	-	-	-	-	1 for 4 class rooms & 3 separate for drop off	1	-

	Education	Government vocational training centres/ technical colleges	9	-	-	1 for 2 lecture & separate space for drop off & merging lane within the premises	1	-	-
	Education	Private schools	9	-	-	1 for 2 class room + 1 for 500m2 for other built up areas & separate 3 space for drop off	1	-	-
	Education	Preschools/ day care centers	9	-	-	1 for school & 3 for drop off	-	-	-
	Education	Private tuitions classes	9	-	-	1 for class room & separate 2 for drop off	-	-	-
	Education	Lecture hall more than 100 students	9	-	-	1 for 100 m2 & 2 separate for drop off	-	-	-
	Education	Libraries	6	-	-500	3	-	-	-
	Education	Libraries	9	-	-	3 up to 500m2 & 1 for every 500m2	-	-	-
	Education	Other educational institutions	9	-	-	1 per class room	-	-	-
5	Industries	Medium scale	9	Up to 1500	1000	3 up to 250m2 & 1 for every 250m2	1 for 500m2	1 for exceed 1000m2	-
	Industries	Large scale	9	Above 1500	2000	9 up to 1500m2 & 1 for every additional 300m2	3 up to 1500m2 1 for every additional 1000m2	1 for 2500m2 & maximum 5	-
	Industries stores	Stores with shops	9	-	-	1 up to 100m2 & 1 for every additional 200m2	1 for 500m2	-	-
	Industries stores	Stores without shops	9	-	-	1 for 500m2	1 for 300m2	-	-
	Industries godowns	godowns	9	-	1000	1 for 500m2	1 for 500m2 up to 3000m2 & 1 for every additional 1000m2	1 for 2500m2 & maximum 3	-
6	Leisure, recreational & sports	Leisure & recreational activities & theme Parks	9	-	-	1 for 100m2	1 for 1000m2 & maximum 4	-	-
	Leisure, recreational & sports	Sport Complexes/ Indoor stadiums	9	-	-	2 for 1 court & 1 for 10 seats (if provided pavilion)	1	-	-
	Leisure, Recreational & sports	Commercial swimming pools/ gyms/ fitness centers	9	-	-	1 for 100m2 & 1 for 10 seats (if provided Pavillion)	-	-	-
	Leisure, Recreational & sports	Outdoor sport stadiums	9	-	-	1 for 100 seats	1 for 1000 seats & maximum 10	-	-
7	Other use	Outdoor sport stadiums	9	-	-	1 for 200m2	-	-	-
	Other	Religious places	9	-	-	1 for 100m2	1 for 500m2	-	-

Clear width at entry/exit	2.4m (no obstruction) 2.7m (obstruction on one side) 3.0m (obstruction on both side)
Headroom clearance	2.2m clear
Queuing space	15% or 2 vehicles whichever is higher
	Should have independent movability and dependent stackers are not allowed

#### Form F

##### Requirements for Provision of Car-lifts

Car lift internal dimension	6.2m long x 2.6m wide
Entrance width	2.6m clear
Headroom clearance	2.2m clear
Minimum speed	30m/min.
Minimum discharge capacity	30 cars/hr.
Holding bay	At entrance and exit
Queuing spaces	15% of the car lots served by the system or 2 vehicles whichever is higher

#### Schedule 12

(Traffic impact assessment - not mandatory)

#### Schedule 13 [Regulation 75]

##### Standards for Sanitary facilities

Use	Female		Male		Wash Basin
	Toilet	Wash Basin	Toilet	Urinal	
1 Restaurants, Hotels and similar uses	1 per 100 m <sup>2</sup> .	1 per 300 m <sup>2</sup> .	1 per 200 m <sup>2</sup> .	1 per 200 m <sup>2</sup> .	1 per 300 m <sup>2</sup> .
2 Cinemas, Theatres, Seminar Halls	1 per 40 seats	1 per 50 seats	1 per 120 seats	1 per 40 seats	1 per 120 seats
3 Shopping Complexes, Departmental Stores, Super Markets and similar uses	1 per 800 m <sup>2</sup> .	1 per 1000 m <sup>2</sup> .	1 per 1000 m <sup>2</sup> .	1 per 1000 m <sup>2</sup> .	1 per 1000 m <sup>2</sup> .
4 Offices	1 per 100 m <sup>2</sup> .	1 per 100 m <sup>2</sup> .	1 per 200 m <sup>2</sup> .	1 per 200 m <sup>2</sup> .	1 per 100 m <sup>2</sup> .
5 Schools/Private Educational institutes/ Tuition Classes/ International schools	1 per 40 students or 1 per 60 m <sup>2</sup> whichever is more	1 per 40 students or 1 per 60 m <sup>2</sup> whichever is more	1 per 40 students or 1 per 60 m <sup>2</sup> whichever is more	1 per 80 students or 1 per 120 m <sup>2</sup> whichever is more	1 per 40 students or 1 per 60 m <sup>2</sup> whichever is more
6 Public spaces, Public assembly places, Parks and similar uses	1 per 100 person	1 per 100 person	1 per 100 person	1 per 100 person	1 per 100 person
7 Hospital and similar uses	3 per 50 beds	3 per 50 beds	3 per 50 beds	3 per 50 beds	3 per 50 beds
8 Industries	1 per 40 persons or 1 per 100 m <sup>2</sup> whichever is more	1 per 40 persons or 1 per 100 m <sup>2</sup> whichever is more	1 per 40 persons or 1 per 200 m <sup>2</sup> whichever is more	1 per 80 persons or 1 per 200 m <sup>2</sup> whichever is more	1 per 40 persons or 1 per 100 m <sup>2</sup> whichever is more
9 Other	1 per 40 persons or 1 per 100 m <sup>2</sup> whichever is more	1 per 40 persons or 1 per 100 m <sup>2</sup> whichever is more	1 per 40 persons or 1 per 100 m <sup>2</sup> whichever is more	1 per 40 persons or 1 per 100 m <sup>2</sup> whichever is more	1 per 40 persons or 1 per 100 m <sup>2</sup> whichever is more

#### Schedule 14: [Regulation 76]

##### Rain Water Harvesting

###### Part I

##### Use and Type of Buildings

Uses	Types of buildings
1. Residential	Including houses, multiple dwellings, apartments and homes for elders
2. Commercial	Including office buildings, hotels, motels, guest houses, public lodgings, shopping centres, supermarkets, restaurants and car parks
3. Industrial	Including factories, workshops, warehouses, industrial establishments and infrastructure services centres
4. Institutional	Including government buildings, semi-government buildings and other public buildings

###### Part II

##### Minimum Requirement of Rainwater Holding Provision

* Annual Rainwater Band (mm)	Minimum Volume required to collect from 100m <sup>2</sup> of roof area and hard paved area				
	Residential		Commercial	Industrial	Institutional
	Domestic (cu.m.)	Apartments/ Condominiums (cu.m.)	(cu.m.)	(cu.m.)	(cu.m.)
1 750 - 1000	1.5	2.5	5	8	10
2 1000 - 1500	1.5	2.5	3	8	10
3 1500 - 2000	1.5	2.5	3	5	10
4 2000 - 2500	1.5	2.5	3	3	5
5 2500 - 3000	1.5	2.5	2	2	3
6 3000 - 4000	1.5	2.5	1	1	2
7 4000 - 5000	1.5	2.5	0.5	1	1
8 5000 - 6000	1.5	2.5	0.5	0.5	0.5

#### Schedule 16 [Regulation 107]

##### Setbacks from Electricity Lines

Nominal Voltages	Vertical Distance	Horizontal Distance
Not exceeding 1000 Volts	2.40 m	1.50 m
Exceeding 1000 Volts but not exceeding 11,000 Volts	2.70 m	1.50 m
Exceeding 11,000 Volts but not exceeding 33,000 Volts	3.00 m	2.00 m
Exceeding 33,000 Volts but not exceeding 132,000 Volts	4.10 m	4.10 m
Exceeding 132,000 Volts but not exceeding 220,000 Volts	5.18 m	5.18 m

#### Other highlighted Quantified and Qualitative regulations.

##### Part I

##### Preliminary Planning Clearance

**Regulation 1 (3) (a, b... i):** PPC required for; Land Subdivision exceed 1.0 hectare or exceed 8 lots, residential development exceed 1,000m<sup>2</sup>/ 15.0m, nonresidential development exceed 400m<sup>2</sup>, any approval comes under other common law (except UDA law such as, Environmental, Archeological, forest, natural reserve), any industrial development (National Environmental Act), construction of Electrical, water,

#### Schedule 11

##### Form A

##### Width of Aisles for Parking Spaces

Parking angle (degrees)	Bay on one side (m)		Two-way traffic (m)
	Bay on one side (m)	Bay on two side (m)	
Parallel	3.6	3.6	6.0
30 Deg. Angle	3.6	4.2	6.0
45 Deg. Angle	4.2	4.8	6.0
60 Deg. Angel	4.8	4.8	6.0
90 Deg. Angel	6.0	6.0	6.0

Note: The above standards are not applicable for Lorries and Containers. Requirement for lorries/containers shall be determined by the Urban Development Authority/ Local Authority.

##### Form B

##### Dimensions of Parking Spaces

Type of vehicle	Stall width (meters) (Angle parking or parallel parking)	Stall length (meters) Angle parking	Stall length (meters) Parallel parking
Car and similar vehicle	2.4	4.8	5.5
Three wheelers	2.1	2.4	2.5
Pedal cycles	0.6	2.25	2.25
Commercial (Two Axle)	3.6	10.0	12.00
Commercial (Multi Axle)	3.6	18.0	20.0

##### Form C

##### Dimensions of Inner and Outer Turning Radius

Turning Radius	Passenger Car	Two Axle Commercial Vehicle	Multi Axle Commercial Vehicle
Inner turning	4.2m	12.8m	13.8m
Outer turning	7.3m	8.7m	6.9m

In such an instance, where it may be satisfactorily proven to the Urban Development Authority/ Local Authority that the minimum turning radius as given above cannot be provided for the development, then a margin lane of width not - 3.0m - and located within the site shall be provided for any such entry and/or exit. Such lanes shall be designed to cause the least impact on the free flow of traffic on the street and should be approved by the Traffic Planning Committee of the Urban Development Authority.

##### Form D

##### Requirements for Fully-Automated Systems

Car lobby internal dimension	6.2m long x 2.6m wide
Entrance width	2.6m clear
Platform size	5.4 long x 2.4m wide
Headroom clearance	2.2m clear
Holding bay	At entrance and exit
Queuing spaces	15% of the car lots served by the system or 2 vehicles whichever is higher

##### Form E

##### Requirements for Stack & Puzzle Vertical Systems

Platform size (min)	5.4m long x 2.4m wide
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telecommunication & transmission tower, development related quarrying or mining, and if Planning Committee decided.

#### **Part II**

##### **Land Subdivision, Amalgamation and Development**

**Regulation 7 (1)(a, b):** In land subdivision; if land extent exceeds 0.5 hectare or have environmental sensitive area then; Qualified Person's report needed.

**Regulation 9 (1)(8)(15):** Minimum land extent 150m<sup>2</sup>, if slope is more than 10 degrees then contour plan should be given, 7.5cm\*5.5cm Space should be given on survey plan for council endorsement.

**Regulation 14 (1,2):** Minimum extent 150m<sup>2</sup>, frontage 6.0m, depth 12.0m, while Authority can relax minimum extent or other requirements for existing lot.

**Regulation 9 (2):** Number of lots of a subdivision can be decided based on Street Line but the width of the land shall be gifted to the relevant authority.

**Regulation 20:** Splaying of street corner shall be rounded off.

**Regulation 21 (1):** 10% of land shall be reserved for common purposes and vested with the relevant authority if land extent exceed 1.0 hectare.

**Regulation 27 (1)(a, b):** If required COC shall be granted for land subdivision.

#### **Part III**

##### **Construction, Alteration & Renovation of Buildings**

###### **Structural Details & calculations**

**Regulation 38, 39:** Structure design brief along with Qualified Person's certification shall be given.

###### **Design for Building Services**

**Regulation 41:** Fire requirement certified by relevant authority shall be obtained for residential buildings exceed 15.0m height or having 05 or more units, or non-residential building exceed 15.0m height or exceeding 500m<sup>2</sup>, & any public buildings.

###### **Existing Buildings**

**Regulation 38, 39:** For repair or alteration of Existing building having structurally challenging character shall be prepared and certified by Qualified Person.

###### **Green Buildings**

**Regulation 44:** Every building exceed floor area 1000m<sup>2</sup> except industrial building shall be obtained Green Building certificate from UDA

#### **Part IV**

##### **Planning Computation and Design of Buildings**

###### **Structural Details & calculations**

**Regulation 47:** Permissible Floor Area shall be computed excluding the portion falls within the street line/s.

**Regulation 51:** If 80% or more of the area of a lot falls within Building Line Maximum of (G+1) storied building may be permitted with the clearance from relevant authority.

**Regulation 52:** Where an area of 20% or more of the area of a lot falls within Building Line, Planning Committee may relax regulatory requirements.

###### **Open Space and Buildings Setbacks**

**Regulation 55(2)(3):** (2) Minimum Side space to separate from adjoining properties shall be 1.0m. (3) If any road do not have any Building Line or Street Line then minimum of 1.0m setback form the edge of such road shall be kept.

**Regulation 56(1)(2)(3):** (1) Authority may change Rear Space for Irregular lot or lot have more than one access road, (2) Development may be allowed for irregular land have minimum of 3.0m frontage but development shall be allowed beyond 6.0m of width., (3) If rear side of a land has river, canal, wetland or forest reservation authority may consider such reservation for Rear Space.

**Regulation 57(1)(a, b, c) (2) (3)(a, b, c):** (1)(a, b, c) Construction on boundary shall be a Blind Wall while Qualified person shall confirm, Insurance policy for adjoining property shall be obtained, Letter of Indemnity shall be given. (2) Erection of Boundary Wall shall not exceed 2.0m of height. (3) (a, b, c) Excavation for basement shall keep minimum distance 1.0m from boundary, and piling works shall get clearance form NBRO, Excavation shall not made within any street line or any reservation.

**Regulation 58(1)(2):** All construction shall be in compliance with the Street Line & Building Line. After gifting the land falls within Street Line to relevant Authority; Width of the Street Line may be considered as Physical Width of the road.

**Regulation 60(1)(2)(3)(4)(5):** (1) Overhangs may be permitted to maximum of 1.2m beyond Building Line, (2) Balcony may be permitted to maximum of 1.0m beyond Building Line, (3) if rear space of a lot is public road or having private road with right of way with minimum of 6.0m it may not mandatory to provide rear space, (4) Except Air well & Spiral stairway for emergency exit other construction shall not be permitted within Rear Space, (5) if minimum Rear Space exceed 3.0m Swimming Pool may be allowed up to 50% of the Rear Space.

**Regulation 63:** Splaying of Street Corner Shall be kept.

###### **Internal Dimensions of Buildings**

**Regulation 66(2)(a, b, c):** Maximum height of a building shall not exceed 3.0m if the lot is less than 150m<sup>2</sup> in extent, or having access less than 3.0m, or having less than 6.0m frontage.

**Regulation 67(1, ... , 9):** Minimum height of a building/ room shall be according to Regulation 67.

###### **Light & Ventilation**

**Regulation 70(5)(a, b):** Light and ventilation shall be served by opening such as windows up to 12.0m away from such opening and not more than 5.0m perpendicular from such line, (70)(5)(b) if opening is at vertically 9.0m. Such source shall be considered.

**Regulation 71(3)(5)(7):** Shortest side of Air well shall not less than 5.0m, Overhangs beyond Air well shall not exceed 0.5m, minimum distance from boundary for toilet or bathroom shall not less than 1.0m, no vents shall not have opening area less than 0.5m<sup>2</sup>.

###### **Collection, Treatment & Disposal of Wastewater**

**Regulation 75(3)(5)(a, b, c, d):** (3) Factories Ordinance of 1965, Protection of the Rights of Persons with Disabilities no.28 of 1996 shall be provided, (5)(a, b, c, d) National Environmental (Protection & Quality) Act, No 1 of 2008 Shall be complied.

#### **Part VIII**

##### **Other Conditions**

**Regulation 97(2):** Authority may direct the developer to display the proposal for 30 days for Public Observation.

**Regulation 98:** Developer or his agent may Appeal to the Minister within 30 days of any application is rejected.

**Regulation 100:** Authority may revoke any approval or permit, if there is a contravention of the provisions of these regulations, providing false or incorrect information, failure to comply with whole or part of the terms and conditions of approval or permit.