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NOTIFICATION

No. B – 13015/8/2007 – UD & PA, the 20th Marh, 2008 : The following Regulations 'The Aizawl Development Authority Building Regulations, 2008 is hereby published for general information.

sd/-

LALTHUAMLIANA

Under Secretary to the Govt. of Mizoram
Urban Development & Poverty Alleviation Department

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 61 of the Aizawl Development Authority Act, 2005 (9 of 2005), the Governor of Mizoram hereby makes the following regulations, namely -

CHAPTER I DEFINITIONS AND ADMINISTRATION

1. Short title, extent and commencement:-

- (1) These regulations may be called the Aizawl Development Authority Building Regulations, 2008.
- (2) They shall apply to all the areas covered by the Master Plan for Aizawl.
- (3) They shall come into force on such date as the Aizawl Development Authority may by notification appoint in the Official Gazette.

2. Applicability:- They shall apply to the building activities given below, namely,

- (1) when a building is newly erected, to the design and construction of the building;
- (2) where the whole or any part of a building is dismantled/repared;
- (3) where the whole or any part of a building is demolished, and
- (4) where alteration or addition to a building is made.

3. Definitions :- For the purpose of these regulations,

- (1) **'Act'** means the Aizawl Development Authority Act, 2005 (Act No. 9 of 2005);
- (2) **'Advertising Sign'** means any surface or structure with characters, letters or illustrations applied thereto and displayed in any manner whatsoever out of doors for the purpose of advertising or to give information or to attract the public to any place, person, public performance, article or merchandise whatsoever, and which surface or structure is attached to or forms part of or is connected with any building, or is fixed to a tree or to the ground or to any pole, screen, fence or hoarding or displayed in space;
- (3) **'Alteration'** means a change from one occupancy to another, or a structural change or change of any component of the buildings;
- (4) **'Apartment'** means a building arranged/intended/ designed for occupation by families independent of each other for the purpose of sale or lease to individual families;
- (5) **'Approved'** means approved by the Aizawl Development Authority or any officer or person to whom appropriate power has been delegated by the Authority;
- (6) **'Applicant'** means every person who applies to the Authority for permission under these regulations;
- (7) **'Area'** in relation to a building means the superficies of a horizontal section thereof made at the plinth level inclusive of the external walls and of such portions of the party walls as belong to the building;
- (8) **'Authority'** means the Aizawl Development Authority;

- (9) **'Balcony'** means a horizontal projection of a building including hand-rail, balustrade or a parapet to serve as a passage or a sitting out place;
- (10) **'Basement or Cellar'** means the lower storey of building below or partly below ground level;
- (11) **'Building'** means any structure constructed for whatsoever purpose and of whatsoever materials and every part thereof, whether used as human habitation or not and includes foundations, plinths, walls, floors, roofs, chimneys, plumbing and building services, fixed platforms, verandah, balcony, cornice or projection, part of a building or anything affixed thereto or any wall enclosing or intended to enclose any land or space and signs and outdoor display structures, monuments, memorials or any contrivance of permanent nature/stability built under or over ground.

For the purposes of these regulations, buildings are divided into three types, namely,

- (i) **Ordinary building:** Ordinary building means a building constructed with first class wooden posts, wooden plank floor, bamboo or tile or sheet wall and thatched or GCI (galvanized corrugated iron) sheet roof covering;
 - (ii) **Semi-Permanent (Semi-Pucca) Building:** Semi-permanent (semi-pucca) building means a building constructed with reinforced cement concrete (RCC) foundation, RCC tie beam, RCC column up to skirting level, joined with first class wooden post, RCC floor, plinth masonry, brick skirting or non-permeable wall and GCI sheet roofing;
 - (iii) **Concrete Building:** Concrete building means a building constructed with RCC foundation, column, beam, floor, roof and brick walling.
- (12) **'Building, Height of'** means –
- (i) in the case of flat roofs or hip type roofs, the vertical distance from the ground floor to the highest point of the building;
 - (ii) in case of pitched roofs, the vertical distance from the ground floor up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof, and in case of gables facing the road, the mid-point between the eaves level and the ridge;
 - (iii) in case of multi-storeyed buildings constructed on a slope having multiple ground floor levels, the vertical distance between any ground floor level and the corresponding highest point of the building directly above it.
 - (iv) Architectural features serving no other function except that of decoration shall be excluded for the purpose of taking heights. The height of the building shall be taken up to the terrace level for the purpose of fire safety requirements.
- (13) **'Canopy'** means a projection from the face of the wall over an entry to the building at the lintel or slab level provided that –
- (i) it shall not project over the set back line;
 - (ii) it shall not be lower than 2.3 metres when measured from ground, and
 - (iii) there shall be no structure on it and the top shall remain open to the sky.

- (14) **'Chajja'** means a projection or horizontal structure overhang usually provided over opening of external walls to provide protection from sun and rain or from architectural consideration;
- (15) **'Coverage'** means the quotient obtained in terms of percentage by dividing the plinth areas of ground floor by plot area, i.e.,
- $$\text{Coverage} = \frac{\text{Plinth area of ground floor} \times 100}{\text{Plot area}}$$
- (16) **'Covered Area'** means the ground area immediately above the plinth level covered by the building but does not include the space covered by –
- (i) garden, rockery, well and well structures, plant nursery, water pool, swimming pool (if uncovered), platform round a tree, tank, fountain and bench;
 - (ii) drainage, culvert, conduit, catch-pit, gully-pit, chamber, gutter and the like, and
 - (iii) compound wall, gate, slide/swing door, canopy, and areas covered by chajja or similar projections and staircases which are uncovered and open at least on three sides and also open to the sky;
- (17) **'Density'** means concentration of population expressed in terms of the number of persons per hectares in a particular area;
- (18) **'Drain'** means a conduit or channel for the carriage of storm water, sewage or other used water and includes all fittings and equipments, such as manhole, inspection chambers, traps, gullies and floor traps used for the drainage of a building. It also includes open channel used for conveying surface water;
- (19) **'Demolition'** means total dismantling of an existing building;
- (20) **'Drainage'** means a system constructed for the purpose of removal of waste and surface water;
- (21) **'Dwelling'** means a building or a portion thereof which is designed or used wholly or principally for residential purposes for a family;
- (22) **'Exit'** means a passage, channel or means of egress from any building or floor area to a street or open space;
- (23) **'External Wall'** means an outer wall of a building not being a party wall even though adjoining to a wall of another building and also means a wall abutting on an interior open space of any building;
- (24) **'Floor'** means the lower surface in a storey on which one generally walks in a building, and does not include a mezzanine floor. The floor at ground level or immediately above the ground level shall be called the **'ground floor'** and the floor above it shall be termed as the **'first floor'** with the next higher floor being termed as the **'second floor'** and so on;

- (25) **'Floor Area Ratio' (F.A.R.)** means the quotient obtained by dividing the total covered area (plinth area) of all floors by the area of a plot, i.e.,
- $$\text{F.A.R.} = \frac{\text{Total covered area of all floors}}{\text{Plot area}}$$
- (26) **'Footing'** means a foundation unit constructed in brick-work, stone masonry or concrete under the base of a wall or column for the purpose of distributing the load over a larger area;
- (27) **'Foundation'** means that part of the structure which is in direct contact with the ground and which transmits load over it;
- (28) **'Garage'** means a building or portion thereof designed and used for parking of vehicles;
- (29) **'Ground Level'** means the level of the natural ground surface or the finished surface after formation cutting from where erection of the building starts;
- (30) **'Habitable Room'** means a room occupied or designed for occupancy by one or more persons for study, living, sleeping, eating, kitchen if it is used for a living room, but not including bathrooms, water closet compartment, laundries, corridors, cellars, attics and spaces that are not used frequently;
- (31) **'Licensed Structural Engineer/Engineer/Architect/Town Planner/Supervisor/Group or Firm'** means a qualified Structural Engineer etc. who has been given licence or recognised by the Aizawl Development Authority. An architect who is registered as an architect by the Council of Architecture under the Architects Act, 1972 (20 of 1972) may be deemed to be licensed by the Authority by virtue of his/her registration with the Council of Architecture provided he/she enrolls himself/herself with the Authority.
- (32) **'Ledge'** means a shelf-like projection, supported in any manner whatsoever, except by means of vertical supports within a room itself but not having projection wider than one metre;
- (33) **'Lift'** means a mechanically guided car, platform for transport of persons and materials between two or more levels in a vertical or substantially vertical direction;
- (34) **'Loft'** means an intermediate floor between two floors or a residual space in a pitched roof, above normal floor level with a maximum height of 1.5 metre and which is used for storage purposes;
- (35) **'Master Plan'** means the Master Plan for Aizawl as approved by the Government under the Act;
- (36) **'Mezzanine Floor'** means an intermediate floor between two floors above ground level;
- (37) **'Open Space'** means an area forming an integral part of the plot, left open to the sky;

- (38) **'Owner'** means a person or group of persons, a company, trust, institute, registered body, State or Central Government Departments and offices under them in whose name is vested the ownership dominion or title of the property and includes a receiver, executor or administrator, or a person who is legally empowered to construct or execute work on a building unit or structure or a manager appointed by any court of competent jurisdiction to have the charge of or to exercise the rights of the owner.
- (39) **'Occupancy'** means the function or use of the building;
- (40) **'Parapet'** means a low wall or railing built along the edge of a floor or a roof;
- (41) **'Parking Space'** means an enclosed or unenclosed covered or open area sufficient in size to park vehicles. Parking spaces shall be served by a driveway connecting them with a street or alley and permitting ingress and egress of vehicles;
- (42) **'Party Wall'** includes
- (i) a wall forming part of a building and being used and constructed to be used in any part of the height or length of such wall for separation of adjoining buildings belonging to different owners or constructed or adopted to be occupied by different persons, and
 - (ii) a wall forming part of a building and standing in any part of the length of such wall, to a greater extent than the projection of the footing on one side or ground of different owners;
- (43) **'Permission or Permit'** means a valid permission or authorisation in writing by the Authority or any person authorised by it in this behalf to carry out development or work regulated by these regulations;
- (44) **'Plinth'** means the portion of a structure between the level of the ground and the floor immediately above the ground;
- (45) **'Plinth Area'** means the built-up covered area measured at the floor level of the ground floor or of any storey;
- (46) **'Plot or Site'** means a parcel or piece of land enclosed by definite boundaries;
- (47) **'Road/Street'** means any highway, street, land, pathway, alley, stairway, passageway, carriageway, footway, square, place or bridge, whether a thorough-fare or over which the public have a right of passage or access or have passed and have access uninterruptedly for a specified period, whether existing or proposed in any scheme and includes all bends, channels, ditches, storm water drains, culverts, sidewalks, traffic islands, roadside trees and hedges, retaining walls, fences, barriers and railings within the street lines;
- (48) **'Room Height'** means the vertical distance measured from the finished floor surface to the finished ceiling surface;

- (49) **'Sanctioned Plan'** means a set of plans and specifications submitted under these regulations in connection with a building and duly approved and sanctioned by the Authority;
- (50) **'Set Back'** means the open space from the proposed building to the plot boundaries beyond which nothing can be constructed towards the boundaries;
- (51) **'Spiral Staircase'** means a staircase having treads forming continuous winding curve round a central point or axis provided in the open/covered/semi-covered space;
- (52) **'Storey'** means the portion of building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between any floor and the ceiling next above it.
- (53) **'To make Material Alterations'** means to make any modification in any existing building by way of addition or alteration or any other change which may affect the appearance, occupancy and safety of the building;
- (54) **'Total Floor Area'** means the area of all floors of a building including habitable rooms, attic, basement and mezzanine floor;
- (55) **'Travel Distance'** means the distance an occupant has to travel to reach the exit from the remotest point;
- (56) **'Unauthorised Construction'** means the erection or re-erection, addition or alteration which is not approved or sanctioned by the Authority;
- (57) **'Verandah'** means a covered/semi-covered/open area with at least one side open to the outside and the floor of which is resting on the ground;
- (58) **'Village Council'** means a village council constituted under the Lushai Hills District (Village Council) Act, 1953 as adapted and amended;
- (59) **'Water Closet' or 'W.C.'** means a privy with an arrangement for flushing/cleaning the pan with water;
- (60) **'Wheel Chair'** means a device used by a disabled person for mobility.
- (61) **Words and expressions** used but not defined in these regulations shall have the same meaning and sense as in the Aizawl Development Authority Act, 2005 and the Rules made thereunder.

4. **Application for building/demolition permission:-**

- (1) Every person, including Central and State Government Departments and Semi-Government Departments/Organisations excluding the Defence Ministry, who intends to erect, re-erect or make material/structural alterations (except internal alterations which

do not affect the safety of the building) shall obtain a building permit by giving an application to the Authority in the prescribed form given in Annexure A to be purchased from the office of the Authority. The application shall be accompanied by the prescribed fees and three copies each of the documents mentioned in regulations 5(1) to 5(4) below. One copy each of these documents shall be returned to the applicant after issue of permission or refusal.

- (2) In the case of proposal for demolition of any building, application may be submitted to the Authority on plain paper. The application shall contain proof of ownership, reason for the proposed demolition, location of the building, the date of the proposed demolition, the possible danger which the proposed demolition is likely to cause to the adjoining areas, if any, the over-all effect of the demolition on the locality, and No Objection Certificate (NOC) from the Village Council within whose jurisdiction the building is situated and other relevant information.

Provided that in case of emergency when a building is required to be immediately demolished or dismantled due to landslide etc., the Village Council concerned may give permission for demolition of the building with intimation to the Authority.

Provided further that no permission for demolition of a building shall be necessary in case of ordinary buildings except those situated on main roads.

5. Information accompanying application for building permission:-

- (1) In the case of **ordinary building**, the following information shall accompany the application for building permission:
- (i) Ownership Title, and
 - (ii) NOC from the concerned Village Council.
- (2) In the case of **semi-permanent building**, the following information shall accompany application for building permission:
- (i) Site Plan;
 - (ii) Ownership Title;
 - (iii) Building Plans, and
 - (iv) NOC from the concerned Village Council.
- (3) In the case of **concrete building**, the following information shall accompany the application for issue of preliminary permission:
- (i) Site Plan;
 - (ii) Ownership Title;
 - (iii) Building Plans, and
 - (iv) NOC from the concerned Village Council.

Provided that if a Village Council refuses to issue No Objection Certificate to any person for building construction as indicated in regulations 5(1) to 5(3) above, and if such person is aggrieved by such refusal, he may approach the Authority by submitting an application on plain paper. On receipt of such application, the Authority shall ascertain

- from the concerned Village Council the reason or reasons for refusing the No Objection Certificate and make necessary investigation. Thereafter, the Authority shall take a decision as to whether or not construction of building is permissible.
- (4) In the case of **concrete building**, the following additional information shall be furnished by the applicant **for issue of final permission:**
 - (i) Structural Drawing,
 - (ii) Specifications.
 - (5) **Site Plan** shall be drawn to a scale not less than 1:200 and shall show
 - (i) boundaries of the plot with dimensions;
 - (ii) position of the plot in relation to the neighbouring streets;
 - (iii) position of the proposed building in relation to north direction of the site;
 - (iv) plot area, plot coverage and F.A.R.;
 - (v) sewerage and surface drains, position and sizes of septic tank and soak pit;
 - (vi) setbacks of the building;
 - (vii) all existing structures on the plot, and
 - (viii) any other particular as may be prescribed by the Authority.
 - (6) **Building plans** accompanying the application shall be drawn to a scale not less than 1 : 100 and shall
 - (i) include floor plans of all floors indicating the use of each floor of the building;
 - (ii) indicate height of the building and parapet;
 - (iii) give dimensions of the projected portions;
 - (iv) include a roof plan indicating drainage and roof slope in case of building proposal having pitch roof(s);
 - (v) specify the total floor area of the building;
 - (vi) include sectional elevation indicating staircases, fire escape, lift well etc. and ground profile;
 - (vii) provide for garage, where necessary;
 - (viii) include site development and permanent structures like retaining wall, surface drain, approach road, steps etc. pertaining to the building, and
 - (ix) include provision for a suitable rain water harvesting facility.
 - (7) **Specifications:** - General specifications shall indicate the types and grades of materials to be used.
 - (8) **Structural Drawings:-** The structural drawings shall be prepared by a competent engineer/structural engineer as per the relevant provisions of the Indian Standard Code of Practice as given in Annexure F.
 - (9) **Ownership Title:-** An attested copy of land settlement certificate (LSC) or house pass or sale/lease deed shall also accompany the application.
 - (10) **Colour Code :-** The plans accompanying the applications may have the colour scheme as specified in the Table given below and such colour scheme may be indicated in the legend of the plan.

TABLE

Colouring Notation for Building Work		
Sl.No	Item	Notational Colouring
1.	Plot lines	Thick black line
2.	Proposed Work	Red
3.	a) Existing Work (to be demolished) b) Existing Work(to be retained)	Green dash-dot Green
4.	Drainage & Sewerage Work	Red dot-dash

- (11) **Planning, Designing and Supervision of Building Works and Signing of Plan:-** Every building work for which permission is sought under these Regulations, except building work relating to ordinary buildings, shall be planned, designed and supervised by registered professionals. All plans and drawings shall be duly signed by the applicant and a technical person having licence with or recognised by the Authority.

The technical person/group/firm who signs the plans and drawings shall be responsible for supervision of the work till its completion.

- (12) **Qualifications and Competence of Technical Personnel:-** The qualifications and competence of the technical personnel and licence fees shall be as given in Annexure B.

6. **Submission of Application and Payment of Fees:-** Application in the prescribed form and complete in all respects shall be submitted to the office of the Authority. If the application is found to be in order and complete in all respects, the amount of fee payable shall be calculated under Rule 6 of the Aizawl Development Authority Rules, 2005 and the same shall be paid to the Authority by the applicant for which two copies of receipt shall be issued. The applicant shall enclose the duplicate copy of the receipt with his application which is to be submitted to the Authority. If the application is found to be not in order, the same shall be returned to the applicant.
7. **Grant or Refusal of Building Permission:-** The Authority may either grant or refuse permission or may grant permission after modification(s), based on conformity or otherwise with these regulations and shall communicate its decision to the applicant in the prescribed form given in Annexure C. A copy thereof shall be endorsed to the concerned Village Council.

Provided that if, within 60 days of receipt of the application complete in all respects along with a duplicate copy of receipt for payment of the prescribed fee, the Authority fails to intimate in writing to the applicant its refusal or sanction or any intimation, the application with its plans and specifications shall be deemed to have been sanctioned provided the fact is brought to the notice of the Authority in writing by the applicant within seven days.

8. **Duration of Validity of Building Permission:-** The building permission once accorded shall remain valid up to three years. Fees for extension, which may be for a period up to three years, shall be one-fourth of the fees paid earlier. An application for revalidation or renewal shall be treated as a new application.
9. **Withdrawal of Application:-** The applicant may withdraw his application at any time prior to sanction, and such withdrawal shall terminate all proceedings with respect to such application, but the fees paid shall not be refunded.
10. **Cancellation of Permit:-** If, at any time after the issuance of the permit, if the Authority is satisfied that such permit was granted in consequence of any material misrepresentation or fraudulent statement contained in the application given or information furnished, the Authority has the right to cancel the permit and any work done or rendered shall be deemed to have been done without permission.
11. **Suspension of Permit:** Building permit granted under these Regulations shall be deemed to be suspended in case of resignation by the technical person who supervises the building work till new technical person is engaged and the Authority is informed of such engagement by the permit holder. Any work done during the period of suspension shall be treated as unauthorised construction.
12. **Notice for commencement of building work:-** Before the commencement of the work the owner shall give notice to the Authority in the prescribed proforma given in Annexure D indicating the date on which he proposes to commence the work and the Authority shall inspect the work within fourteen days from the date on which the work is to commence as indicated in the proforma.
13. **Deviation during building construction:-** For any deviation from the sanctioned plan during any stage of construction, permission of the Authority shall be obtained by the person who has obtained permission for building construction and if the construction is not according to the approved plan, action shall be taken as per the provisions of the Act. Any deviation from the sanctioned plan shall be immediately reported to the Authority by the technical person who supervises the work of building construction.
14. **Inspection :-** The Authority shall carry out inspection of the construction works, from the receipt of commencement of work to the receipt of completion certificate, at various stages of construction to ascertain whether the work is proceeding as per the provisions of these Regulations and the sanctioned plan.
15. **Responsibilities and powers of Village Councils:-** It shall be the responsibility of the concerned Village Council to ensure general compliance with the provisions of these Regulations by everybody in its jurisdiction. In particular, the Village Council shall ensure that no person constructs a house or modifies or alters it without obtaining permission from the Authority and that the requirements of set backs for front, sides and rear of a building are

strictly observed. The concerned Village Council is, by virtue of this provision, empowered to give a stay of construction of a building for any violation of the provisions of these Regulations or the Master Plan/Zonal Development Plan or violation of the conditions of the building permission. If a stay is given by the Village Council, a copy of the stay order shall immediately be forwarded to the Authority which may confirm or cancel the stay after necessary enquiry and verification.

- 16. Completion Certificate :-** On completion of the building, the owner through the licensed engineer, registered architect, who has supervised the construction shall give completion certificate to the Authority in the form as given in Annexure E.
- 17. Offences and Penalties:-** Contravention of any of these Regulations shall be dealt with as per the provisions of sections 25 and 26 of the Act.
- 18. Unsafe Building :-**
- (1) Any building reported to be unsafe or damaged shall be examined by a technical committee to be constituted by the Authority which shall make a written record of its finding. The Authority shall give direction to the owner or occupier to complete repairs as may be specified or to demolish the building within a specified time.
 - (2) If the owner fails to comply with the direction, the Authority can itself demolish or remove the structure or cause it to be removed and realise the cost of such demolition or removal as arrears of land revenue.
- 19. Architectural Control:** Any proposal for construction of a building in an important area of Aizawl city or of an important monumental building or of a building in the proximity of an area or building of historical importance may be referred to a committee to be formed by the Authority. The Authority may, after taking the recommendations of the committee into consideration, give necessary direction which shall be complied with by the person who proposes to construct such building.
- 20. Fees for building permission:-** Fees to be paid on application for building permission shall be as per the provisions of Rule 6 of the Aizawl Development Authority Rules, 2005 which are as under:

For building operations within the meaning of sub-section (o) of section 2 of the Aizawl Development Authority Act, 2005:

Sl. No.	For the First storey	For the second and subsequent storeys
	Rupees	Rupees
(1) For a ground area up to 100 sq. m	50	100 per storey
(2) For a ground area of more than 100 sq.m but not exceeding 250 sq. m	100	200 per storey

(3)	For a ground area of more than 250 sq.m but not exceeding 500 sq. m	200	400 per storey
(4)	For a ground area of more than 500 sq.m but not exceeding 1000 sq. m	400	800 per storey
(5)	For a ground area of more than 1000 sq.m	1000	2000 per storey

Explanation :

- (i) For the purpose of calculation of fees, ground area shall mean the area of the portion which is proposed to be built upon including the internal courtyard.
- (ii) For purposes of the above table, the basement, where provided, will be regarded as the first storey, the ground floor over the basement as the second storey and so on.
- (iii) In case an application is rejected 5% of the fee due shall be retained and the balance shall be refunded to the applicant under the orders of Secretary of the Authority.
- (iv) For material alterations in a building not covered by section 58(a) of the Act, one-half percent of the cost of construction.

CHAPTER II BUILDING REQUIREMENTS

21. Requirements of sites :- Any piece of land can be used as a site for construction provided –

- (i) the proposed use conforms to the Aizawl Master Plan and Zonal Development Plan prepared under the Act;
- (ii) the site is properly drained or capable of being drained;
- (iii) the site is accessible by any means of passage, whether private or public, for vehicles or for pedestrians and includes any street, and
- (iv) the site is not a hazard-prone area such as landslide, subsidences, mass movement etc.

22. Exterior Open Spaces:

- (i) **Front space :**
 - (a) Every building fronting a street shall have a front yard forming an integral part of the site with a minimum width of 2 metres from road boundary.
 - (b) In case where the site fronts two or more streets, the frontage would be on the street having the longer or longest width. In cases where the streets are of the same width, then the longer/longest side of the plot will decide the frontage and open spaces.
- (ii) **Side and Rear Open Spaces:-** Every building shall have a minimum side and rear open space of 1.2 metres.
- (iii) If, in the interest of the public, it becomes necessary to prescribe a larger set back (that is to say, the front, sides and rear open spaces), taking into consideration the Master Plan/Zonal Development Plan, the size of the plot, the area in which the building is situated, the height of the building or any other relevant factor, the Authority shall have the power to do so and the reason or reasons thereof shall be communicated to the applicant in writing .

23. Minimum plot sizes:

- (i) For residential:- The minimum plot size shall be 93 sq.metres, with a minimum width of 8 metres.
- (ii) For commercial:- The minimum plot size shall be 50 sq.metres, with a minimum width of 6 metres.
- (iii) For service, small-scale and cottage industries:- The minimum size of plot shall not be less than 50 sq.metres. For automobile workshop, the minimum plot size shall be 300 sq.metres.
- (iv) For medium industry: The minimum size of plot shall be 1800 sq.metres.
- (v) For auditorium, museum, library: The minimum size of plot shall be 800 sq.metres.
- (vi) For LIG/EWS Housing: The minimum plot size shall be 55 sq.metres per unit.

Explanation: For the purpose of this regulation, 'service industry' means an industry which is mainly small scale and is concerned with repair, maintenance, servicing etc. and not employing more than 25 persons and not using power of more than 10 horse power (HP) (7.5 KW).

24. Distance from Electricity Lines : No roof of a building shall be made, and no verandah, balcony or the like shall be allowed to be erected or re-erected or new addition or alteration made to a building within the distance quoted below in accordance with the Indian Electricity Rules, 1956:

	Vertically	Horizontally
(a) Low and Medium Voltage lines and service lines	2.5 metres	1.2 metres
(b) High voltage lines up to and including 33,000V	3.7 metres	2.0 metres
(c) Extra high voltage lines beyond 33.00 V.	3.7 metres (plus 0.3 metre for every additional 30,000v or part thereof)	2.0 metres (plus 0.3 metre for every additional 30,000v or part thereof)

25. Minimum Off-Street Parking Space:- The off-street parking space shall be as shown in the table below:

Sl. No.	Type of occupancy	One Parking space for every	Size of one parking space.
(1)	Commercial	100 sq.m. of shop area	3 m x 5 m
(2)	Apartment House(flats)	100 sq.m. of carpet area	3 m x 5 m
(3)	Offices	100 sq.m. of office floor space	3 m x 5 m
(4)	Hotels	6 guest rooms provided	3 m x 5 m
(5)	Theater & Auditorium	25 seats of accommodation	3 m x 5 m

26. General requirements of various types of buildings:- The general requirements of various types of buildings shall be as follows:

Sl. No.	Item	Ordinary Building	Semi-permanent Building	Concrete Building
1	2	3	4	5
(1)	a) Depth	0.6m (minimum)	1.2m (minimum)	1.2m (minimum) or as per structural drawing
	b) Foundation Post	1st class heartwood (Thingril) 15cm outer dia. painted with preservative tar oil such as creosote etc. paint.	RCC foundation with 1:11/2:3	RCC foundation with 1:11/2:3 or as per structural
(2)	Post	The wooden post should be seasoned wood or any other 1st class (hard/durable) local wood. The size of such post shall not be less than 4"x4" or 10.3cmx10.3cm	Post should be firmly fixed with pillar by means of iron straps, at least 45cm below end of the post and 15cm above end of the post.	As per structural drawing.
(3)	Beam/Structure	Horizontal ties and diagonal cross bracings across all the posts should be firmly provided and column, post plate, truss and rafter should be firmly connected either with iron bolt or hook fixing etc	Horizontal ties and diagonal cross bracings across all the posts should be firmly provided and column, post plate, truss and rafter should be firmly connected either with iron-bolt or hook fixing etc.	As per structural drawing
(4)	Damp Proof Course (DPC)	-	1:2 cement and coarse sand mortar of 2.0cm minimum thickness mixed with 1 kg of water proofing compound for every bag of cement.	1:2 cement and coarse sand mortar of 2.0cm minimum thickness mixed with 1 kg of water proofing compound for every bag of cement.

1	2	3	4	5
(5)	Floor	1st class timber plank 2.54cm thick	1:3:6 cement concrete (minimum)	As per structural drawing
(6)	Wall	AC sheet or bamboo or sheet wall or woo- den plank	Brick skirting with minimum 1:4 cement plaster of 12mm thick- ness, non-permeable wall such as AC sheet, plank or plain sheet	As per structural drawing
(7)	Ceiling	AC sheet or bamboo or plain sheet or wooden plank	AC sheet or bamboo or sheet wall or wooden plank.	As indicated by the applicant
(8)	Roof a) Roof slope	G.C.I (Galvanised Corrugated Iron) sheet with 0.55mm thickness or thatch 30° (minimum)	G.C.I (Galvanised Corrugated Iron) sheet with 0.55mm thickness. 30° (minimum)	As per structural design Minimum 12° (in case of sloping roof)
(9)	Opening a) Floors	1/6th of the floor area excluding door	1/6th of the floor area excluding door	1/6th of the floor area excluding door
	b) Cellars	-	Not less than 2.5% of the floor area excluding doors.	Not less than 2.5% of the floor area excluding doors
	c) Bathroom and W.Cs	Not less than 10% of the floor area and located in an exterior wall	Not less than 10% of the floor area and located in an exterior wall	Not less than 10% of the floor area and located in an exterior wall
(10)	Window a) Size	Standard size (90cm x 120cm)	Standard size (90cm x 120cm)	As per approved drawing.
	b) Material	1st class seasoned wood.	1st class seasoned wood.	As per approved drawing.

1	2	3	4	5
(11)	Rain gutter	Plain GI sheet of 15 cm diameter with round or flat M.S. bracket.	Plain GI sheet of 15 cm diameter with round or flat M.S. bracket.	As per approved drawing
(12)	Rain Water Harvesting Facility	A suitable rain water harvesting facility shall be provided in all buildings		
(13)	Garage	A suitable parking place, wherever necessary, for a vehicle or vehicles taking into consideration the need for such parking place shall be provided.		
(14)	Septic tank / soak pit and latrines	A suitable septic tank shall be provided in all the buildings. In the case of ordinary buildings, if it is not possible to provide a septic tank, a pit latrine shall be provided. Soak pit/latrine shall not be located within 15 m from water source.		
(15)	Surface drain	Cement concrete or stone/brick masonry surface drain/conduit pipe of adequate sizes shall be provided in all types of buildings for proper discharge of surface and waste water.		

27. Requirements of Parts of Building:

The following are the requirements of parts of a building:

- (1) **Size and Area requirements:** The sizes and areas of some parts of a building may be as follows:

Parts of building	Minimum width	Minimum floor area	Minimum Height
(i) Habitable room	2.4 m	7.5 sq.m	2.4 m
(ii) Kitchen	1.8 m	5 sq.m	2.4 m
(iii) (a) Bathroom (Single)	1.2 m	1.8 sq.m	2.2 m
(b) Combined bath & Water Closet	1.2 m	2.8 sq.m	2.2 m
(c) Water Closet	0.9 m	1.1 sq.m	2.2 m
(iv) Mezzanine floor	Maximum coverage of 33.3% of plinth area of the building		9.5 sq.m 2.2 m
(v) Loft	Maximum coverage of 26% of room sizes.		1.5 m

(vi) Ledge	Maximum coverage of 25% of room sizes		2.2 m
(vii) Garage		3x5 sq.m.	2.4 m
(viii) Parapet			1.0 m
(ix) Staircase	Maximum height of Riser: 20 cm (8")	Width of tread:25.4 cm (10")	1.2 m 2.2 m below landing of a staircase.

(2) **Other requirements of Parts of Building :**

- (a) **Kitchen:** Every room to be used as a kitchen may have
- (i) an impermeable floor;
 - (ii) a flue, if found necessary, and
 - (iii) in case of multi-storeyed building, a refuse chute may be provided. It shall be constructed with the I.S. 6024-1973 Code of Practice for Construction of Refuse Chute in multi-storeyed buildings.
- (b) **Bathroom and Water Closet :** Every bathroom and water closet may
- (i) preferably be so planned that one of its walls shall open to external air by ventilator/exhaust fan etc.,
 - (ii) have the platforms or seats made of water tight non-absorbent material, and
 - (iii) be provided with an impervious floor covering sloping towards the drain with a suitable grade.
- (c) **Mezzanine Floor :** A mezzanine floor may be such that
- (i) it conforms to the standards of living rooms as regards lighting and ventilation;
 - (ii) it is so constructed so as not to interfere with the ventilation of the space over and below it;
 - (iii) such mezzanine floor is not sub-divided into small compartments, and such mezzanine floor or any part of it shall not be used as a kitchen.
- (d) **Plinth:** The plinth of any part of a building may be raised above ground level or road level so that adequate drainage of site is assured. This may preferably be not less than 0.45 metre . Every interior court-yard or garage may be raised by a minimum of 0.15 metre above ground level and may be satisfactorily drained.
- (e) **Roofs:** The roofs shall be so constructed to permit effective drainage of the rain water thereof by means of sufficient rain water pipes of adequate sizes, joined and fixed so as to ensure that rain water is properly discharged at ground level by pipe and dampness does not occur in any part of the walls or foundations of the buildings or those of adjacent buildings, and no spout should be allowed to drain

into the road or public area or within the adjacent compound or building. For buildings with RCC roofing, water proofing material shall be used at the roof level.

28. Provision of Lift :

Provision of lifts shall be made mandatory for buildings like hospitals, nursing homes, hotels and offices having four floors or more. In counting the number of floors for provision of lift, a floor which has a separate and independent entrance shall not be counted.

29. Exits and Means of Access:

An exit may be a doorway, corridor, passage-way to an internal staircase or external staircase or to a verandah or roof or terrace having access to a street. Staircase, lift and escalator shall not be considered as exits.

- (i) Every building meant for human occupancy shall be provided with exits sufficient to permit safe escape of the occupants in case of fire or other emergencies.
- (ii) Exits shall be arranged so as to provide continuous means of access to the exterior of a building or an exterior open space leading to a street, without passing through any occupied unit.
- (iii) Exits shall be so located that the travel distance on the floor shall not exceed 22 metres in the case of residential and public buildings and 30 metres in the case of commercial, industrial and other types of occupancy. There shall be at least two exits serving every floor and at least one of them shall lead to a staircase.
- (iv) The width of any exit shall be not less than 90 cm.

30. Other Requirements of Exits:

(1) Doorways:

The minimum width of an exit doorway shall not be less than 90 cm. and the minimum height shall not be less than 195 cm.

(2) Stairways:

- (i) The minimum width of an internal staircase shall be 120 cm., except in the case of residential dwellings where the minimum width shall be 100 cm.
- (ii) In the case of residential buildings, the minimum width of treads without nosing shall be 25.4 cm for an internal staircase. In case of other buildings, the tread shall be 30 cm.
- (iii) The maximum height of riser shall be 20 cm.
- (iv) Handrail shall be provided with a minimum height of 90 cm. from the centre of the tread.

(3) Fire escape or external stairs:

All buildings with Ground + three floors shall have at least one fire escape other than the main stairs. In large buildings, the fire escape placements shall be dictated by the traveling distance, the maximum of which should not be more than 20 metres.

Provided that if a floor of a house has a separate and independent entrance, no separate fire escape shall be necessary for that floor.

Fire escapes shall be regulated as under:

- (i) All fire escapes shall be directly connected to the ground.
- (ii) Entrance to fire escapes shall be separated and remote from internal staircase.
- (iii) The route to fire escapes shall be free of obstructions at all times, except a doorway leading to the fire escape which shall have the required fire resistance.
- (iv) Fire escapes shall be constructed of non-combustible materials.
- (v) It shall have straight flight not less than 75 cm wide with 20 cm tread and riser not more than 19 cm. The number of risers shall be limited to 16 per flight.
- (vi) The height of hand rails shall not be less than 100 cm.

(4) Spiral Stairs (Fire Escape) :

The use of spiral staircase shall be limited to low occupant load and to buildings of the height of 9 metres unless it is connected to platform such as balconies and terraces.

(5) Ramps :

Ramps shall be provided within or as an appendage to a building if required by the function of the building. In general, ramps shall have a minimum width of 1.5 metre and a maximum slope of 1 vertical : 10 horizontal. In special cases, steeper slopes may be allowed but in no case greater than 1 : 8. In case of hospitals, the minimum width shall be 2.2 metre. The ramps shall be finished with non-slip surface and handrails with a minimum height of 90 cm. shall be provided on the free edges. Level platforms of at least 1.8 metre x 1.8 metre size shall be provided at every turn and at intervals of at least 9.5 metre for the purpose of rest and safety. Each ramp shall have at least 1.8 metre x 1.8 metre size platform at the top and bottom.

CHAPTER III STRUCTURAL SAFETY AND SERVICES

31. Structural Design :

The structural design of foundations, masonry, timber, plain concrete, re-inforced concrete, pre-stressed concrete and structural steel shall be carried out in accordance with Part VI - Structural Design, Section 1-Loads, Section 2 – Foundation, Section 3 – Wood, Section 4 – Masonry, Section 5 – Concrete, Section 6 – Steel of the National Building Code of India, 2005 taking into consideration the Indian Standards as given in Annexure F.

32. Quality of Materials and Workmanship:

All materials and workmanship shall be of good quality conforming generally to the accepted standards of Public Works Department of Mizoram and the Indian Standards

Specifications and Codes as included in Part V - Building Materials and Part VIII - Constructional Practices and Safety of the National Building Code of India, 2005.

33. Building Services:

The planning, design and installation of lifts and escalators shall be carried out in accordance of Part VIII - Building Services, Section 2 - Electrical Installations, Section 3 – Air Conditioning and Heating, Section V – Installation of Lifts and Escalators of the National Building Code of India, 2005.

34. Plumbing Services :

The planning, design, construction and installation of water supply, drainage and sanitation and gas supply system shall be in accordance with Part IX - Plumbing Services, Section I – Water Supply, Section 2 – Drainage and Sanitation and Section 3 – Gas Supply of the National Building Code of India, 2005.

35. Signs and Outdoor Display Structures:

- (i) The display of advertising signs and building signs on buildings and land shall be in accordance with Part X - Signs and Outdoor Display Structures of the National Building Code of India, 2005.
- (ii) The type, design and construction of street furniture including bus shelters shall be to the satisfaction of the Authority.

36. Fire Safety, Detection and Extinguishing Systems:

- (i) The Authority while according permission shall take into consideration the Code of Practice and Standards of Requirements recommended in the National Building Code of India, 2005.
- (ii) All buildings in their design and construction shall generally ensure safety of life from fire, smoke, flames and panic arising from these or similar other causes.
- (iii) Fire protection and extinguishing system shall conform to accepted standards and shall be installed as recommended in the National Building Code of India, 2005.
- (iv) Fixed fire equipments shall be suitably located in all types of buildings except in residential buildings and shall be clearly marked by illuminated signs.

37. Solar water heating system:

A suitable solar water heating system in accordance with the order/notification of the Government of Mizoram shall be installed in all the buildings as specified by the Government. The detailed specifications, capacity etc. of the system to be installed shall be determined in the light of the guidelines issued by the Government of India.

38. Discharge of rain and waste water:

If, in the interest of public safety, it is necessary to discharge rain and waste water of a building through the land of another person, the owner of such land/plot shall allow construction of a closed conduit in his land for discharging rain and waste water. If any

damage, including excavation of earth, is caused to the property of the owner of the land through which the closed conduit is constructed, it shall be the responsibility of the person who constructs the closed conduit to repair/replace the damaged property and restore it to its original condition.

If inspection and repair of the closed conduit is necessary, the owner of the land shall allow such inspection and repair as may be necessary. If there is any dispute, the decision of the officer of the Authority designated for the purpose shall be final.

**CHAPTER IV
REQUIREMENTS OF SANITARY FITTINGS IN SHOPS, COMMERCIAL
OFFICES, HOTELS, EDUCATIONAL OCCUPANCY ETC.**

39. Requirements of sanitary fittings for shops and commercial offices, hotels, educational occupancy, institutional medical occupancy (hospitals, staff quarters and hostels), Government and public business occupancies and offices, assembly occupancy buildings (cinema, theatre, auditorium etc.), assembly buildings (art galleries, libraries and museums), restaurants and factories shall be as shown in Annexure G (a) to (k).

**CHAPTER V
TYPES OF OCCUPANCY, MAXIMUM PERMISSIBLE FLOOR AREA
RATIO (F.A.R) AND HEIGHT LIMITATION**

40. Types of Occupancy, Maximum Permissible Floor Area Ratio (F.A.R.) and Height Limitation:

- (1) These may be regulated as indicated in the Master Plan/Zonal Plan. Otherwise, it may be regulated as under:

<u>Sl.No.</u>	<u>Type of occupancy</u>	<u>Maximum permissible F.A.R.</u>
1.	Residential	2.5
2.	Apartment	2.0
3.	Special Residential	2.0
4.	Educational	2.0
5.	Mercantile (Commercial)	2.5
6.	Institutional (Medical)	2.0
7.	Government or Semi-Govt.	2.5
8.	Assembly	1.5
9.	Industrial	1.5
10.	Storage	2.0
11.	Hazardous	1.2

- (2) The height of the highest point of the building shall be restricted to 12.85m (42.14 ft.) from the ground level irrespective of the degree of the slope of the ground.

Provided that in special cases, the height restriction may be relaxed by the Authority on the recommendation of a committee to be formed by the Authority for the purpose.

Note:- Basement floors used for parking or plant room need not be reckoned as floor area in F.A.R. calculation.

- (3) **Maximum permissible coverage:**

The maximum permissible ground coverage shall be as follows:

Sl. No.	Size of Plots	Maximum Permissible Ground Coverage
1	Up to 100 sq. m	52 %
2	101 sq. m to 200 sq. m	55 %
3	201 sq. m to 400 sq. m	58 %
4	401 sq. m to 800 sq. m	61%
5	Above 801 sq. m	64 %

- (4) **Occupancy :**

The occupancy of any building or part thereof shall be governed by the following provisions:

The usage of plots proposed for development/re-development shall be governed by the provisions contained in the Master Plan/Zonal Plan/Layout Plan prepared for the locality, provided where no such Plan exists, the usage of plots shall be as approved by the Authority.

- (5) **Types of Occupancy :-**

- (a) **Residential Buildings:** These include any building in which sleeping accommodation is provided for normal residential purposes.
- (b) **Apartment Houses (Flats):** These include one or two or multi-family dwellings with residential accommodation.
- (c) **Special Residentials :** These include all lodging houses, dormitories, hostels and hotels with residential accommodation.
- (d) **Educational Buildings :** These include any building or part thereof used for school, college, primary and nursery school, education or research purpose and recreation not covered under Institutional.
- (e) **Mercantile (Commercial) Buildings :** These include any building or part of the building which is used for display and sale of merchandise such as shops, stores,

markets etc., either wholesale or retail, banking and financial institutions, private business houses and professional establishments of doctors, dentists, tailors etc. beauty parlour, barber shops, news stands, milk booths, lunch counters and restaurants.

- (f) **Institutional (Medical) Buildings :** These include any building or part thereof, which is used for purposes such as medical or other treatment or care of persons suffering from physical or mental illness, diseases or infirmity. Buildings and structures under this use shall include hospitals, clinics, homes for the aged and infirm, convalescent homes and orphanages, mental hospitals etc.
- (g) **Government or Semi-Public Business Buildings:** These include any building or part of a building which is used for the transaction of public business, for records keeping, accounts and similar purposes. Local Government and Semi-Government offices, court houses, public utility buildings including slaughter houses, jails and prisons etc., will be covered by this use.
- (h) **Assembly Buildings :** These include any building or part of a building where group of people (exceeding 100) congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and other purposes; for example, theatres, cinemas, assembly halls for educational, dramatic or theatrical presentation, auditorium, exhibition halls, art galleries, museums, libraries etc.
- (i) **Industrial Buildings :** These include any building or part of a building or structure in which products or materials of all kinds and properties are fabricated, assembled or processed e.g., workshops, assembly plants, laboratories, laundries, dairies, saw mills, power plants etc.
- (j) **Storage Buildings :** These include any building or part thereof used primarily for the storage or shelter of goods, wares or merchandise and include buildings used as a warehouse, cold storage, freight depot, transit shed, store house, public garage, hanger, truck terminal, grain elevator, barn and stables.
- (k) **Hazardous Buildings :** These include any building or part of a building which is used for the storage, handling, manufacture or processing of highly combustible, explosive, poisonous, irritant, toxic or noxious materials or products or materials producing dust.

CHAPTER VI

FACILITIES TO BE PROVIDED FOR PHYSICALLY HANDICAPPED PERSONS

41. **Building Requirements:**

The following are the requirements to be provided for the physically handicapped persons in public buildings:

- (1) **Ramp Entrance to Public Buildings:** Every public building shall have at least one ramp entrance/exit accessible to handicapped persons and it shall be indicated by proper signage.

- (2) Such entrance/exit shall have a minimum width of 1 metre and a maximum gradient of 1:12. The length of ramp should not exceed 9 metres. Handrail of the height of 0.90 metre on both sides of the ramp may be provided.

Provision for ramp may be provided to connect each floor of the public building.

- (3) **Staircase:** If a staircase can be provided for the physically handicapped persons, the requirements shall be as follows:
- (a) The maximum width shall be 1.350 metres.
 - (b) The maximum height of rise shall be 0.15 metre.
 - (c) The minimum width of tread shall be 0.275 metre.
 - (d) The maximum number of steps on each flight of staircase shall be 10.
42. **Lift:** Lift capable of accommodating standard wheelchair shall be provided in any public building having G + 3 floors and more.
43. **Toilet:** In public buildings where toilets are required to be provided, if the required number of toilet is one, that shall be of European-type. If the required number is more than one in a floor, at least one shall be European-type. The European-type toilets shall be indicated by proper signage.

CHAPTER VII MISCELLANEOUS PROVISIONS

44. **Reporting of Contravention of Building Regulations:**
Any person may report to the Authority, orally or in writing, any contravention or suspected contravention of any provision of these regulations. On receipt of such report, the Authority shall make necessary investigation and take action as may be called for.
45. **Relaxation:**
Any provision of these regulations may be relaxed by the Authority on the recommendation of a committee appointed by the Authority in this behalf.

sd/-

R.SANGLIANKHUMA

Additional Secretary to the Govt. of Mizoram
Urban Development & Poverty Alleviation Department

ANNEXURE A

**FORM OF APPLICATION FOR ERECTION, RE-ERECTION, DEMOLITION,
OR ALTERATION OF A BUILDING
(Section 14 of the Aizawl Development Authority Act, 2005 read with
Regulation 4 of the Aizawl Development Authority
Building Regulations, 2008).**

To

The Secretary,
Aizawl Development Authority,
Aizawl.

Sir,

I/We _____ [Name(s) in full],
owner(s)/lessee(s) of the land/building the particulars of which are given below, hereby apply for
permission to erect/re-erect/make alteration in the building in Plot No. _____ Ward
_____ in the locality of _____ (Veng) and in accordance with
Regulation 4 of the Aizawl Development Authority Building Regulations, 2008, I/we forward
herewith the following documents in triplicate duly signed by me/us and the Licensed Structural
Engineer/ Engineer/Architect/Supervisor/Group/Firm:

- (1) Site Plan (where applicable)
- (2) Building Plan (where applicable)
- (3) General Specifications (where applicable)
- (4) Structural Drawings (where applicable) along with a certificate from the Structural Engineer who prepared the structural drawings to the effect that while designing the structure, the provisions of Regulation 31 have been complied with.
- (5) Ownership title.
- (6) Attested copy of receipt of application fee.
- (7) No Objection Certificate (NOC) from the concerned Village Council.

I request that the construction may be approved and building permission issued to me.

Yours faithfully,

Date:

Address of the applicant:
(Indicate House No. if any)

Phone No. _____

(Signature of applicant)

(Name in block letters)

ANNEXURE B**REQUIREMENTS FOR REGISTRATION, COMPETENCE OF PROFESSIONALS
AND LICENCE FEES****(Regulation 5.12 of the Aizawl Development Authority Building Regulations, 2008).**

A-1 The required qualifications for professionals and their competence to carry out different jobs for building permit and for supervision of buildings are given below:

A-2 Structural Engineer: The minimum qualifications for structural engineer shall be graduate in civil engineering of recognised Indian or foreign university, or Corporate Member of Civil Engineering Division of Institution of Engineers (India) or equivalent overseas institution, and with minimum 3 years' experience in structural engineering practice with designing and field work.

Note : The 3 years experience shall be relaxed to 2 years in the case of post-graduate degree of recognized Indian or foreign university in the branch of structural engineering. In case of doctorate in structural engineering, the experience required would be one year.

Competence – The licensed structural engineer shall be competent to prepare the structural design, details and calculations and details for all buildings and supervision.

A-3 Engineer: The minimum qualifications for an engineer shall be graduate in civil engineering/ architectural engineering of recognized Indian or foreign university, or the Member of Civil Engineering Division/Architectural Engineering Division of Institution of Engineers (India) or the statutory body governing such profession.

Competence – The licensed engineer shall be competent to carry out work related to the building permit as given below:

- (a) All plans and information connected with building permit;
- (b) Structural details and calculations of buildings on plot up to 500 sq.m and up to 5 storeys or 16m in height;
- (c) Issuing certificate of supervision and completion for all buildings.

A-4 Architect: The minimum qualifications for an architect shall be the qualifications as provided for in the Architects Act, 1972 for registration with the Council of Architecture.

Competence – The registered architect shall be competent to carry out work related to the building permit as given below:

- (a) All plans and information connected with building permit except engineering services of multi-storeyed/special buildings.
- (b) Issuing of certificate of supervision and completion for all buildings pertaining to architectural aspects.

A-5 Supervisor: The minimum qualifications for a supervisor shall be diploma in civil engineering or the qualification in architecture or engineering equivalent to the minimum qualification prescribed for recruitment to non-gazetted service by the Government of Mizoram plus 5 years experience in building design, construction and supervision.

Competence – The registered supervisor shall be competent to carry out the work related to the building permit as given below:

- (a) All plans and related information connected with building permit for residential buildings on plot up to 100 sq.m and up to two storeys or 7.5 m in height; and
- (b) Issuing certificate of supervision for buildings as per (a).

A-6 Engineers for Utility Services: For multi-storeyed and special buildings, the work of building and plumbing services shall be executed under the planning, design and supervision of competent personnel. The qualification for registered mechanical engineer, electrical engineer and plumbing engineers for carrying out the work of air-conditioning, heating and mechanical ventilation, electrical installations, lifts and escalators and water supply, drainage, sanitation and gas supply installations respectively shall be as given in Part 8 ‘Building Services’ and Part 9 ‘Plumbing Services’ of the National Building Code of India, 2005 or as decided by the Authority taking into account practices of the national professional bodies dealing with the specialised engineering services.

A-7 Group/Firm: When a group or firm comprising of qualified structural engineer/architect/engineer/town planner/supervisor is practicing, then the qualification and competence of building work will be the combination of the individual qualification and competence, as given under A-2, A-3, A-4, A-5 and A-6 respectively, and the group or firm shall be licensed by the Authority.

B. LICENCE FEES FOR TECHNICAL PERSONNEL

(a) Licence fees for Structural Engineer/Engineer/Architect/Supervisor/Group/Firm:

- (i) For individual Structural Engineer/Engineer/Architect/Supervisor : Rs. 500.00 (Rupees five hundred)
- (ii) For Supervisor : Rs. 250.00 (Rupees two hundred fifty)
- (iii) For Group/Firm : Rs. 1,000.00 (Rupees one thousand). :

(b) Renewal fees per annum for individual/Group/Firm:

- (i) For individual Structural Engineer/Engineer/Architect/Supervisor : Rs. 250.00 (Rupees two hundred fifty)
- (ii) For Supervisor : Rs. 125.00 (Rupees one hundred twenty five)
- (iii) For Group/Firm : Rs. 500.00 (Rupees five hundred)

Note: Architect who has been registered with the Council of Architecture need not pay licence fees but should register himself with the Authority by submitting valid registration letter.

ANNEXURE C
FORM OF GRANT OR REFUSAL OF BUILDING PERMIT
(Regulation 7 of the Aizawl Development Authority Building Regulations, 2008)

No.

Dated

To

Sir/Madam,

With reference to your application No. _____ dated _____
for building permission/preliminary permission in Plot No. _____
_____ Ward _____, _____ Veng,

I have the honour to inform you that permission has been granted/permission has been granted
with the following modifications/conditions/permission cannot be granted by the Authority on the
following grounds:

Modifications/Conditions/Grounds for rejection of the application:

(1)

(2)

.....

Yours faithfully,

Date

Office Seal

(Designation)
Aizawl Development Authority

Copy to: The President, Village Council/Court _____

ANNEXURE D
FORM OF NOTICE FOR COMMENCEMENT OF BUILDING WORK
(Regulation 12 of the Aizawl Development Authority
Building Regulations, 2008)

To

Secretary,
Aizawl Development Authority,
Aizawl.

Sir,

I have the honour to inform you that erection/re-erection/alteration of a building in Plot No. _____, Ward No _____, _____ Veng will be commenced on _____ as per your permission given vide your No. _____ dated _____

Dated _____

Yours faithfully,

Address:
(Indicate House No. if any)

(Signature)

[Name of owner(s) in block letters]

ANNEXURE E
FORM OF COMPLETION CERTIFICATE
(Regulation 16 of the Aizawl Development
Authority Building Regulations, 2008)

To

Secretary,
 Aizawl Development Authority,
 Aizawl.

Sir,

I have the honour to inform you that the erection/re-erection/alteration of building No. _____ of Plot No. _____, Ward _____, _____ Veng has been completed in accordance with permission No. _____ dated _____. The work has been completed on _____.

The work has been executed in accordance with the permission given and no provisions of the Building Regulations have been violated .

Date:

Yours faithfully,

Address:

(Indicate House No., if any)

(Signature)

[Name (in block letters) of Permit Holder.]

CERTIFICATE

I hereby certify that the work has been supervised by me and completed in accordance with the building plan, specifications etc. approved by the Authority and no provisions of the Aizawl Development Authority Building Regulations, 2008 have been violated.

Date:

Address:

(Signature)

[Name (in block letters) of Supervisor]

Licence/Registration No. _____

ANNEXURE F
INDIAN STANDARDS TO BE TAKEN INTO CONSIDERATION FOR
STRUCTURAL DESIGN OF BUILDINGS AND STRUCTURES.
(Regulation 31 of the Aizawl Development Authority
Building Regulations, 2008)

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 Structure 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 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.
 - 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 Cyclone Resistance of Low-rise Houses and other Buildings.

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.

ANNEXURE G

**REQUIREMENTS OF SANITARY FITTINGS IN PUBLIC BUILDINGS
(Regulation 39 of the Aizawl Building Regulations, 2008)**

(a) Requirements of sanitary fittings for Office buildings:

Sl.No.	Fitments	For Males	For Females
1.	Water Closet	1 for every 25 persons or part thereof	1 for every 15 persons or part thereof exceeding 10.
2.	Ablution Taps	1 in each Water Closet	1 in each Water Closet.
3.	Urinals	Nil upto 6 persons 1 for 7 - 20 persons 2 for 21- 45 persons 3 for 46- 70 persons 4 for 71-100 persons from 101-200 persons added at the rate of 3% above 200 persons added at the rate of 2.5%	
4.	Wash Basin	1 for every 25 persons or part thereof.	1 for every 25 persons or part thereof exceeding 10.

(b) Requirements of sanitary fittings in Shops and Commercial Offices

Sl.No.	Fitments	For Personnel
1.	Water Closet	One for every 25 persons or part thereof exceeding 15 (including employees and customers). For female personnel 1 for every 15 persons or part thereof exceeding 10.
2.	Drinking Water Fountain	One for every 100 persons with a minimum of one on each floor
3.	Wash Basin	One for every 25 persons or part thereof.
4.	Urinals	Nil up to 6 persons One for 7-20 persons 2 for 21 - 45 persons 3 for 46 - 70 persons 4 for 71 -100 persons From 101 to 200 persons, add at the rate of 3 % For over 200 persons, add at the rate of 2.5 %
5.	Cleaner's Sink	One per floor minimum, preferably in or adjacent to sanitary rooms

Note : Number of customers for the purpose of the above calculation shall be the average number of persons in the premises for a time interval of one hour during the peak period. For male-female calculation a ratio of 1:1 may be assumed.

(c) Requirements of sanitary fittings for Special Residentials

Sl. No.	Fittings	For Residential Public & Staff	For Public Rooms		For Non-residential Staff	
			for Males	for Females	for Males	for Females
1.	Water Closet	One per 8 persons omitting occupants of the room with attached water closet. Minimum of 2 if both sexes are lodged.	One per 100 persons upto 400 persons; for over 400 add at the rate of one per 250 persons or part thereof.	2 for 100 persons upto 200 persons; over 200 add at the rate of one per 100 persons or part thereof.	1 for 1-15 persons 2 for 16-35 persons 3 for 36-65 persons 4 for 66-100 persons	1 for 1-12 persons 2 for 13-25 persons 3 for 26-40 persons 4 for 41-57 persons
2.	Ablution Tape	One in each water closet.	One in each water closet.	One in each water closet.	One in each water closet.	One in each water closet.
1 water tap with drainage arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closet and urinals.						
3.	Urinals	-	One for 50 persons or part thereof.	-	Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons	-
4.	Wash Basins	One per 10 persons omitting the wash basins installed in the room suits.	One per water closet and urinal provided.	One per water closet provided.	1 for 1-15 persons 2 for 16-35 persons 3 for 36-65 persons 4 for 66-100 persons	1 for 1-12 persons 2 for 13-25 persons 3 for 26-40 persons 4 for 41-57 persons 5 for 58-77 persons 6 for 78-100 persons
5.	Baths	One per 10 persons omitting occupants of the room with bath in suits.	-	-	-	-
6.	Stop sinks	One per 30 bed room (one per floor min.)	-	-	-	-
7.	Kitchen sinks	One in each Kitchen	One in each Kitchen	One in each Kitchen	One in each Kitchen	One in each Kitchen

(d) Requirements of sanitary fittings for Educational Occupancy

SL No.	Fittings	Nursery School	Boarding Institution		Other Educational Institutions	
			for Boys	for Girls	for Boys	for Girls
1.	Water Closet	One per 15 pupils and part thereof.	One for every 8 pupils or part thereof.	One for every 6 pupils or part thereof.	One/40 pupils or part thereof.	One/25 pupils or part thereof.
2.	Ablution Tape	One in each water closet.	One in each water closet.	One in each water closet.	One in each water closet.	One in each water closet.
One water tap with drainage arrangements shall be provided for every 50 persons or part thereof, in the vicinity of water closet and urinals.						
3.	Urinals	-	One per every 25 pupils or part thereof.	-	One per every 20 pupils or part thereof.	-
4.	Wash Basins	One per 15 pupils or part thereof.	One for every 8 pupils or part thereof.	One for every 6 pupils or part thereof.	One per 40 pupils or part thereof.	One per 40 pupils or part thereof.
5.	Baths	One bath sink per 40 pupils.	One for every 8 pupils or part thereof.	One for every 6 pupils or part thereof.	-	-
6.	Drinking water fountains	One for every 50 pupils or part thereof.	One for every 50 pupils or part thereof.	One for every 50 pupils or part thereof.	One for every 50 pupils or part thereof.	One for every 50 pupils or part thereof.
7.	Cleaner's sinks	-	One per floor (minimum)	One per floor (minimum)	One per floor (minimum)	One per floor (minimum)

Note : For teaching staff, the schedule of fittings to be provided shall be the same as the case of Office Building.

(e) Requirements of sanitary fittings for Institutional (Medical) Occupancy - Hospitals

Sl. No.	Fittings	Hospitals with indoor patient wards for males & females	Hospitals with outdoor Patient Wards		Administrative Buildings	
			for Males	for Female	for Males Personnel	for Female Personnel
1.	Water Closet	One for every 6 beds or part thereof.	One for every 100 persons or part thereof.	Two for every 100 persons or part thereof.	One for every 25 persons or part thereof.	One for every 15 persons or part thereof.
2.	Ablution Tape	One in each water closet.	One in each water closet.	One in each water closet.	One in each water closet.	One in each water closet.
1 water tap with drainage arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closet and urinals.						
3.	Wash Basins	2 upto 30 beds; add one for every additional 30 beds or part thereof.	One for every 100 persons or part thereof.	One for every 100 persons or part thereof.	One for every 25 persons or part thereof.	One for every 25 persons or part thereof.
4.	Baths with shower	One bath with shower for every 8 beds or part thereof.	-	-	One on each floor.	One on each floor.
5.	Bed pan washing sinks	One for each ward.	-	-	-	-
6.	Cleaner's sinks	One for each ward.	One per floor (minimum)	One per floor (minimum)	One per floor (minimum)	One per floor (minimum)
7.	Kitchen sinks and dish washers (where kitchen is provided)	One for each ward	-	-	-	-
8.	Urinals	-	One for every 50 persons or part thereof.	-	Nil up to 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons from 101 to 200 persons add at the rate of 3%; for over 200 persons add at the rate of 2.5%.	-

(f) Requirements of sanitary fittings for Institutional Medical Occupancy (Staff Quarters and Hostels)

Sl. No.	Fittings	Doctor's Dormitories		Nurse's Hostel
		for Males Staff	for Female Staff	
1.	Water Closet	One for 4 persons	One for 4 persons	One for 4 persons or part thereof
2.	Ablution Tape	One in each water closet	One in each water closet	One in each water closet
3.	Wash Basins	One for every 8 persons or part thereof	One for every 8 persons or part thereof	One for every 8 persons or part thereof
4.	Baths (with shower)	One for 4 persons or part thereof	One for 4 persons or part thereof	One for 4-6 persons or part thereof
5.	Cleaner's sinks	One per floor (minimum)	One per floor (minimum)	One per floor (minimum)

(g) Requirements of sanitary fittings for Governmental and Public Business Occupancies and Offices

Sl. No.	Fittings	For Male Personnel	For Female Personnel
1.	Water Closet	One for every 25 persons or part thereof.	One for 15 persons or part thereof
2.	Ablution Tape	One in each water closet	One in each water closet
		One water tap with drainage arrangements shall be provided for every 50 persons or part thereof, in the vicinity of water closet and urinals.	
3.	Urinals	Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons From 101 to 200 persons, add at the rate of 3% For over 200 persons, add at the rate of 2.5%	
4.	Wash Basins	One for every 25 persons or part thereof.	
5.	Drinking water fountains	One for 100 persons with a minimum on each floor.	
6.	Baths	Preferably one on each floor.	
7.	Cleaner's sinks	One per floor (minimum) preferably in or adjacent to sanitary rooms.	

(h) Requirements of sanitary fittings for Assembly Occupancy Buildings (Cinema, Theatres, Auditoria, etc)

Sl. No.	Fittings	For Public		For Staff	
		Males	Females	Males	Females
1.	Water Closet	1 per 100 persons upto 400 persons. For over 400 persons, add at the rate of 1 per 250 persons or part thereof.	2 per 100 persons upto 200 persons. For over 200 persons, add at the rate of 1 per 100 persons or part thereof.	1 for 1-15 persons 2 for 16-35 persons	1 for 1-12 persons 2 for 13-25 persons
2.	Ablution Tap	1 in each water closet.	1 in each water closet.	1 in each water closet.	1 in each water closet.
One water tap with drainage arrangements shall be provided for every 50 persons or part thereof, in the vicinity of water closet and urinals.					
3.	Urinals	1 for 50 persons or part thereof.	-	Nil up to 6 persons 1 for 7-20 persons 2 for 21-45 persons	-
4.	Wash Basins	1 for every 200 persons or part thereof.	1 for every 200 persons or part thereof.	1 for 1-15 persons 2 for 16-35 persons	1 for 1-12 persons 2 for 13-25 persons

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

(i) Requirements of sanitary fittings for Assembly Buildings (Art Galleries, Libraries and Museum)

Sl. No.	Fittings	For Public		For Staff	
		Males	Females	Males	Females
1.	Water Closet	1 per 200 persons upto 450 persons. For over 400 persons, add at the rate of 1 per 250 persons or part thereof.	1 per 100 persons upto 200 persons. For over 200 persons, add at the rate of 1 per 150 persons or part thereof.	1 for 1-15 persons 2 for 16-35 persons	1 for 1-12 persons 2 for 13-25 persons
2	Ablution Tap	1 in each water closet.	1 in each water closet.	1 in each water closet.	1 in each water closet.
One water tap with drainage arrangements shall be provided for every 50 persons or part thereof, in the vicinity of water closet and urinals.					
3.	Urinals	1 for 50 persons	-	Nil up to 6 persons 1 for 7-20 persons 2 for 21-45 persons	-
4.	Wash Basins	1 for every 200 persons or part thereof. For over 200 persons, add at the rate of 1 per 250 persons or part thereof.	1 for every 200 persons or part thereof. For over 200 persons, add at the rate of 1 per 150 persons or part thereof.	1 for 1-15 persons 2 for 16-35 persons	1 for 1-12 persons 2 for 13-25 persons
5.	Cleaner's sink	1 per floor, minimum

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

(j) Requirements of sanitary fittings for Restaurants

<i>Sl. No.</i>	<i>Fittings</i>	<i>For Public</i>		<i>For Staff</i>	
		<i>Males</i>	<i>Females</i>	<i>Males</i>	<i>Females</i>
1.	Water Closet	One for 50 seats upto 200 seats. For over 200 seats, add at the rate of 1 per 100 seats or part thereof.	One for 50 seats upto 200 seats. For over 200 seats add at the rate of 1 per 100 seats or part thereof.	1 for 1-15 persons 2 for 16-35 persons 3 for 36-65 persons 4 for 66-100 persons	1 for 1-12 persons 2 for 13-25 persons 3 for 26-40 persons 4 for 41-57 persons 5 for 58-77 persons 6 for 78-100 persons
2.	Ablution Tape	1 in each water closet.	1 in each water closet.	1 in each water closet.	1 in each water closet.
One water tap with drainage arrangements shall be provided for every 50 persons or part thereof, in the vicinity of water closet and urinals.					
3.	Urinals	One per 50 seats.	-	Nil up to 6 persons One for 7-20 persons Two for 21-45 persons Three for 46-70 persons Four for 71-100 persons	-
4.	Wash Basins One for every water closet provided			
5.	Kitchen sinks and dish water One in each Kitchen			
6.	Stop or service sink One in the Restaurant			

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

(k) Requirements of sanitary fittings for Factories

<i>Sl. No.</i>	<i>Fitments</i>	<i>For Male Personnel</i>	<i>For Female Personnel</i>
1.	Water Closet	1 for 1-15 persons 2 for 16-35 persons 3 for 36-65 persons 4 for 66-100 persons From 101 to 200 persons, add at the rate of 3% From over 200 persons, add at the rate of 2.5%	1 for 1-12 persons 2 for 16-25 persons 3 for 26-40 persons 4 for 41-57 persons 5 for 58-77 persons 6 for 78-100 persons From 101 to 200 persons, add at the rate of 5% From over 200 persons, add at the rate of 4%
2	Ablution Tape	1 in each water closet.	1 in each water closet.
One water tap with drainage arrangements shall be provided for every 50 persons or part thereof, in the vicinity of water closet and urinals.			
3.	Urinals	Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons From 101 to 200 persons, add at the rate of 3% For over 200 persons, add at the rate of 2.5%	
4.	Wash taps with drainage arrangements	1 for every 25 persons or part thereof	1 for every 25 persons or part thereof
5.	Drinking water fountains	1 for every 100 persons with a minimum of one in each floor.	
6	Baths preferably showers As required for particular trades or occupation	