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NOTIFICATION

No. LAD & CP/1/89/15, the 23rd April, 1993. In the exercise of the powers conferred by section 76 of the Mizoram Urban and Regional Development Act, 1990 (Act No. 12 of 1990) and all other powers enabling it in that behalf, the Government of Mizoram hereby makes the following rules, namely:

"THE MIZORAM URBAN AND REGIONAL DEVELOPMENT RULES 1992"

CHAPTER—I

PRELIMINARY

Short title,
extend and
commencement

- I. (1) These rules may be called the Mizoram Urban and Regional Development Rules 1992.
- (2) They shall extend to the whole of the State of Mizoram.
- (3) They shall come into force on such date as the State Government may, by notification in the official Gazette, appoint and different dates may be appointed for different areas or regions.

Definitions

2. In these Rules, unless the context otherwise requires—
 - (1) "Act" means the Mizoram Urban and Regional Development Act, 1990;
 - (2) "Advisory Committee" means the Advisory Committee constituted under these Rules;
 - (3) "Allottee" means a person to whom a plot/house site is allotted under any Development Plan/Development Scheme by way of sale or otherwise;

- (4) "Anti-Syphonage" means a device to preserve the water seal traps by providing ventilation;
- (5) "Appendix" means an appendix to these rules;
- (6) "Architect" means any person registered under the provisions of the Architect Act (Central Act No. 20 of 1975);
- (7) "Balcony" means a floor projection beyond internal or external walls having handrail or balustrated parapet at least on one sides a sit out place open either to internal courtyard or external airspace;
- (8) "Basement" or "Cellar" means the lowest storey of a building which is having at least 1.5m of its total height on all sides below ground level of the plot and projecting not more than 1.5m above the ground level;
- (9) "Building of Accessory Use" means a subordinate building use of which is incidental to that of a principal building in the same plot such as garage, coal peon's quarter etc ;
- (10) "Building-Assembly" These shall include any building or part of a building where groups of people congregate or gather for amusement, recreation, social, religious, poltriotic, civil travel and similar purpose; for example-assembly hall, auditorium, exhibition hall, museum, skating, rinks gymnasium, place of worship, club rooms, places of passenger station services, recreation place and stadia ;
- (11) "Building-Business" These shall include any building or part of a building which is used for transaction of business for the deeping of accounts and records for similar purposes; doctor's services facilities, public transportation services, Bank and financial institution shall be classified in this group in so far as principal function of these is transaction of public business and the keeping of books and record;
- (12) "Building-Educational" These shall include any building used for School, College or day care purposes for more than eight hours per week involving assembly for instructions, education and recreation;
- (13) "Building-Hazardous" These shall include any building or part of a building which is used for the storage, handling, manufacture or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/or which may produce poisonous fume or explosions; or storage, handling, manufacturing or processing which involve highly corrosive, toxic or various alkalis, acids or other liquids or chemical producing flame, fumes and explo-

sive, poisonous, irritant or corrosive gases and for the storage, handling or processing of any material producing explosive mixture of dust or which result in the division of matter into fine particles subject to spontaneous ignition shall include petrol filling stations;

- (14) "Building-Height of" These vertical distance measured in the case of flat roofs, from the average level of centre line of the adjoining street to the highest point of building adjacent to the street wall and in the case of pitched roofs, up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof. Architectural features serving no other function except that of decoration shall be excluded for the purpose of taking heights, if the building does not abut in a street, the height shall be measured above the average level of the ground around and contiguous to the building;
- (15) "Building — Industrial" means any building or part of a buildings or structure in which, products or materials of all kinds and properties are fabricated, assembled or processed like assembly plants, laboratories power plant smoke houses, refineries, gas plants, mills, dairies, factories etc ;
- (16) "Building — Institutional" These shall include any building or part thereof which used for purposed such as Medical or other treatments to care of person suffering from physical or mental illness, disease or infirmity care of infants, convalescent, or aged persons and for penal or correctional detention in which the liberty of the inmates is restricted. Institutional building ordinarily provide sleeping accommodation for the occupants. It include hospitals, sanatoria custodial reformatories like jails, prisons, mental hospitals, reformatories etc.
- (17) "Building—Mercantile" These shall include any building or part of a building, which is used as shops, stores, market of display and sale of merchandise either whole sale or retail. Office, storage and service facilities incidental to the scale of merchandise and located in the same building shall be included under this group and also theatres, motion picture houses (cinema), restaurants and hotels;
- (18) "Building — Residential" means any building in which accommodation is provided for normal residential purposes with or without lodging or dining or both facilities, it include one or two multi-family dwelling, lodging, dormitories and hotels;
- (19) "Building Setback" means the distance by which building or structure shall be separated from the boundary of the plot ;

- (20) "Building Storage" — These shall include any building or part of a building used primarily for the storage or sheltering of goods, wares or merchandise, like ware houses, cold storages, freight depots, transit sheds, store houses, garages, hangars, struck terminals, grain elevators, barns and stables;
- (21) "Building-Unsafe" means that building which is structurally unsafe, in sanitary or not provided with adequate means of egress or which constitutes a fire hazard or is otherwise dangerous to human life or which in relation to existing use constitutes a hazard to safety or health or public welfare, by reason of inadequate maintenance, dilapidation or abandonment;
- (22) "Chajja" means a sloping or horizontal overhanging provided on external walls to provide protection from sun and rain;
- (23) "Chairman" means the chairman of an Advisory Committee constituted under the Rules framed under this Act;
- (24) "Chimney" means the upright shaft containing one or more flues provided for the conveyance to the outer air of any product of combustion resulting from the operation of any heat producing appliance or equipment employing solid, liquid or gaseous fuel;
- (25) "Civil Engineer" means a person holding a Degree in Civil Engineering, recognised by the All India Board of Technical Education or Diploma in Civil Engineering recognised by the State Board of Technical Education of any State Union Territory of India;
- (26) "Compound Wall" means a wall fencing or structure of a permanent nature within or around the boundaries of a property;
- (27) "Covered Area" Ground area covered immediately above the plinth level covered by the building but does not include the spaces covered by:—
- (a) garden, rookery well and well structures, plant nursery, water pool surface, water tanks, swimming pool (if uncovered), fountain and bench;
 - (b) drainage culvert, conduit, catch pit, chamber gutter and the like and;
 - (c) compound wall, gate slide, swing, areas covered by sunshed or chajja and the like;
- (28) "Court yard" means a space permanently open to sky, enclosed by building. It may be at ground floor or any other level;

- (29) "Detached Building" means a building whose roofs and walls are independent of any other building with open spaces in all sides;
- (30) "Drain" means a line of pipes including all fittings, and equipments such as man hole, traps, gullies and floor traps used for the drainage a building or a number or buildings or yards appurtenant to the channels use for conveying surface water;
- (31) "Drainage" means the removal of any liquid by a system constructed for this purpose;
- (32) "Dwelling-House" means a house designed or intended and be used wholly or principally for human habitation together with such out buildings, latrines and other erection as ordinarily used or intended to be used herewith;
- (33) "Exit" means a passage, channel or means of egress from any building stores or floor area to a street or other open space of safety;
- (34) "Existing Building" Nothing in the Rules shall require the removal, alteration or abandonment, not prevent continuance of the use or occupancy of an existing building, unless in the opinion of the Department, such building constitutes a hazard to the safety of the adjacent property or the occupants of the building itself, subject to the permissions or moratorium, placed in the Development plan of any area;
- (35) "Filling Station" means an area of land including any structure or structure thereon that is used or designed to be used for the supply of gasoline or other fuel for the population of vehicles. For the purpose of these Rules any areas or structure used or designed to be used for palisking, washing, spraying or owner cleaning or servicing such motor vehicles, shall be deemed to have included in this term;
- (36) "First Floor" means the floor immediately above the ground floor on which second and other floor follow subsequently;
- (37) "Floor Area Ratio" the quotient obtained by dividing the total covered area (plinth area) on all floors multiplied by 100 by the area of the plot;
- i.e.
$$\text{F.A.R.} = \frac{\text{total covered area of all floors} \times 100}{\text{Plot Area}}$$
- (38) "Footing" means a foundation unit constructed in brick work, masonry or concrete under the base of a wall or column for the purpose of distributing the load over a large area;

- (39) "Form" means a form appended to these Rules;
- (40) "Foundation" means part of structure which is in direct contact with and transmitting loads to the ground;
- (41) "Garage Private" A building or out-house designed or used for the storage of private owned motor driver or other vehicles;
- (42) "Garage Public" building or portion thereof designed other than a private garage, operated for gain, designed or used for repairing, servicing, hiring, selling or storing motor driven or other driven vehicles;
- (43) "Ground Floor" means the floor immediately above the level of the adjoining ground on all sides or above the basement floor;
- (44) "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 as a living room, but not including bathrooms, water closet compartment, laundries, serving and storage pantries, store rooms, corridors, cellars, attics and spaces that are not used frequently or during extended periods;
- (45) "Hotel" means a building or a part of a building used as lodging and boarding house;
- (46) "Latrine Service" means a latrine from which the excreta is removed by hand;
- (47) "Latrine Septic" means a latrine connected by a septic tank system;
- (48) "Light Industry" Industries which do not throw out excessive smoke, noise, offensive dour or harmful industrial wastes, employing not more than 100 workers and using power of not more than 100 Horse Powers, such industries except in the case of foundries and smithies which do not consume any solid fuel and shall also include cottage, handloom and handicraft industries;
- (49) "Licenced Architect/Engineer/Town Planner" means qualified Architect, Engineer, Town Planner, who has been enrolled/licenced by the Department;
- (50) "Manhole" means an opening by which a man may enter or leave a sewer or closed structure for inspections, cleaning and other maintenance operations, fitted with a suitable cover;
- (51) "Medium Industry" means these Industries which employ more than 100 workers and may use any kind of motive power or fuel, subject of course to noxious features. Factories Act do not come under this category;

- (52) "Member" means a Members of Advisory Committee constituted under Rules;
- (53) "Member-Secretary" means the Member Secretary of the Advisory Committee constituted under these Rules;
- (54) "Obnoxious" and "Hazardous Industry" means an industry which creates nuisance to the surrounding development in the form of air pollution, dust, gas, noise, pollution, smell, smoke and other unhygienic conditions;
- (55) "Open Space" means any land whether enclosed or not on which not more than one-tenth part is covered with buildings and whole of the remainder has been laid out as a public garden or used for purposed of recreation or lies waste and unoccupied;
- (56) "Owner" means the person who receives rent or the use of the land or building. This includes a mortgage in possession, a person who for the time being is receiving or is entitled to receive or has received the rent or permission for any land whether on his own account of, or an account of, or on behalf of or for the benefit of any other persons or as an agent, trustees guardian or for any other person or for any religious or charitable institution or who would so receive the rent of premium if the land were let to be a tenant and include the head of the Government Department, generally manager of a railway, the Secretary or other Principal of a local authority or Company in respect of properties under respective control;
- (57) "Parapet" means a low wall or railing built along the edge of a roof or a floor;
- (58) "Parking Space" means an area enclosed or enclosed sufficient in size to store an automobile or any other conveyance with a drive way connecting the parking space with a street or alley and permitting ingress and egress of the vehicles;
- (59) "Pathway" means an approach constructed of materials such as bricks, concrete, stone and others;
- (60) "Permit" A permission or Authorisation in writing by the Department to carry out work regulated by these Rules i.e. building permit or change of land use and Development Permit;
- (61) "Petrol Pump" means a place of retail business engaged only in the supply and depending of motor fuel and motor oil essential for normal operation of automobile;

- (62) "Plinth" means the portion of a structure between the surface of the surrounding ground and surface of the floor above the ground;
- (63) "Plinth Area" means the built up covered area measured at the floor level of the basement or of any storey ;
- (64) "Plot Site" means a parcel of land enclosed by definite boundaries;
- (65) "Porch or Portico" A roof cover supported on pillars or cantilivered for the purpose of pedestrian or vehicular approach to a building;
- (66) "Repair" means plastering and patch repairs like;
- (67) "Room height" means the vertical distance measured from the finished floor surface to the finished ceiling surface;
- (68) "Sanctioned Plan" means the set of drawing and statements submitted under these Rules in connection with a building or any structure or development and sanctioned by the Department;
- (69) "Semi Detached Building" means a building detached on three sides with open spaces as specified;
- (70) "Section" means the section of the Act;
- (71) "Service Industry" means Industries which are not engaged in the manufacture of goods articles but mainly concerned with repairs, maintenance, servicing and other jobbing works;
- (72) "Service Road" means road or lane which provided at the rear on side of a plot for service purposes;
- (73) "Set back line" means a line usually parallel to the plot boundaries and laid down in each case by the Department beyond which nothing can be constructed towards the site boundaries;
- (74) "Site of a Building" means not only the land actually covered by the building but also the open spaces around the building required under these Rules;
- (75) "Storage" means a place where goods or non-hazardous matters are stored whether cold storage or otherwise. It also include banking sage vaults sufficient air and light whether natural or artificial shall be provided;

- (76) "Storey" means the portion of a building include between the surface of any floor and the surface of the floor next above it or if there is no floor above it, then the space between any floor and the ceiling next above it, at least five feet above ground level or a habitable attic shall be counted as storey;
- (77) "Storey Ground" means that storey of a building to which there is an entrance from the outside of the adjoining ground or road and where there are two such storey, then the lower of the two shall be taken as the ground storey;
- (78) "Storm water drain" means any open channel or conduit whether within private premises of Public and reserves exclusively for conveyance of rain water;
- (79) "Staircase" means a room accommodating the stairs for the purpose of providing protection from weather and not used for human habitation;
- (80) "Street" means any highway, street, lane, passage, pathway, square, place or bridge, whether a thoroughfare or not, over which the public have a right of passage or access whether existing or proposed in any schemes;
- (81) "Surface water drain" means a drain conveying surface water including storm;
- (82) "Sewer" means conduits provided for the purposes of carrying the liquid wastes of the community, otherwise known as sewage or sullage;
- (83) "To abut" means to abut on a road such that any portion of the building is facing the road boundary;
- (84) "To erect" means to erect a new building on any site whether previously built upon or not, to re-erect any building of which portion have been pulled down, burnt or destroyed;
- (85) "To make material alteration" means any external modification in any existing or any other change in the roof, window, door, compound, sanitary and drainage system in any respect whatsoever;
- (86) "Total floor Area" means the area of all floors of a building including habitable attic and basement;
- (87) "Varandah" means a covered area with at least one side open to the outside;

- (88) "Town and Country Planner" means a person possessing Post Graduate Degree in City/Town/Urban/Regional Planning or Bachelor Degree in Physical Planning or its equivalent Planning Degree from Indian or Foreign Institutions recognised by the Institute of Town Planner's INDIA ;
- (89) "Vent" means a pipe line installed to provide flow of air to or from a drainage system or to provide circulation of air within such system to protect trap seals from syphonage and back flow ;
- (90) "Ventilating Pipe" means a pipe which provides a safe outlet into atmosphere for the foul gases in the drain or sewer ;
- (91) "Ware House" means a building, the whole or substantial part of which is used or intended to be used for the storage of goods, whether for keeping or for sale or for any purpose but does not include a store room attached to the used for the proper functioning of a shop ;
- (92) "Water Closet" means a privy with arrangement for the pan with water. It does not include a bathroom ;
- (93) "Waste Water (Sullage)" means used water from bath, wash, basins, skins and appliances which does not contain human or animal excreta ;
- (94) "Width of Road" means the whole extent of space within the boundaries of road when applied to a new road, as laid down in the surveys of the City or Development Plan/Development Schemes and measured at right angles to the course or intended course of direction of such road ;
- (95) "Workshop" means a building where not more than ten persons are involved in any repair or light manufacturing process ;
- (96) "Yard" means an open space at ground level between a building and the adjoining boundary lines of the plot unoccupied and unobstructed except by encroachments or structures specifically permitted by these Rules, on the same plot with a building. All yard measurements shall be the minimum distance between the front, rear and side yard plot boundaries, as the case may be, and the nearest point of the building including enclosed or covered porches. Every part of every yard shall be accessible from every other part of the same yard ;
- (97) "Yard Front" means a yard extending across the front of a plot between the side yard lines and being the minimum horizontal distance between the street line and the main building or any projection thereof other than steps, unenclosed balconies and unenclosed porches ;

- (98) "Yard-rear" means a yard extending across the rear of a plot measured between plot boundaries and being the minimum horizontal distance between the rear plot boundary and the rear of the building or any projections other than steps, unenclosed balconies or unenclosed porches. In a corner plot, the rear yard shall be considered as parallel to the street upon which the plot has its least dimension, in both the corner and interior plots the rear yard shall be at the opposite end of the plot from the front yard ;
- (99) "Yard-side" means a yard between the building and the side line of the plot and extending from the front line to the rear line of the plot and being the minimum horizontal distance between the said boundary line and the sides of a building or any other projections other than steps, unenclosed balconies or unenclosed porches ;
- (100) All Mandatory Structure Development Plan/Development Schemes/rules regarding use, coverage, Floor Area Ratio (F.A.R.), set backs, open spaces, height, number of storage, number of Dwelling Units (D.U.S.), parking standards etc. for various categories of development of land or construction of building including modifications thereon made from time to time shall be applicable mutatis mutandis in the development of land and construction of building under this Rules. All amendments/modifications made in these rules will automatically be included as part of these Rules ;
- (101) The words and expressions used in these Rules but not defined herein shall have the same meanings as have been assigned to them in the Act and the Structure Development Plan/Development Plan/Development Scheme prepared under Act.

CHAPTER — II

MIZORAM URBAN PLANNING AND DEVELOPMENT ADVISORY COMMITTEE

Mizoram Urban
Planning and Deve-
lopment Advisory
Committee

3. (1) As soon as may be, after the publication of these Rules, the Government shall, by notification in the Official Gazette, constitute and appoint for the purpose of carrying out the functions assigned under section 4, 5(2) 5(6), 6 and 47 of the Act, the Mizoram Urban Planning and Development Advisory Committee consisting of the following members, namely :—

- (a) Chief Minister, Mizoram
— Chairman
- (b) Minister i/c Urban Planning and Development Department
— Vice-Chairman

- (c) Development Commissioner
— Ex-officio member
- (d) Secretary, Finance
— Ex-officio member
- (e) Secretary, Urban Planning & Development Department
— Ex-officio member
- (f) Secretary, Land & Revenue Settlement Department
— Ex-officio member
- (g) Principal Conservator & Forest, Environment & Forest Deptt.
— Ex-officio
- (h) Chief Engineer, Public Works Department
— Ex-officio member
- (i) Chief Engineer, Power & Electricity Department
— Ex-officio member
- (j) Chief Engineer, Public Health Engineering Department
— Ex-officio member
- (k) Director, Local/Municipal Administration Department
— Ex-officio member
- (l) Geologist (Geo-technical Engineer) State Geology and Mining
— Ex-officio member
- (m) Two MLAs nominated by the State Government
— Member
- (n) Prominent citizen to be nominated by the State Government
— Member
- (o) Chief Urban Development Officer/Senior Urban Development Officer, Urban Planning and Development Department
— Member—Secretary.

(2) The names of the members nominated and appointed as ex-officio shall be published in the Official Gazette.

ction of the
visory Committee

4. (1) Subject to the provisions of the Act and that of these Rules, the functions of the Advisory Committee shall be to advise the State Government on policy matters under section 4, 5(2), 5(6), 6 and 47 of the Act.

(2) In particular and without prejudice to the generality of the foregoing provisions, the Advisory Committee shall, if so required by the State Government ;

- (a) advise on delineation and declaration of any area or region in the State to be Planning area or region ;
- (b) advise on the limits of such area or region and specify by which area or region shall be known ;
- (c) advise on alteration of the name of any such area or region for notification ;
- (d) advise on the limits of area or region so as to include therein or exclude there from such area or region ;
- (e) advise on amalgamation of two or more areas or regions so as to form one area or region ;
- (f) advise on division of any area or region into two or more area or region ;
- (g) advise on declaration that the whole or part of the area or region comprising an area or region shall cease to be area or region or part thereof ; and
- (h) scrutinise the Development Plan and gives its views on it ;
- (i) advise and back up the Department to secure strong and sound inter-Departmental coordination between implementing Departments or Agencies or Local Authorities to monitor and evaluate effectively the schemewise programmed for efficient implementation of development schemes/Programme under sub-section (2) and (3) of Section 5 ;
- (j) advise for preparation of Five Year Economic Plan and Annual Economic Plan of Urban Development Fund and linking them to the Five Year Structure Development Plan and Annual Execution Plan for effective implementation of development schemes/Programmes in relation to socio-economic growth under sub-section (1) of section 5 and sub-section (1) of section 47 of the Act and backing up the State Planning Board and the State Government.

Terms and condition
of Service of Chair-
man and members

5. (1) Save as otherwise provided in these Rules, except the Chairman and the Vice Chairman who is sitting Members of the Mizoram Legislative Assembly, the terms of any other non-official members of the Advisory Committee shall be ordinarily three years ;

Provided that the Government may, at the request of the Department, by a notification in Official Gazette, extend the term of the aforesaid of any other non-official members by such period or periods not exceeding one year as the Department thinks fit.

(2) The terms of office of non-official members shall commence on such date as may be notified in this behalf by the State Government.

(3) If the member is of misconduct in the discharge of his duties or is incompetent or is incapable of performing his duties as such member, is absent himself from three consecutive meeting of the Advisory Committee and is unable to explain such absence to the satisfaction of the Advisory Committee, or should for any other good and sufficient reason be removed, the Government may after giving the member an opportunity of showing causes against his removal, remove him from the Office.

(4) A member shall cease to be a member of an Advisory Committee, if he —

- (a) holds any office of profit under the Department or
- (b) is of unsound mind and stands so declared by a competent court ; or
- (c) is an undischarged insolvent ; or
- (d) has been sentenced by a criminal court or imprisonment for an offence which involved moral turpitude and which is punishable with imprisonment for a term exceeding six months ; or
- (e) has been removed from the Advisory Committee under sub-rule (3).

(5) A member of the Advisory Committee appointed under sub-rule (3) other than an ex-officio member may resign his membership by giving notice in writing to the Chairman and on such resignation being accepted by the Government, he shall cease to be a member of the Advisory Committee.

(6) Any vacancy so created shall be filled by fresh appointment by the Government.

Meeting of the
Advisory Committee

6. (1) The Advisory Committee shall meet at such times and places, not less than twice in a Calendar year.

(2) The Chairman or the Vice-Chairman may whenever he thinks fit, and shall upon the written request of not less than two-thirds of the total Advisory Committee members which includes member-Secretary, shall call an extraordinary meeting for immediate and emergency purpose ;

(3) The Chairman or, in his absence, the Vice-Chairman, or in the absence of the Chairman and the Vice-Chairman, any member chosen by the members present from amongst themselves, shall pre-side over the meeting.

(4) Five members shall constitute the quorum for every meeting of the Advisory Committee, provided that both the Chairman and the member-Secretary are present;

Provided that:—

- (a) In case quorum is not present, the Chairman or the Acting Chairman as the case may be, shall after half an hour of the schedule start of the meeting to a future date as decided by the member present.
- (b) All question shall be decided by majority vote and in case of equal votes the Chairman shall have right of casting vote.
- (5) A non-official member of the Advisory Committee shall be paid by the Department:—
 - (a) Daily allowances at the rate and equivalent to Mizoram Government Group 'A' Officer per day for attending a meeting of the Advisory Committee, and
 - (b) Whenever, a member, who is not a resident of the State Capital of Mizoram shall have a right to claim mileage allowances for the journey for attending Advisory Committee at such rate as is admissible to Group 'A' Officer of the Government of Mizoram, whose scale of pay is Rs. 2200-25-2800-EB-100-4000/-.
 - (c) Allowances payable under clause (b) shall be paid by the Head of the Department who is also a member-Secretary of the Advisory Committee to non-official member in respect of every meeting attended by him whether before or after the commencement of this Rules.

Motions and amend-
ments

- 7. (1) Every motion or any amendment thereof shall be in writing.
(2) Any motion or amendment may be withdrawn by the proposer with the consent of the Advisory Committee.

Conduct of Ordinary
Meetings

- 8. (1) At any ordinary meeting, business shall be conducted in the following order:—
 - (a) the minutes of the previous ordinary meeting and of any special meeting held since shall be read and confirmed;
 - (b) business postponed at the previous meeting shall be considered;

(c) subjects included in the Agenda shall then be considered.

(2) A member may proposed any resolution connected with or incidental to the subjects includes in the list of business;

Provided that the Chairman consider such proposal which is relating to a matter of urgency but not included in the list of business.

(3) All points of order shall be decided by the Presiding Chairman with or without discussion as he may deem fit and his decision shall be final.

9. The Member-Secretary shall be subordinate to the Chairman and shall, subject to the control of the Government exercise the following duties namely :—

(1) the Member-Secretary shall be incharge of all agenda under the Rules 8 for the meeting;

(2) the Member-Secretary shall make all arrangements for holding meetings of the Advisory Committee ;

(3) the Member-Secretary shall make available such papers to any member of the Advisory Committee ;

(4) all meeting minutes or resolution etc. to be issued by the Advisory Committee shall be over the signature of the Member-Secretary ;

(5) the Member-Secretary shall be incharge of all the confidential papers of the Advisory Committee and shall be responsible for preserving them ;

(6) the Member-Secretary who is Head of the Department shall make all payment of allowances payable under sub-rule (5) of Rule 6 to non-official members in respect of every meeting attended by him ;

(7) the Member-Secretary shall be entitled to call for the Services of any officer or employed of the Department, and files, papers, documents etc. for study and to carry out his duties as Member-Secretary.

10. (1) Subject to the provisions of section 3 of the Rules framed thereunder, the Department shall adopt the Town and Country Planning Recruitment Rules as approved by the State Government which was framed in the line of the Central Rules of the Ministry of Urban Development, Government of India.

Duties of Member
Secretary of the Advisory
Committee

Appointment of Officers
and other staff
of the Department

(2) the Officers and employees of the existing Town & Country Planning Services will be taken over by the Urban Planning and Development Department without any break of their service status and conditions.

(3) the Department may extend service cadre to any government Department or Board or Local Authority as and when such technical service is required by creating such posts on such Government Departments or Board or Local authorities to be filled on deputation with prior approval of the State Government.

(4) No person shall be considered as Qualified Town and Country Planner and to be appointed as Chief Urban Development Officer unless —

- (a) he possess Post Graduate Degree in City/Town Urban/Regional Planning or Bachelor Degree in Physical Planning or its equivalent Planning degree from Indian or Foreign University or Institutions recognised by the Institute of Town Planner's INDIA;
- (b) he possess long experiences to minimum of 10 years purely in the Town and Country Planning profession in Hilly area or region after acquiring the essential qualifications under clause (a).

Co-ordination with
Non-Government/Voluntary Organisation

11. If the Chief Urban Development Officer thinks fit, the Department may seek Non-Government/Voluntary Organisation Co-ordination and participation within the Municipal/Village area/ward/Veng or Local area falling within the Planning area or region to identify such items which causes social, environmental problems and take initiatives for negotiation with such local people so as to put the socio-environment problems into action. But the extent of such Non-Government/Voluntary Organisation Co-ordination and participation will be limited as decided by the Chief Urban Development Officer from time to time.

CHAPTER — III

PROCEDURE FOR NOTIFICATION OF PLANNING AREA OR REGION, SURVEY, LAND USE MAP AND REGISTER

Procedure for Notification of Planning area or Region and Notification to be issued under sections 4, 5 and

12. (1) On receiving recommendation from the Department through the Advisory Committee for Planning Area or Region, the Secretary incharge of Urban Planning and Development Department, shall forward the case to the Minister incharge of Urban Planning and Development, for approval.

(2) After getting approval from the Minister incharge of the Urban Planning and Development Department, it shall then be en-

tered as Agenda for the State Cabinet Meeting for final concrete decision for Planning Area or Region as Urban Planning and Development is a common interest to every walk of life including various Government Departments, Non-Government Organisations.

(3) Finally, after getting approval from the State Cabinet Meeting, the Secretary incharge of Urban Planning and Development Department, Government of Mizoram shall give notification in the Official Gazette clearly indicating the Planning Area or Region in FORM I(A) for the public notification under section 4.

(4) At least twenty four hours previous notice in Form—I(B) shall be given sections 5 and 49 of the Act to the owner, occupier or other person interested in the land and building under such owner, occupier or person interested has given his consent to such entry for survey and investigation.

Survey and studies for preparation of existing land use map and Development Plan/Development Scheme under sections 5, 8, 11, 20 and 36.

13. (1) For the purpose of preparing existing land use, map, Development plan and Development Scheme preparation as environmental protection measures under section 5, 8, 11, 20 and 36 of the Act, the Department may carry out any one of the following physical or Ground survey and Civic Surveys depend to the nature of the urgency of such Development Plan, Scheme and Programme etc, as shown in the Appendix I.

(2) After all the survey have been undertaken the required data so collected either from the Primary or Secondary sources shall be tabulated and analysed to give clear picture of the Planning area or region in terms of environmental problems, unstable and landslide prone area and deficiency in the number of houses, utility and services, Health and Sanitation, Pollution, Traffic problems, markets, Educational Institutions and other facilities.

Procedure for existing land use map and Register under section 8

14. (1) The existing land use map and register prepared by the Department under Section 8 showing the existing land use in the Planning area or region under its jurisdiction shall contain such particulars as shown in Appendix—II.

(2) The existing land use map shall be prepared on a desirable scale 1:10,000 (nearly 1" to a mile). Otherwise as decided by the Chief Urban Development Officer from time to time.

(3) A register showing at least the particulars as given in Form—II shall be maintained by the Department along with the existing land use map.

(4) Such existing land use map shall be prepared using the standard codes or symbols adopted in the Department as given in Appendix—III.

Manner of publication of the existing land use map under section 8

15. The notice of preparation of the existing land-use map under sub-sections (1) and (3) of sections 8 shall be given in Form 111 by publishing the said notice in one or more local newspapers drawing circulation within the planning area or region.

CHAPTER—IV

STRUCTURE DEVELOPMENT PLAN AND STATUTORY APPROVAL AS PART OF ENVIRONMENTAL PROTECTION MEASURES

Manner of publication of draft Development plan, under section 17

16. A copy of the draft Development plan, as prepared under sections 12, 13, 14, 15 and 16 shall be made available for public notice and inspection during office hours at the office of Chief Urban Development Officer, Urban Planning and Development Department, Mizoram and any other prominent places as the Department thinks fit for inviting the public objections and suggestions under sub-section (1) of section 17. the notice of the preparation of the draft Development Plan under sections 12, 13, 14, 15 and 16 and making them available for public inspection under sub-section (1) of section 17 shall be in Form—IV and shall be published in one or more local news papers having circulation in the planning area or region.

Manner of publication of propose Development Plan under section 18

17. (1) When the State Government approves the Development Plan with modifications, the notice to be published in the Mizoram Official Gazette, under sub-section (2) of section 18 shall be in Form V.

(2) A public notice shall be published under sub-section (4) of section 18 in Form VI in the Mizoram Gazette, and in one or more local news papers having circulation in the planning area or region to give it due publicity intimating that the Development Plan has been approved without any modifications and sub-section (1) of section 18 or with modifications under sub-section (3) of section 18, as the case may be by the State Government and shall be available for inspection during office hours at the offices of Chief Urban Development Officer, Urban Planning and Development Department, Mizoram.

Zoning Regulation for existing Built up Area or region

18 Zoning regulations for the existing Built up/Developed Area in a notified Planning area or region shall consist of the Zones such as predominantly of-Residential, Commercial, Industrial, Transport and Communications Public Utilities, Public and semi-public, Parks and Recreational, Open spaces and Green areas, Agriculture and Green areas, natural Reserve and Conservation and any other provision as specified in the Development Plan or Scheme from time to time. The uses prohibited thereunder as also the uses permissible on application to the Department with stipulations therefor shall be as shown in Appendix—IV.

Zoning Regu-
lations for Deve-
loping/Unde-
veloped areas or
region

19. (1) Zoning regulations for developing/Undeveloped areas in notified Planning areas or regions shall consist of the following zones predominantly of residential, Commercial, Wholesale, Warehousing and storage, industrial, light and service industry, industrial extensive industry offices, community facilities recreations, Open space and green belt uses and any other provision as specified in the Development Plan or other Development Scheme from time to time and the use, prohibited thereunder as also the uses permissible on application to the Department with stipulations, therefore, shall be as shown in Appendix—V.

(2) Condition where mixed uses shall be permitted.

(a) A mixed use shall be provided in the form of a cluster.

(b) The area in which such uses shall be permitted shall be, specifically earmarked for this purpose in Development Plans/Layout Plans/Development Schemes, Otherwise as approved by the Department.

(c) For every 100 acres of land, 5 acre may be provided for office-cum-commercial complex in residential use zone. Otherwise as approved by the Department.

CHAPTER V

CONTROL OF DEVELOPMENT AND USE OF LAND AND CONSTRUCTION OF BUILDING

Control of Deve-
lopment by the
Department under
sections 22, 23, 24
and 74

20. (1) On and from the date of notification in the Official Gazette by the State Government of the Planning area or region as built Environmental protection measures and for regulation of planned growth under section 4 of the Act, every development in the planning area or region shall conform to the Act and Rules framed under, and no development shall be effected without obtaining prior permission of the Department under section 22, 23, 24 and 74 of the Act and the Rules made thereunder.

(2) Notwithstanding anything contained in sub-rule (1) no permission for development of land and building shall be necessary; if such a person or persons do not violate the provisions of the Act and the Rules framed thereunder:—

(a) for carrying out works for the maintenance repair or alteration of any building which does not materially alter the external appearance of the building;

- (b) for carrying out work for the improvement or maintenance of a highway, road or public street by the Union or State Government or an authority having jurisdiction, provided that such maintenance or improvement does not change the road alignment contrary to the provisions of the Development Plan;
- (c) for the purpose of inspecting, repairing or renewing any drain, sewers, water-supply, mains pipe, cables, telephone or other apparatus including the breaking open of any street or other land for the purpose;
- (d) for the excavation or soil shaping in the interest of agriculture;
- (e) for restoration of land to its normal use where land has been used temporarily for any other purposes;
- (f) for use for any purpose incidental to the use of building or land attached to such building;
- (g) for the construction of a road intended to give access to land solely for agricultural purposes.

21. Every building operation or sub-division of land/building shall be carried on as per the provision of specific regulations shown in Appendix—VI.

22. The intimation regarding intention to carry out any development on any land as envisaged under sub-section (1) of section 25 shall be accompanied by the documents as built environment protection measures in Form—VII.

23. (1) Any person not being the Union Government or State Government, or local authority or a special authority constituted under the Act, shall apply for obtain permission under section 22, and under sub-section (1) of section 27 as built environment protection measures.

(2) For grant of permission for change of the use of land or permission to develop or re-development of land into plots or sub-divisions or colonies on any piece of land in the Planning area or regions under section 22, and 27 of the Act shall be in Form VIII and as per scale of fees under sub-rule (4) of Rules 23 as specified in Appendix VII which may be reviewed by the Government from time to time.

General Development Control and Building Operation as part of built environment protection measures

Intention of Development undertaken on behalf of Union or State Government under Section 25

Form of application for development of land and building by others under sections 22, 27

(3) No application referred to in foregoing Rules shall be entertained unless and until the applicant has paid the prescribed fees to the Department.

(4) Fees for development or re-development and change of land use

(a) Application for development or re-development and change of land use permit referred to in sub-rule (2) of Rules 23 shall be accompanied by the fees receipt as per scale specified in sub-rule (4)

TABLE — 5

Planning Area or Region	Fees per square metre of total land		
	Residential	Industrial	Commercial
	Rs	Rs	Rs
1. Class—I City or town with a population of ten lakhs and above.	2	4	6
(ii) Class I City or town with a population of one lakh and above but less than ten lakhs	1	2	4
(iii) Class III Town with a population of fifty thousand and above but less than one lakh	0.75	1.50	3
(iv) Class—III Town with a population of twenty thousand and above but less than fifty thousand	0.50	1	1
(v) Class—IV Town with a population of ten thousand and above but less than twenty thousand.	0.25	0.50	1
(vi) Class V Town with a population of five thousand and above but less than ten thousand.	0.15	0.25	0.50
(vii) Class—VI Town or Growth Centre with a population of five thousand or less than five thousand	0.10	0.20	0.25

(b) **Withdrawal of Application:** The applicant may withdraw his application and plans at any time prior to the sanction, and such withdrawal shall terminate all proceedings with respect to such application but the fees paid shall not be refundable.

(c) In the event of a development permit not being issued on account of any defects and short comings in the application the fee paid shall not be refunded to the applicant but he shall be allowed to re-submit the plans without any additional fee after complying with all the objections within one year from the date of receipt of the objection/rejection order, by the applicant after which fresh fees shall have to be paid.

(5) Principles for grant or refusal of Development permit :

(a) **On receipt of the application for the development or re-development of the land, the Department shall:—**

(i) Verify the facts mentioned in the application and in its annexures and satisfy that it contains the required particulars, and is in proper form,

(ii) Satisfy about the title of the applicant over the land about his ability and capacity, to carry out the development activity as per specifications;
and

(iii) Judge the propriety of the matter from technical, and administrative point of view, and that it does not violate any legal provisions.

(b) **Preliminary Sanction:** Thereafter the Department may either preliminary sanction or refuse the proposals or may accord preliminary sanction with such modifications or directions as it may deem necessary and thereupon shall communicate the decision to the applicant in Form—X.

(c) In the case of refusal, the Department shall state the reasons and relevant provisions of the Act or the Rules which the plans contravene. The Department shall as far as possible, point out at all objection to the plans and statements in the first instance itself.

(d) **The applicant may then re-submit the plans, statements modified in the light of the objections raised. The procedure for according sanction or refusal as laid down for the first submission of plans/statements shall mutatis mutandis apply.**

(e) As soon as the conditions of clauses (c) and (d) are fulfilled the final sanction shall be accorded and development permit issued in Form—XI.

(6) Duration of final sanction of Development Permit:

(a) The final sanction once accorded shall remain valid for a period of three years during which period the applicant shall complete the work and submit a completion certificate duly countersigned by the qualified technical hand.

(b) The department may however on sufficient grounds in this behalf extend this period of three years and may re-validate the permit for one year at a time subject to a maximum of three years.

(7) Notice for Commencement of Development Work: The applicant, upon commencement of the work for development shall give notice in Form—XII to the Department and the Department shall cause inspection of the work to be made within fourteen days following the receipt of notice to verify that the development work is being carried out in accordance with the sanctioned plans. If, however, the Department fails to make the inspection within the specified period, it shall be presumed that the Department has no objection to the starting of the development work according to the notice.

(8) Deviation during development: During the course of development work if any deviation from the sanctioned plan is intended to be made, permission of the Department shall be obtained before the proposed deviation is executed. It shall be incumbent upon every person, whose plans have been approved to submit amended plans for any deviation, he proposes to make.

(9) Fees and procedure: The fee and procedure laid down for original application for change of land use or sub-division of land or re-development permit here-to-fore shall mutatis mutandis apply to all such amended plans.

(10) Permission for building construction/operation: For grant of permission for development involving carrying out of building operation including erection, re-erection or making material alteration on the plot approved by the Department shall be applied in Form XIII as built environmental protection measures along with necessary building plans, statements and fees as per scale specified in Appendix—VIII which may be reviewed by the Government from time to time.

(11) No application referred to in foregoing Rules shall be entertained unless and until the applicant has paid the prescribed fees to the Department.

(12) Fees for building operation/construction permit :

(a) Application for Building operation/construction permit referred to in sub-rule (1) of Rules 23 shall be accompanied by the fees receipt as per scale specified in Appendix—IX.

(b) The fixation of fees shall further be governed by the following :

(i) For re-erection of building, the fee chargeable shall be the same as for erection of a new building;

(ii) For additions and alterations in the existing buildings, the fees shall be chargeable on the added portions only, on the same scale as for new building;

(iii) For revised plan of a building which the Department has already sanctioned, the fees chargeable shall be $\frac{1}{4}$ th of the fees chargeable on the original design/plan, subject to the conditions that the floor area of the building remains unchanged, such fees shall not Design/Plan.

(iv) In the case of additions and alterations of building if the use of the building is also change then the chargeable fees shall be calculated on the use proposed;

(v) In case of basements, for the purpose of calculating fee, the area covered under the basement shall be counted towards the covered area;

(vi) In the case of buildings with principal and subsidiary occupancies, in which the fees leviable are different than the fees for the total building scheme shall be calculated as per the rates for individual occupancies.

(13) Withdrawal of Application: The applicant may withdraw his application and plans at any time prior to the sanction and such withdrawal shall terminate all proceedings with respect to such application but the fees paid shall in no case, be refunded.

(14) In the event of a building permit not being issued on account of any defects and shortcomings in the application the fees paid shall not be refunded to the applicant, but he shall be allowed to resubmit the plans without any additional fees after complying with all objections of the department within a period of one year from the date of receipt of the objection/rejection order, by the applicant after which fresh fees shall have to be paid.

(15) Standard colour and notations to be made in plans :

(a) Every plan, amended plans or completion plans accompanying referred to in Rules 22 and 23 shall be coloured with fixed colours as specified in the Appendix—X. All the drainage

wirks shall be shown together with locations of Inspection Chambers, sewer trap chambers with connection to street sewer if existing or septic tank or soak pit as the case may be. ▲

- (b) In the case of proposals for entirely new erection work on a plot, the proposed work on building plan need not be coloured.

Principles for the grant or refusal of building permit and manner of communication under sub-section (4) of section 28

24. (1) On receipt of the application for erection, re-erection, making material change or alteration of the building, the Department shall :—

- (a) Verify the facts mentioned in the application and in its annexures and satisfy that it contains the required particulars and is in proper form;
 - (b) satisfy about the title of the applicant over the land and the building as the case may be; and
 - (c) Judge the propriety of the matter from technical, and administrative point of view and that it does not violate any legal provisions.
 - (d) Thereafter the Department may either sanction or refuse the proposals or may sanction them with such modification or directions as it may deem necessary and thereupon shall communicate the decision to the applicant in Form—XIV.
 - (e) In the case of refusal, the Department shall state the reasons and relevant provisions of the rules which the plans contravene. The Department shall, as far as possible, point out all the objections to the plans and statements in the first instance itself.
 - (f) The applicant may then re-submit the plans / statement modified in the light of the objections raised. The procedure for according sanction or refusal as laid down for the first submission of the plan statements shall then mutatis mutandis apply.
- (2) The sanction one accorded shall remain valid for a period of three years during which period the applicant shall complete the work and submit a completion certificate, duly countersigned by the qualified technical hand.
- (3) Notwithstanding anything contained in sub-rule (2) the Department, may however on sufficient grounds in this behalf extend this period of three years and may revalidate the permit for one year at a time subject to a maximum of three years.
- (4) The applicant upon commencement of his work under building permit shall give notice in Form—XV to the Department and the Department shall cause inspection of the work to be made within

fifteen days following the receipt of notice to verify that the building work is being carried out in accordance with the sanctioned plans/statements. If, however, the Department fails to make the inspection within the specified period, it shall be presumed that the Department has no objection to the starting of the construction work according to the notice.

(5) During the course of construction of the building, if any deviation from the sanctioned plan/statement is intended to be made permission of the Department shall be obtained before the proposed deviation is executed. It shall be incumbent upon every person, whose plans have been approved, to submit amended plan/statement for any deviation, he proposes to make. The procedure laid down for original application for building permission here-to-fore shall apply to all such amendments in the plans and the fee payable shall be as per sub-rule (12) of rule 22.

(6) (a) No application for building permit is necessary for the following alteration provided they do not violate any provisions regarding general building requirements, structural stability and fire safety requirements, namely :—

i) Provided closing of a window or door or ventilation not opening towards others property;

ii) Providing inter communication doors;

iii) Gardening;

iv) Painting;

v) White Washing;

vi) Retilling and re-terracing;

vii) Plastering and patch work;

viii) Re-flooring;

ix) Construction of sun shades on one's own land; and

x) Providing partitions.

(b) No building permit is necessary for carrying out by any Department of the central or State Government or any Local Authority authorised by the Department for the purpose of inspecting, repairing or renewing any sewers, mains, pipes, cables or other apparatus.

(c) The recovery of such fees and sub-rule (2), (3) and 4 of this rule 24 will be made in Form-XVI, provided that, such fees may be revised by the Department from time to time subject to be published in the Official Gazette.

Inspection

25. The Department shall carry out inspection of the works from the receipt of notice of commencement of building construction at various stages to maintain high standard build environment quality and to ensure whether the work is proceeding as per the provision of rules and of the sanctioned plan. The relevant sections of the Act, shall apply for the procedure for inspections and for action to be taken arising out of the inspections carried out.

Documents
at site

26. Where tests of any materials are made to ensure conformity with the requirements of these rules records of the test data shall be kept available for inspection during the construction of the building and for such a period thereafter as required by the Department.

Certificate
of completion

27. (1) Every person erecting a building shall, within one month after certificate or completion of such building including-under-ground drains, sanitary work refuse of drain works, water supply works to the Department through the qualified technical personnel of Town Planner/Engineer/Architect/Consultant/Supervisor/Group as the case may be, who has supervised the construction regarding completion of work prescribed in the permit in the prescribed proforma given in Form XVI accompanied by three copies of completion plan and the following documents, namely :—

- (a) Copy of lease deed;
- (b) Fire safety clearance from Chief Fire Officer, Mizoram;
- (c) Power Supply/provision & safety clearance from Chief Engineer, Power & Electricity Department, Mizoram.
- (d) Structural stability certificate duly signed by qualified technical hand of Architect/Engineer/Town Planner/Consultant/Group;
- (e) Any other clearance as the Department thinks desirable.

(2) In the case of buildings above 15 metres in height and other buildings for Assembly, Institutional, Industrial, Hazardous or mixed uses with 400 sq. metre or more ground coverage shall be planned, designed and constructed to ensure fire safety in accordance with Part-IV Fire Protection of "National Building code of India" and shall also be subject to the Inspection and clearance by the Local Fire Fighting Authority.

Manner of
communication
of refusal or
permission to
development under
section 28 (4)

28. Every order, revocation and modification of permission to development passed under sub-section (4) of section 28 shall be communicated in Form XVII and shall be handed over to the owner (s) if he/they is/are present and his/their acknowledgement shall be obtained. In case he/they is/are not present such order shall be sent to him/them under registered post.

Manner of
Appeal Under
section 29

29. (1) The appeal shall be preferred under sub-section (1) of section 29 of the said Act in writing in the following namely :—
- (a) It shall specify the date of order against which the appeal is made.
 - (a) It shall specify the date of order against with the appeal is made. A copy of the order thereof shall be attached.
 - (b) It shall specify a clear statement of facts and the grounds on which the appeal is made.
 - (c) It shall specify the relief prayed for.
 - (d) It shall contain the following verification certificate duly signed by applicant (s) :—

“Ido hereby declare that the statement made by me in the letter of appeal is correct to the best of my knowledge and belief”.

(2) The appeal under sub-rule (1) shall be accompanied by a fee of Rs. 5.00 through Treasury Challan: Provided that the fee may be revised by the Department after every five years.

Power of
revocation and
modification or
permission to
development under
section 33 (2)

30. (1) The manner in which amount in lieu of expenditure incurred after the grant of permission may be assessed under section 33 of the Act.

(2) Every claim under sub-section (2) of section 33 of the Act shall be made to the Department within 90 days from the date of the Service of the order of revocation or modification.

(3) Every claim shall be made in writing suggested by details of expenditure incurred in carrying out development according to the permission granted, and a further detailed estimate of such of the expenditure as has been rendered abortive because of the order of revocation or modification of permission originally granted both being prepared by the Department or by a registered Town Planner/Engineer/Architect. A certified copy of the commencement certificate under which permission for development such claim:

Provided that the Chief Urban Development Officer of the Department after giving the owner (s) a reasonable opportunity of being heard of the condition, shall assess and award, subject to provision of section 11 and 19, such amount to the owner's as it thinks fit.

(4) The notice of refusal to accept the amount offered by the Department shall be given by the owners within 30 days from the date of receipt of the offer.

(5) Every order regarding claims preferred by the owners and passed under sub-section (2) of section 33 shall be communicated in Form—XVIII and shall be handed over to the owner (s) if he/they

is/are present and his/their acknowledgement shall be obtained. In case he/they is/are not present such order shall be sent to him/ them under registered post.

31. The application under sub-section (3) of section 35 shall be made as in Form XIX.

32. Any building coming up in any important area or fronting on major roads or streets or in the case of important monumental buildings or in the proximity of buildings of historical importance places or areas, the building schemes may be subjected to the approval from the Architectural on Aesthetics and conservation and environmental protection points of view. The Department shall have powers to frame suitable rules for ensuring the above and the same will be as per section 5, Clause (e) of section 12 and clause (e) of section 14.

33.. (1) All unsafe buildings shall be considered (to constitute) dangerous to public safety unhygienic and unsanitary and shall be demolished or it may be prepared as directed by the Department.

(2) To take precaution measures the Department shall examine or cause to be examined every building reported to be unsafe or damaged, and shall make a written record of such examination or inspection. The relevant sanctions of the Act and the provisions under Rules under the Act, shall apply for procedure of action to be taken by the Department for (1) and (2).

(3) The Department may inform in writing that the building which in its opinion is dangerous or has no provision for exit, if caught fire, shall be vacated or improved or altered to make it safe and free from danger immediately or within a period specified for the purpose :

Provided that the Department concerned shall keep a record of the reasons for such action with the owner or occupier.

CHAPTER—VI

DEVELOPMENT SCHEME AND IMPLEMENTATION

34. (1) The Department shall publish a notice under sub-section (2) of section 38 in Form XX declaring the intention of making Development Scheme by means of advertisement in one or more local news papers having circulation in the locality. Copies hereof shall also be made available for inspection in the offices during the office hour of the Department.

(2) Notice under sub-sections (3) and sub-section 7 of Section 38 shall be in Form XXI and Form XXII respectively and shall be published in one or more local news papers having circulation in the locality.

(3) Implementation and execution of Development scheme shall be regulated in accordance with the civic design and specifications as envisaged for various programmes within each Zone of the Structure Development Plan under the Act and Rules framed under and with the prior approval of the Department.

Implementation
of works in final
development scheme
under section 43

35. The Department shall complete all the works provided in final development scheme, otherwise it may be entrusted to any Government agency or Local authority or Board under clauses (2) (3) of section 5 of the Act for efficient implementation of any one of the final Development Scheme as indicated in Form No. XXIII.

Maintenance
of Amenities
developed by
Department under
section 43

36. Amenities developed by the Department within the Planning area or region shall be maintained and regulated as per sub-section (3) of section 43 of the Act.

Mode of levy
under section 46

37. (1) Notice of intention of levy development charges under sub-section (1) of section 46 shall be in Form XXIV and shall be published in one or more local news papers having circulation in the area or region. Copies of the said notice shall also be affixed in the concerned offices of the Urban Planning and Development Department.

(2) Notice under sub-section (4) of section 46 of the Act for the assessment of development charges shall be in Form XXV.

Requirements for
Building sites and
standard requirement
for building under
Chapter VII of the Act

38. The General requirement for building sites and standards for buildings under Chapter VII of the Act shall be as specified in Appendix—XI.

Qualifications of
Licensing of technical
personnel

39. (1) The qualifications of the technical personnel, and their competence to carry out different jobs referred to in rules 23 and 24 for the purpose of licensing with the Department shall be as given in sub-rules (2) (3) (4) (5) (6) (7) and (8).

(2) The qualification for licensing of Town Planner will be the Associate Membership of the Institute of Town Planners India or Post Graduate Degree or Bachelors Degree in Town and Country Planning or equivalent which makes him eligible for such membership or which is recognised by the Institute of Town Planner India or which is recognised by the Mizoram Public Service Commission for the post of Assistant Town and Country Planner.

- i) The licenced Town Planner with Architect or Engineering background is competent to carry out all work (including supervision relating to building permit and development or change of land use of all area upto one hectare.
 - ii) But, the licenced Town Planner with other background is competent to carry out the work related to development permit or change of landuse for area upto one hectare.
- (3) The qualification for licensing of Architect will be the Associate Membership of the Indian Institute of Architects or such Degree or Diploma which makes him eligible for such membership and registration with the Indian Council of Architecture as per Architects Acts 1972 as amended which is recognised by the Mizoram Public Service Commission for the purpose of an Assistant Architect. The licenced Architect is competent to carry out the work related to Development and Building Permit as follows:
- i) All plans and related information connected with development permit for area upto one hectare.
 - ii) All plans and related information connected with building permit; and
 - iii) Supervision of all development and building work.
- (4) The qualifications for licensing of Engineer will be the corporate Membership (Civil) of the Institute of Engineers India or such Degree or Diploma in Civil or Structural Engineering which makes him eligible for such membership of the Institute of Engineers India or which is recognised by the Mizoram Public Service Commission for the post of an Assistant Engineer. The licenced Engineer is competent to carry out the work related to Development and Building Permit as given below :—
- i) All plans and related information connected with development permit for areas up to the extent of one hectare.
 - ii) All plans and related information connected with the building permit.
 - iii) Supervision of all development and building work.
- (5) The qualification for licensing of Draughtsman will be :—
- (a) Three years Diploma in Architectural Assistantship or Architectural Draughtsmanship with two years experience in each case; or
 - (b) Diploma in Civil/Mechanical Engineering with two years experience; or
 - (c) Draughtsman in Civil and Mechanical Engineering from Engineering Training Institute with five years experience under Architect/Engineer/Town Planner or from a recognised institution which would enable him for the post of Planning Assistant as recognised by the Mizoram Public Service Commission.

The licensed Draughtsman shall be competent to carry out all the work (including supervision) related to building permit for buildings on plots upto 200 square metre and upto two storeys.

(6) The Department may, in its discretion, relax the qualification requirements, and enhance or reduce the competence specified in the foregoing Rules for licensing various categories of technical personnel.

(7) The Architects, Engineers, Town Planners and Draughtsman duly qualified to obtain license as aforementioned may combine together and form into a Group or Agency. Such Group or Agency, may also be licensed. The competence of work of such licensed, Group or Agency shall be the combination of the individual competence, given under sub-rules to (5).

(8) Any qualified technical personnel or Group/Agency of such personnel may, at any time, apply for obtaining license in the prescribed Form XXXVI to the Chief Urban Development Officer or to any Officer appointed by him in his behalf. A photostat copy of the certificate which qualifies the applicant for license the receipt of depositing the fees as prescribed in sub-rules (16) shall also be attached with the application.

(9) The Chief Urban Development Officer or the Officer duly empowered by him in this behalf fails to take any decision within 30 days of the receipt of application examined, either grant or refuse to grant the license. In case of refusal, the reasons thereof shall be recorded in writing.

(10) If the Chief Urban Development Officer empowered by him in this behalf fails to take any decision within 30 days of the receipt of application and the applicant is qualified to obtain the licence under the Rules the license shall be deemed to have been granted.

(11) In case of refusal of license, the applicant may file an appeal before the Chief Urban Development Officer of the Department within thirty days of the communication of such refusal orders. The decision of the Chief Urban Development Officer on such appeal shall be final.

(12) After order for granting licence under sub-rule (a) passed, licence shall be issued to the applicant in the prescribed Form XXVII and it shall unless revoked earlier will be valid up to 31st March of the current financial year.

(13) The application for renewal of licence for the next year shall be given in the prescribed Form XXVIII prior to the last date of the month of February of the current financial year. The receipt of depositing the renewal fees as prescribed in sub-rule (16) shall be

attached with the application. If the application for renewal of licence is given after the due date as aforementioned, the same shall be treated as an application for a fresh licence.

(14) The provisions of sub-rules (9) to (12) shall *mutatis mutandis*, apply to the application for renewal of licence also.

(15) The fees either for a fresh licence or for renewal of a licence, once deposited, shall, in no case, be refunded.

(16) The annual licensing fee and annual fees or renewal of licence shall be as given in the following table 8, which may be reviewed by the Department from time to time.

TABLE — 8

ANNUAL LICENSING FEE AND ANNUAL RENEWAL FEE

Sl. No.	Category of Licensing Technical Personnel	Annual Licensing Fee (Rs)	Annual Renewal Fee (Rs)
1.	2.	3.	4.
1.	Town Planner/Architect/Engineer	500.00	300.00
2.	Draughtsman	250.00	150.00
3.	Group or Agency	2,500.00	1,500.00

(17) The Chief Urban Development Officer or the Officer empowered by him for the purpose may, at any time, after giving reasonable opportunity to show cause, revoke the licence, but the reasons for such revocation shall be recorded in writing. Further the person aggrieved by such revocation order, shall have a right to prefer appeal before the Chief Urban Development Officer of the Department within a period of thirty days from the date of communications of revocation order. The decision of the Chief Urban Development Officer on such appeal shall be final.

(18) The technical personnel licenced with the Department shall be required to do only that work relating to development permit and building permit which he believes or has reasons to believe to be fully in conformity with the Act and these Rules. Doing work or preparation of Development Plans which are in contravention with provisions of the Act or these Rules shall be sufficient ground for refusal of licence or its renewal or for revocation of licence or for both.

Compounding offences
under section 64

40. (1) Offences committed by the following development shall not be compounded.

(a) Development against the landuse proposals of the Development Plan and Development Scheme.

(b) Development of land which is either wholly or partly a Public premises.

(c) Construction within the prescribed front open space (set back).

(d) On the first floor of construction within the prescribed side and rear open spaces (set back) which have been compounded earlier.

(e) If the Floor Area Ratio (FAR) of the construction exceeds the prescribed Floor Area Ratio (FAR) more than two metres.

(2) For carrying out of development, without obtaining prior permission of the Chief Urban Development Officer or when the development is not in accordance with sanctioned plan, in such a way that the Act and the Rules are not contravened, the offence may be compounded after charging the composition fee at the following rates :

(a) Development of land Rs. 10.00 per sq.m of the area under development.

(b) Erection, re-erection, additional or alteration of a building. Rs. 15.00 per sq.m of the covered area erected, re-erected, added or alter.

(c) Construction of boundary wall. Rs. 10.00 per running metre.

(3) For carrying out development either without prior permission of the Chief Urban Development Officer or in contravention with the sanction plans, in such a way that the provisions of the Act or the Rules have been contravened, the offence may be compounded after charging the composition fee at the following rates :—

(a) Development of site Rs. 15.00 per sq.m of the area under Development.

(This composition fee shall be in addition to the development charges leviable under Section 45 of the Act or cost of development recoverable under any other provision of the Act or Rules).

- (b) Construction with side open space (set back) Rs. 250/- per sq.m of the covered area subject to minimum of Rs. 2,000/-
- (c) Construction within the rear open space (set back) Rs. 200/- per sq.m of the covered area subject to minimum of Rs. 1500/-
- (d) If the plot coverage is more than prescribed Rs. 150/- per sq.m of the area exceeding the prescribed limit.
- (e) If the Floor Area Ratio (FAR) is more than prescribed. Up to 10% Rs. 500/- per sq.m of the covered area, above 10% but below 20% Rs. 1000/- per sq.m of the covered area.
- (f) If the clear height inside the room is less than the prescribed. Rs. 120/- per sq.m of the area of the room.
- (g) If the area of the room is less than the prescribed. Rs. 150/- sq.m. of the area of the rate is less than prescribed.
- (h) If the room does not have the minimum ventilation prescribed. Rs. 40/- per sq.m of the area of the room.
- (i) Construction of boundary wall Rs. 15.00 per running metre.

(4) If the development has been carried out without submission of map/plan application as per Rules, the prescribed map/Plan application fee and development charges shall also be believed in addition to the composition fees as prescribed in sub-rule (2) and (3).

(5) If the offences is committed by carrying out unauthorised development which falls is more than one type as indicated in foregoing Rules the composition fees may be charged separately for each type of unauthorised development.

(6) For development in and within 100 metres of the old village abadis, the rates of composition fee will be half of those prescribed in foregoing sub-rules.

(7) For development of commercial or industrial nature the rates of composition fees will double of those prescribed in foregoing Rules.

(8) The rates of composition fees as laid down in foregoing Rules are only for general guidance and the Department or the Officer empowered for the purpose shall have full discretion on the levy of the composition fees.

(9) For the matters not specified in foregoing Rules the Department or the Officer empowered for the purpose, may determine the composition fees at the purpose may determine the composition fees at the rates which in its discretion are appropriate, reasonable and just.

Consultant 41. Services under sec. 5 (I) (u).

41. (1) Subject to the provisions of section 5 of the Act and the Rules framed there under, the Department may set up Consultant Service Wing within the Department equipping with highly technical services for private, and Government builders in respect of Drawing, Design of any types of work, building, estimate, Site Plan, layout plan etc. to be operated within and outside Development Plan in commensurate with standards for building etc. under Chapter VII of these Rules and charge service fees less than 10% as per Professional practice of Norms and Standards laid down by the Institute of Engineers INDIA and the Indian Institute of Architects which will be credited under the revenue head of account of the Department as a source of Government revenue.

(2) Any person who is willing to avail the consulting services shall apply to the Department in Form XXIX and receipt payment of consulting service fee shall be given in Form XXX.

Set up an yardstick of staff under section 3

42. Subject to the provisions of sections 3 (8), the set up against the minium strength to qualified Town and Country Planner (Staff) belonging to multiciplinary background in the Offices of the Chief Urban Development Officer is fixed in accordance with the standard and yardsticks recommended by the "Committee of Ministers on shortage of Town and Country Planning technical personnel, Ministry of Urban Development, Government of India 1966" to be reviewed from time to time. The broad set up against the minimum strength of qualified Towns Country Planner in the Directorate (State Headquarter), District Headquarter, Sub-Divisional Headquarter and Project Office is as follows :—

Post	Directorate (State Hq.)	District Office	Sub-Divisional Office	Pproject Office
Town & Country Planner	10 nos.	5@	3@	1@

Certified copies
and fees payable

43. Certified copies of the following important documents may be granted on payment of the fees mentioned against the items which may be reviewed by the Department from time to time.

- 1) Plan showing the limits of the Planning area/region

Rs. P.
10.00 per
copy

2) Land-use Proposal Map	50.00 -do-
3) Extract from Landuse Register	5.00 -do-
4) Structure Development Plan	50.00 -do-
5) Action Plan	30.00 -do-
6) Development Scheme	30.00 -do-
7) The Mizoram Urban & Regional Development Act	20.00 -do-
8) The Mizoram Urban & Regional Development Rules	20.00 -do-
9) Orders	5.00 -do-
10) Forms	5.00 -do-
11) Research Papers	10.00 -do-

Sd/-
(R. V. LALMAWIA)
Commnr. & Secy to the Govt. of Mizoram,
Local Administration Deptt.

APPENDIX—I

See rule 13 (1)

SURVEY AND STUDIES FOR PREPARATION OF EXISTING LANDUSE MAP/DEVELOPMENT PLAN/DEVELOPMENT SCHEME ETC.

A. PHYSICAL/GROUND SURVEYS AND STUDIES

- (a) Topographical Survey,
- (b) Geological (Structural) Survey,
- (c) Regional Survey :— (i) Location (ii) Accessibility
(iii) Hinterland etc.
- (d) Present Land use Survey,
- (e) Public and Semi-public Uses,
- (f) Housing Condition survey,
- (g) Utility and Services,
- (h) Traffic and Transportation,
- (i) Recreation facilities,
- (j) Community facilities,
- (k) Environmental Impact studies.

B. CIVIC SURVEYS AND STUDIES

- (a) Demographic (Studies) Survey,
- (b) Socio-Economic Survey,
- (c) Industrial Survey,
- (d) Trade and Commerce,
- (e) Fiscal (Studies) Survey,
- (f) Environmental Impact Studies and any other survey which the Department thinks fit.

APPENDIX—II

See rule 14 (I)

PROCEDURE FOR EXISTING LANDUSE MAP AND REGISTER

- (a) Areas used for various uses such as —

Main Groups	Sub-Groups
Vacant ; Residential ;	Partly built by unoccupied. Detached Building, Semi-Detached Building, Single Family, Double Family, Multi Family, Holidays homes, and warding houses of permanent nature such as hostels but not including public assistance institutions providing residential (like Rest House etc.).
Main Groups	Sub-Groups
Commercial :	Retail Trade, Wholesale Trade, Warehouse and storage, offices and banks excluding Government offices, Restaurants, hotels and transient boarding houses excluding public assistance institutions providing residential accommodation like Rest House, tourist home etc. Cinema and other places of public assembly run on commercial basis. Professional establishments.
Industrial :	Service Industry, Light Industry, Exclusive Industry, Heavy Industry and Noxious/Obnoxious Industry.

Main Groups	Sub-Groups
Transport and Communication :	Railway yards, Railway Stations and sidings Roads and Road Transport Depo & Poting areas. Dockyards, Jettys and Piers Air Ports and Air Stations Telegraph Offices, Telephone and Telephone Exchange etc., Broadcasting station.
Public Utilities and services :	Water supply installation including treatment Plants. Drainage and sanitary installations including disposal of works. Electric power Plan—High Tention and High tention. Trans- mission lines, Sub-Stations, etc. Gas installations and Gas works.
Public and semi public uses :	Government Administrative Centres, Secretaries, District Offices, law courts, jails, police stations, Governors' Residence. Educational, Cultural and Religious Institutions. Medical and Health Institutions. Cultural Institutions like theatres, Opera Houses etc. of a predomi- nantly non-commercial nature. Land belonging to Defence.
Open spaces and Recreational :	Sport Grounds, Stadium, Play grounds, parks, Other Recreational uses, countries, cremateria etc.
Agricultural and green belt :	Garden, Orchards and Nurseries, Land under staple crops, Grazing land and pastures, Forest Land, marshy land, Barren land, Land under Water.
Natural Reserve/ Conservation	Archeological monuments, Historical places natural scenic beauty like picnic spots, places which attract Tourists, Landslide prone area, sanctuary for wild life ;

b) The locality, division or ward, boundaries of the plots, the struc-
tures on the plot, land use zone, major street pattern and show areas
used for various uses as mentioned above.

STANDARD CODES OR SYMBOLS

Sl. No.	ACTIVITY CODE	Graphical Code	Colour Code
1.	Planning Area or Region Boundary		
2.	Municipal Limit		
3.	Revenue Boundary if any		
4.	Village Boundary		
5.	City Transport Services (C.T.S.) limit		YELLOW
6.	Residential		RED
	Residential with Shop Line		YELLOW
7.	Commercial: Shops - (S), Market - (M), Veg. Market - (V.M.), Market Year - (M.Y.), Petrol Pump & Service Station - (P.P.), Cinema Theatre - (C. T.), Warehouse & Godowns - (W. G.), Banks - (B), Lodging & Boarding - (L.B.), Hotels in Independent Buildings - (H), Business Office - (B.O.).		BLUE
8.	Industrial: Heavy Industry - (H.I.), Light Industry - (L.I.), Service Industry - (S.I.), Industrial Estate - (I.E.), Hazardous Industry - (H.Z.I.) Obnoxious Industry - (Ob.I.).		VIOLET
	Industries to be shifted - Alternate Strip of Industries & Ultimate proposed user (for mixed users only) e.g. Industry to be shifter & Residential user proposed.		YELLOW
9.	Public & Semi-Public :		RED
	(a) Administrative Buildings : Govt. Office - (G.O.), Other Admn. Office - (A.O.), Telephone Exchange - (T.E.), Medical & Health (M.H.).		RED

(b) Education Facilities : Primary School - (P.S.), High School - (H.S.), College - (C).

(c) Religious buildings : Church - (Ch), Agari - (A), Gurudwara - (G).

(d) Cultural Amenities : Drama Theatre - (DT), Museum - (Mu), Library - (L).

10. Public Utility Services : Water Supply - (WS), Drainage Works - (DW), Electrical Supply - (E.S.), Public Latrines & Urinals - (PL), Burial Ground - (Bu), Cremation Ground - (Cr), Kachara Depot, Night Soil Depot, Trenching Grounds, Compost Pits - (Cm.P).

11. Transport : Railway Station - (RS), Bus Station - (BS), Air Port - (AP).

Classified Roads : NS, SH, MDR, ODR, VR, ROAD
Widening lines (in dotted)

12. Recreational Activities & Open Space : Stadium - (St), Gymkhana - (Gy), Play Ground - (PG), Clubs/Halls for Indoor Games - (CI), Race Course - (RC), Swimming Pool - (SW), Open Air Theatre - (OT), Open Space - (OS), Park - (Prk), Garden - (Grd), Community Centre - (CC).

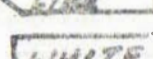
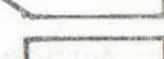
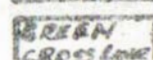
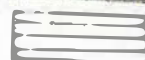
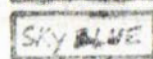
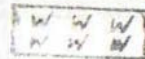
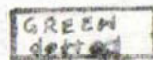
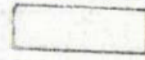
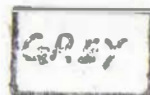
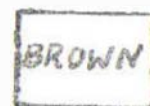
13. Agricultural & Allied user zone : (SPRAY GREEN)

14. Water Bodies :

15. Defence Land.

16. Various Reservations/Protections : (In thick line)

17. No Development Zone in proposed Land use Map. Vacant Land in Existing Landuse Map.



APPENDIX — IV
(See rules 18)

ZONING REGULATION FOR EXISTING BUILT UP AREA
OR REGION

(1) Predominantly Residential

(a) Uses Prohibited as environmental protection measures :

- (i) Heavy and extensive, Noxious, Obnoxious, Hazardous and extractive industries,
- (ii) Warehousing, storage and godowns of perishable, hazardous and inflammable goods,
- (iii) Junk yards,
- (iv) Wholesale mandies,
- (v) Forest land, grazing land of an area exceeding 0.6 Hectares,
- (vi) Hospital treating contagious disease or mental patients,
- (vii) Slaughter House,
- (viii) Dairy and Poultry Farms,
- (ix) Farm Houses,
- (x) Animal raising and riding stables,
- (xi) Workshops for servicing and repairs,
- (xii) Processing and Sale of farm produce,
- (xiii) Cemeteries, cremation grounds and graveyards,

(b) All other Uses not specified above are permissible on application to Department after careful consideration of the merits of individual applications and depending on the Character, and road network environment condition of the area in question.

(2) Predominantly Commercial

(a) Uses Prohibited as environmental protection measures :

- (i) Heavy, extensive noxious, obnoxious hazardous and extractive industrial,
- (ii) Hospitals treating contagious disease or mental patients,
- (iii) Slaughter Houses,
- (iv) Cemeteries, Cremation ground and graveyards,
- (v) Poultry Farms and Farm Houses,
- (vi) Animal raising or riding stables,

- (b) All other uses not specified above are permissible on application to Department after careful consideration of the area in question in the context of environmental condition.

(3) Predominantly Industrial

- (a) Uses Prohibited as environmental protection measures :
 - (i) Residential dwellings except those of watch and ward and essential operational staff,
 - (ii) Schools/Colleges offering general educational course,
 - (iii) Hospitals treating contagious disease or mental patient,
 - (iv) Hotels, Motels and Caravan parks,
 - (v) Hotels and Boarding Houses,
 - (vi) Slaughter Houses.
- (b) All other uses not specified above are permissible on application to Department after careful consideration of the area in question in the context of environmental condition.

(4) Predominantly Public and Semi-public and other office use

- (a) Uses prohibited as environmental protection measures :
 - (i) Heavy, extensive, noxious, obnoxious, Hazardous and extractive industry,
 - (ii) Hospitals treating contagious disease and mental patients,
 - (iii) Slaughter Houses,
 - (iv) Warehousing and storage of perishable, hazardous and inflammable goods,
 - (v) Junkyards,
 - (vi) Wholesale mandies,
 - (vii) Dairy and poultry farms,
 - (viii) Farm Houses,
 - (ix) Animal raising or riding stables,
 - (x) Workshop for servicing and repairs,
 - (xi) Processing and sale of farm produce.
- (b) All other uses not specified above are permissible to Department of the careful consideration of the area in question in the context of the environmental condition.

(5) Parks and Recreational Uses Prohibited as environmental protection measures :

Any building or structure which is not required for open air recreation.

(6) Open Spaces and Green verges

- (a) Uses prohibited as environmental protection measures : any building or structure except those ancillary to open spaces and parks;
- (b) All other uses not specified above are permissible on application to Department after careful consideration of the area in question in the context of environmental condition.

(7) Predominantly Agriculture and Green belt

- (a) Uses prohibited as environmental protection measures :
 - (i) Residential use except those ancilliary to uses permitted in Agricultural use zone.
 - (ii) Heavy extensive, naxious, obnoxious, and hazardous industries.
- (b) All other uses not specified above are permissible on application to Department after careful consideration of the area in question in the context of environmental condition.

APPENDIX — V

(See rule 19(1))

ZONING REGULATION FOR DEVELOPING / UNDEVELOPED AREA OR REGION

(1) Uses zone : residential

- (a) Uses prohibited as environmental protection measures :
 - (i) Wholesale mandi,
 - (ii) Storage warehousing and Godown,
 - (iii) Cold storage and Ice Factory,
 - (iv) Gas Godown,
 - (v) Major Oil Depot and Liquified Petroleum Gases,
 - (vi) Services Industries acquiring power upto 2 Horse Power,
 - (vii) Industries,
 - (viii) Hospitals treating contagious disease or mental patients,
 - (ix) Junkyards,
 - (x) Motor Garage and Workshops,
 - (xi) Motor driving Training Centre,
 - (xii) Slaughter House,

- (viii) Electric Power Plants,
 - (xiv) Cemeteries, Crematoria and Graveyard,
 - (xv) Sport Stadia,
 - (xvi) Higher Educational Institutions, Polytechniques and Higher Technical Institutions requiring Machinery etc.
 - (xvii) Hotels,
 - (xviii) Dairy and Poultry Farm, Farm House, Animal raising and riding stables,
 - (xix) Processing of farm produce,
 - (xx) Helipad.
 - (b) All other uses not specified above are permissible on application to Department after careful consideration of the area in question in the context of environmental condition.
- (2) Use zone : Commercial Retail Shopping, General business and Commerce
- (a) Uses prohibited as environmental protection measures :
 - (i) Wholesale Mandi,
 - (ii) Cold Storage and Ice Factory,
 - (iii) Major Oil Depots and Refilling Plants,
 - (iv) Industrial use,
 - (v) Workshop,
 - (vi) Educational Institutions,
 - (vii) JunkYards,
 - (viii) Orphanage,
 - (ix) Religious Centre, Meditation, Spiritual and other Religious Discourse Centres,
 - (x) Hospital treating contagious disease or mental patients;
 - (xi) Slaughter House,
 - (xii) Cemeteries, Crematoria and Greveyards,
 - (xiii) Poultry Farm and Dairy Farm,
 - (xiv) Farm House,
 - (xv) Helipads.
- (3) Wholesale, Warehousing and Storage :
- (a) Uses prohibited as environmental protection measures :
 - (i) Residential,
 - (ii) Hotels,

- (iii) Guest House, Boarding House and Lodging House Hotels, Motels and Carvan Parks,
- (iv) Industries,
- (v) Bus depots and Workshops,
- (vi) Hospitals,
- (vii) Health Centre and Nursing Home,
- (viii) Schools/Colleges/Technical Training Centre,
- (ix) Social Welfare Centre,
- (x) Auditorium,
- (xi) Rest House,
- (xii) Bharat Ghar,
- (xiii) Clinical Laboratory,
- (xiv) Voluntary Health Services,
- (xv) Library,
- (xvi) Religious Premises,
- (xvii) Music, Dance and Drama Training Cetre,
- (xviii) Motor Driving Training Centre,
- (xix) Children Traffic Park,
- (xx) Museum,
- (xxi) Exhibition Centre and Art Gallery,
- (xxii) Open Air Theatre,
- (xxiii) Community Hall,
- (xxiv) Cultural and Information Centre,
- (xxv) Social and Cultural Institutions,
- (xxvi) Orphanage,
- (xxvii) Religious Centre, Meditation, Spiritual and Religious Dis-course Centre,
- (xxviii) Plant Nursery,
- (xxix) Slaughter House,
- (xxx) Dairy and Poultry Farms, Farm Houses, Animal raising or riding stables.

- (b) All other uses not specified above are permissible on appli-cation to Department after careful consideration of the area in question in the context of environmental conditions.

(4) Use Zone : Industrial Light and Service Industries :—

- (a) Uses prohibited as environmental protection measures :
- (i) Any Industry having any pollution noise, vibration, unplea-sant odour,

- (ii) Residential,
- (iii) Hotels,
- (iv) Major Oil Depots and Liquefied Petroleum Gases Refilling Plants,
- (v) Commercial Offices,
- (vi) Extensive Industries,
- (vii) Educational Institutions,
- (viii) Rest House,
- (ix) Bharat Ghar,
- (x) Clinical Laboratory,
- (xi) Music, Dance and Drama Training Centre,
- (xii) Exhibition Centre and Art Gallery,
- (xiii) Open Air Theatre,
- (xiv) Cultural and Information Centre,
- (xv) Social and Cultural Institutions,
- (xvi) Orphanage,
- (xvii) Religious Centre, Meditation, Spiritual and other Religious Discourse Centre,
- (xviii) Plant Nursery,
- (xix) Hotels, Motels and Carvan Parks.

(b) All other uses not specified above are permissible on application to Department after careful consideration of the area in question in the context of environmental condition.

(5) Extensive Industry :—

- (a) Uses prohibited as environmental protection measures :
 - (i) Residential,
 - (ii) Hotels,
 - (iii) Boarding House and Lodging House,
 - (iv) Wholesale Trade,
 - (v) Commercial Office,
 - (vi) Hospital, Health Centre and Nursing Home,
 - (vii) Educational Institutions,
 - (viii) Auditorium,
 - (ix) Religious premises,
 - (x) Foreign Missions,
 - (xi) Rest House,
 - (xii) Bharat Ghar,
 - (xiii) Clinic Laboratory,

- (xiv) Voluntary Health Service,
- (xv) Library,
- (xvi) Technical Training Centre,
- (xvii) Music, Dance and Drama Training Centre,
- (xviii) Motor Driving Training Centre,
- (xix) Children Traffic Park,
- (xx) Museum,
- (xxi) Exhibition Centre and Art Gallery,
- (xxii) Open Air Theatre,
- (xxiii) Community Hall,
- (xxiv) Cultural and Information Centre,
- (xxv) Social and Cultural Institutions,
- (xxvi) Orphanage,
- (xxvii) Religious Centre, Meditation, Spiritual and
- (xxviii) Plant Nursery.

- (b) All other uses not specified above are permissible on application to Department after careful consideration of the area in question in the context of environmental condition.

(6) Use Zone public and Semi-public and other uses :

- (a) Uses prohibited as environmental protection measures :
 - (i) Heavy and extensive industries, noxious obnoxious and hazardous industries, extractive industries,
 - (ii) Hospitals Treating Contagious Disease and Mental Patients,
 - (iii) Slaughter House,
 - (iv) Warehousing,
 - (v) Storage of perishable, hazardous and inflammable goods,
 - (vi) Junkyards,
 - (vii) Wholesale Mandies,
 - (viii) Farm House,
 - (ix) Dairy and Poultry Farms
 - (x) Animal raising or riding stable,
 - (xi) Workshops for servicing and repairs,
 - (xii) Wholesale mandies,
 - (xiii) Cemeteries, Cremations,

- (b) All other uses not specified above are permissible on application to Department after careful consideration of the area in question in the context of environmental condition.

(7) Use zone : Community Facilities :—

- (a) Uses prohibited as environmental protection measures :
 - (i) Residential,
 - (ii) Commercial,
 - (iii) Industrial,
 - (iv) Warehousing and Storage of perishable hazardous and inflammable goods,
 - (v) Junkyards,
 - (vi) Gas Installation and Gas Work,
 - (vii) Government Offices,
 - (viii) Slaughter Houses.
- (b) All other uses not specified above are permissible on application to Department after careful consideration of the area in question in the context of environmental condition.

(8) Use Zone : Parks and Recreations :—
Open spaces, Parks and Playgrounds.

- (a) Uses prohibited as environmental protection measures :
Any building or structure which is not required for open air recreation.

(9) Use Zone : Open Spaces and Green Varges.—

- (a) Uses prohibited as environmental protection measures :
Buildings and structure except those ancillary to open space and parks.
- (b) All other uses not specified above are permissible on application to Department after careful consideration of the area in question in the context of environmental condition.

(10) Use Zone : Agriculture and Green Belt.—

- (a) Uses prohibited as environmental protection measures :
 - (i) Residential use except these ancillary to uses permitted in an agriculture use zone,
 - (ii) Heavy and extensive industries,
 - (iii) Noxious, obnoxious and Hazardous Industries.
- (b) All other uses not specified above are permissible on application to Department after careful consideration of the area in question in the context of environmental condition.

(11) Use Zone : Conservation/Preservation.—

- (a) Uses prohibited as environmental protection measures :
- (i) In conservation/preservation area no new development is permitted, except the permission for repair of work for maintenance of the existing structure and uses therein. The repair works shall be carried out only after obtaining written permission from the Department.
- (ii) No demolition of any structure or /development of any kind be carried out without prior permission of the Department.
- (b) Use permissible : All the existing uses have to be preserved in all respects and which is in harmony with the surrounding buildings/areas, maintenance to the existing buildings, attractions to the facades which have no aesthetic value or are in a totally dilapidated and weak condition, provided these are matching with the adjoining structure.

APPENDIX—VI

(See rule — 21)

DEVELOPMENT CONTROL AND BUILDING OPERATION
AS PART OF BUILT ENVIRONMENT
PROTECTION MEASURES

(1) Means of access to the buildings :—

- (a) Every person who created a building shall provide a means of access to such building and rear access to the property a clear way of not less than 3.0 mts. in width for low rise building and 5.0 mts. in width for buildings beyond four storeys (G+3) from a street to the entrance door of such building. Such means of access is to be maintained free from any constructions and at no time shall any portion of any building be allowed to project or overhang unto a passage below the height of 4.5 mts. Provided that no such access shall be necessary in respect of such two storied buildings (G+1) buildings in a plot of 500.0 sq. mts. or less in area.
- (b) The applicant shall indicate upon the site plan required to be furnished by him, the whole area of such means of access by distinguishing colour and by description.
- (c) The applicant shall not at any time erect or cause to permit to be erected or re-erected any building which in any way encroached upon or diminished the area so set apart for the purpose of access.

(d) A person who undertakes development of a plot shall not do so as to deprive any other plot of land of its means of access or easement and shall not reduce such means of access to a width less than 3.00 mts. in declared planning areas or regions or of a width of less than 1.5 mts. in other areas.

(e) In case of level differences, the pathway could be in form of steps or ramp from the road level to the entrances of the building. In such a case the thread of the step shall not be less than 25 cms. and riser shall not be more than 20 cms. And in case of ramp gradient not less than 1:6 in case of steps adequate parking to be provided nearby.

(2) Compound walls and gates :—

(a) Permission for construction of compound wall and gates may be sought separately or alongwith the permission for construction/development within a plot. Detailed drawings of compound walls and gates shall be submitted alongwith the application for development permission to a scale of 1:100.

(b) Maximum height of a compound wall along the boundary other than that abutting on a street may be permitted upto a height of 2 mts.

(c) Compound walls at street junctions shall be located as not to disturb the minimum sight distances as prescribed in these Rules,

(d) Along the intersections of the streets no compound wall shall be raised to a height of more than 0.9 mts. from the crown of the road for a length of 9 mts. from the intersection of the streets, this distance being measured from the corner point of the plot.

(e) In case of mills, factories, industrial units, storage depots and warehouses of central and State Governments or local authorities the compound wall may be allowed to be raised to a height not exceeding 3 mts. from the crown of the road, provided that no obstruction to the line of sight for traffic is caused.

(f) All gates of compound wall shall open inward and not outwards onto the footpath or road.

(g) the entry or exit to the plot situated on the intersection of the roads having a width of 10m. or more shall be located at least 15m. away from the tangent point of such intersection. If the length of side in such a plot is less than what is prescribed above, such entry or exit shall be provided at the farthest end of the plot from the intersection.

(3) Restrictions on development within sight lines at the road intersections :—

No development including construction of buildings, compound walls, erection of boardings, etc. shall be permitted within sight lines at the road intersection and no development shall extent beyond the imaginary line drawn by joining two points on the adjacent edges of the right of ways of the roads at a distance from the point of intersection as given in the following table :

TABLE—1

Right of way of the road (in metres)	30	25	20	15	10	8
Distance from point of intersection in metres	7.5	7.5	5	5	4	4

When footpath is wider than 2.5 mts. the building may be permitted without chamfering, provided clear line of sight is maintained.

(4) Restrictions on development in setback lines :

The set backs as required to be provided under these rules shall be kept permanently open to sky and they shall not be used for stocking materials or loose articles for the purpose of trade or otherwise nor they shall be used for putting up fixed or moveable platform or advertisement boards or neon sign boards or for such similar uses. However, parking and plantations/orchards/septic tanks, pump, well/gardening will be permitted in the said set backs. Otherwise as approved by the Department from time to time.

(5) Projections within the set back lines relaxable by the Department.

- (a) The following projections may be allowed within the front set back lines provided that there is no obstruction/interference with line of sight or street furniture, fixtures, lighting, access etc.
 - (i) A canopy provided that a minimum set back of 2 mts is left between the R/W of the road/street and the extreme edge of the canopy and there is a clear distance of 2.5 mts. from the bottom of the porch/canopy and the ground. In case of canopy the width should not be more than 5.0 mts. An un-storied porch free from all three sides should not be more than 10% of the covered area of a building.

- (ii) Balconies/varandah, rewas projections which are cantilivered upto a distance of 1.5 mts. provided they occupy no more than half the length of the facade, and there is a clear distance of 2.5 mts from the bottom of the balcony/varandah rewas projections and the ground.
- (iii) Cantiliver projection of whether boards/chajjas or any architectural features pardis, drops etc. above 2.5 mts from the ground level may be permitted with maximum width of 0.90 mts.
- (b) The following projection may be allowed within the side/rear setback lines. Cantiliver weather board, sun shades, chajjas, balconies, or stair landing projections, provided that they are at a minimum height of 2.50 mts from the ground, and not more than 0.90 mts in depth in case of weather boards, sun shades, unstoreyed porches and chajjas and 1.5 mts in depth in case of balconies of stair landing projections.
- (c) The building set back other than the above (b) shall be maintained set back under (i) to (iii) and must have side set back at least on one side as per Table—2 given below:
- (i) Front set back lines: The building shall be set back from the boundary of the effective plot by minimum of 3 mts or as prescribed in different zones, whichever is more the effective plot is derived after reserving the space for the proposed widening of the road abutting the plot. No part of the building shall encroach the imaginary line drawn from the centre line of the road along plot fronts at an angle of 63 $^{\circ}$ 4 degrees from road level upwards and towards the building.
- ii) Side set back line : The building shall have minimum side set back as per the table given below:—

TABLE—2

Where the height of building adjoining the open air space	Minimum width of open air space throughout upto the plot boundary
Upto 7.60 mts	3.00 mts
„ 10.90 mts	4.00 mts
„ 14.20 mts	4.70 mts
„ 17.50 mts	5.40 mts
„ 20.80 mts	6.10 mts
„ 24.10 mts	7.40 mts
„ 27.40 mts	9.00 mts
„ 30.70 mts	10.60 mts
„ 34.00 mts	12.20 mts

NOTE : i) Side set backs (open air-space) shall be applicable floorwise in case of recessed floors.

ii) In case of plots falling within municipal areas, the side set back are relaxed and the building can touch the boundary provided no light and ventilation is taken thorough these sides.

A temporary shelter for cars/scooters may be permitted within side set back provided it is not enclosed with walls.

iii) Rear set back lines : Every building shall have a minimum rear set back of 3 mts. Further no part of the building shall encroach the imaginary line drawn from the plot rear boundary at an angle of $63\frac{1}{2}$ degrees from the ground upwards and towards the building.

NOTE : In addition to the above the following general regulations are applicable as under :

(a) A set back of 200 m. from High Tide Line along the coast and set back of 10 m. from banks of rivers shall be maintained or kept free from any construction/development activities.

(b) Along the notified roads (under Highway Act) the front set back shall be followed as prescribed by PWD from time to time.

(6) Distance between two buildings :

The minimum distance between two buildings within the same plot shall not be less than half the mean height of two buildings or three metres whichever is more, if the buildings are fully staggered than the minimum distance of 3.0 mts may be provided.

(7) Parking :

(a) Off street parking spaces for vehicles shall be provided in case of every new building constructed or when new additions are made to the existing building for the uses mentioned in the specified table. Each off street parking space shall have the minimum area also as specified in the Table—3. Otherwise as approved by the Department from time to time.

T A B L E —3

MINIMUM OF STREET PARKING SPACE

Type of use	One car parking space of 18 sq.mts. (3mx6m) to be provided for every
i) Theatres and Auditoriums	30 seats of Accommodation.
ii) Retail Buisiness	116.0 sq.m. of sale area.
iii) Office Buildings	116.0 sq.m. of Office Floor space.

Type of Use	One car parking space of 18 sq. mts. (3mx3m) to be provided for every.
iv) Restaurants	3 seats of Accommodation.
v) Hotels	6 guest Rooms provided.
vi) Industrial Building	20 employees in the industry in addition to the adequate space for loading of goods.
vii) Wholesale and ware-house building	One parking space of 3.6mx7.5m) for each 116.0 sq.m. of floor area or fraction thereof.

(b) Parking for light vehicle and loading space :—

- i) Each off street parking space provided for Motor vehicles shall not be less than 20 sq.m. area, and for two wheelers shall not be less than 3 sq.m. and 1.4 sq.m.
- ii) Each off street parking spaces shall be provided with adequate vehicular access to a street and the area of drives, aisles and such other provisions required for adequate manoeuvring of vehicles shall be exclusive of the parking space stipulated in these Rules.
- iii) The parking space provided for building of merchantile (commercial) industrial and storage at the rate of one such space for loading and unloading activities for each 1,000 sq.m. of floor area or fraction thereof exceeding the first 200 sq.m. of floor area shall be provided.

- (b) The above parking spaces and provisions under (a) and (b) shall be provided with adequate vehicular circulation space from the street with manoeuvring space. But, the Chief Urban Development Officer may give relaxation of the site.

(8) *Building abutting on two or more streets :*

If a building abuts on two or more streets of different widths, the buildings shall be deemed for purpose of these Rules to face upon the street that has greater width and the height of the building shall be governed by the width of that street and may be continued at this height upto a depth of 15 mts. along the narrower street subject to conformity with prescribed road angles. Otherwise an approved by the Department from time to time.

(9) *Mining , Quarrying or Brick Kiln Operations:*

The following shall govern the mining, quarrying and brick-kiln operations: Otherwise as approved by the Department from time to time.

- (a) No mining and quarrying and kiln operation where no blasting is involved shall be permitted within a distance of 50.00 mts. from the boundary of any public road, railway canal or any other building. No mining and quarrying and brick kiln operations which involve blasting shall be permitted within a distance of 200 mts. from the boundary of any public road, railway, canal or any other building.
 - (b) The mining and quarrying and brick kiln operations shall be permitted for a stipulated period of not exceeding three years from the date of development permission at a time and shall be so prescribed in the development permission.
 - (c) The operations shall not be permitted substantially below the average ground level, if the operations are for the extraction of stones, carch or moorum.
 - (d) The operation should not endanger in any case the lounda-tion of neighbouring structures, nor disturb the slope stability of existing hills, slope or escarpment.
 - (e) At the expiry of the period permitted, the land should be brought back to its continues before development, after ensuring proper soil conservation measures.
 - (f) The operations will in no case be permitted within 500 mts of the High Tide Line in recreation areas.
 - (g) The site plan submitted in quadruplicate should also furnish the contours at an interval of 5 mts.
 - (h) The Department has the power to stop the ongoing works if it finds that the work is detrimental to converse the area, likely to generate/create landslide for likely to pollute the surrounding areas.
- (10) *Petrol filling stations and petrol filling-cum-service stations relaxable by the Department from time to time :—*
- (a) The term 'filling station' as used in these Rules refers to a place of retail business engaged in the supply and dispensing of gasoline (motor fuel) and motor oil essential for the normal operations of automobiles and the sale of service of tyres, batteries and other automobile accessories.
 - (b) The term 'filling-cum-service station' as used in these Rules refers to a place of retail business engaged in supplying goods and essential service for the normal operations of automobiles. These include despending of gasoline and motor oil, the sale and service of motor tyres, batteries and other washing and lubrications of automobiles. They do not include body or engine repair work, painting or other major repairs and over-hauling of automobiles.
 - (c) Location of petrol filling stations and filling-cum-service stations :

- i) A distance of 1 Km. minimum be necessary between two filling stations or filling-cum-service stations, if they are located on the National Highway or Major District road, outside the Urban areas.
- ii) A distance of 1/4 km. minimum shall be necessary between two filling stations or filling-cum-service stations if they are located on the roads in the urban areas. This requirement may be waived if they are located in the commercial use zone.
- iii) A distance of minimum 45 m shall be necessary between the filling station or filling-cum-service station and the tangent point of intersection of the major roads.
- iv) A distance of minimum 90 m shall be necessary between the filling station or filling-cum-service station and the tangent point of the intersection of minor roads.
- v) A distance of minimum 45 m shall be necessary if the filling station or filling-cum-service station is located on a minor road from the tangent point of the intersection.
- vi) A distance of minimum 90 m shall be necessary if the filling station or filling-cum-service station is located of a major road from the tangent point of intersection.
- vii) All roads with right of way of 20 m and more shall be considered as major roads for the purpose of these Rules.

(d) Space requirements :—

- i) The minimum plot size for the location of filling station or filling-cum-service station shall be as follows:

- ii) Filling Station:

Plot Frontage : Minimum 30m.

Minimum size : 30mx20m. or of the provided that this requirement may be waived if they are located in commercial zone and the minimum size of the plot may be 25mx15m.

- iii) Filling-cum-service :

Minimum size of the station

Plot : 35mx30m.

Frontage : Minimum 35m.

A spiral escape shall be not less than 150 cm diameter and shall be designed to give adequate head room.

(e) "Ramps" :— Ramps with a slope of not more than 1 in 10 may be substituted for and shall comply with all the applicable requirements of required stairways as to enclosure, capacity and limiting dimensions larger slopes shall be provided for special uses, but in no case greater than 1 in 8. For all slopes exceeding 1 in 10 and where ever the use as such as to involve danger of slipping, the ramp shall be surfaced with approved non slipping material.

(18) "Bazar Area" :— The Bazar Area shall be specified on a Development Plan by the Department. In such areas, the front set back shall be uniform which shall be prescribed by the Department from time to time.

(19) "Use of House" :—

(a) No house shall be used as godown storage etc ; without the specific permission form the Department.

(b) No house shall be rented for other uses non-confirming to the sanction obtained for specified purposes.

(20) "Number of Rooms" :— Every dwelling structure shall have at least one habitable room, kitchen and latrine.

(21) "Water Supply" :— Every habitable unit shall have available supply of safe water obtained from any sources ;

(a) Public or Municipal water if available ;

(b) Drilled, well, tube well and pond.

(22) "Basement Floors" :— No habitable room shall be located in a basement unless such room shall have at least half of its height floor to ceiling above the ground.

(23) "Drainage of Roof" :— Every building shall have projection provision at the roof to protect rain water and sullage from the land or building and their disposal through water pipes so as not to cause inconvenience to persons passing along the street.

(24) "Temporary structure during emergency" :— No temporary structure shall be allowed for construction of a permanent structure without prior permission from the Department. However, the Department which sanctioning temporary structure shall indicate a time limit for the removal of demolition of that particular temporary structure.

(25) "Stair Case" :—

- (a) Every stair case shall be suitably lighted and properly ventilated ;
- (b) The minimum width of the staircase for domestic building shall not be less than .91 metre.
- (c) The minimum width of the staircase of public building shall not be less than 1.21 metre for every 300 persons.
- (d) The maximum rise and minimum breath of tread of staircase will be 19 cm and 24 cm for Domestic building, in case of public building 15 cm and 30 cm.

(26) "Septic Tank System" :—

- (a) Septic Tank shall be situated in such a way so as to commend a sufficient area for the disposal of the effluent.
- (b) It shall not be directly under any building other than the latrine ;
- (c) It shall be in such a position so as to offered a ready made means of access to the satisfactory of the Department for the purpose of cleaning and emptying it. Such means of access shall not be though a public domestic ;
- (d) It shall be in such a position that the effluent will not contained any source of water ;
- (e) The size of the Septic tank shall be determined in proportion to the numbers of users.

(27) STRUCTURAL SAFETY AND SERVICES STRUCTURAL DESIGN.

- (a) The structural design of foundation, masonry, timber plain concrete, reinforced concrete, prestressed 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 National Building code of India. Otherwise as specified by the Department from time to time.

(28) QUALITY OF MATERIALS AND WORKMANSHIPS :

- (a) All materials and workmanship shall be of good quality conforming generally accepted standards of Public Works Department of Mizoram and Indian Standard Specifications and Codes as included in Part—V Building Materials and Part VII Constructional Practices and Safety of National Building Code of India. Otherwise as specified by the Department from time to time.

(b) All burrow pits dug in the course of construction and repair of buildings, roads, embankments etc. shall be deep and connected with each other in the formation of a drain directed towards the lowest and properly sloped for discharge into a river, stream, channel or drain and no person shall create any isolated burrow pit which is likely to cause accumulation of water which may breed mosquitoes.

(29) ALTERNATIVE MATERIALS, METHODS OF DESIGN AND CONSTRUCTION AND TESTS.

(a) The provisions of the Rules are not intended to prevent the use of any material or method of design of construction not specifically prescribed by the Rules provided any such alternative has been approved.

(b) The Department may approve any such alternative provided if it is found that the proposed alternative is satisfactory and conforms the provision of relevant parts regarding material, design and construction and that material, methods, or work offered is, for the purpose intended, at least equivalent to that prescribed in the Rules in quality, strength, compatibility, effectiveness, fire and water resistance, durability and safety.

(c) Test :— Whenever there is insufficient evidence of compliance with the provisions of the Rules evidence that any material or method of design or construction does not conform to the requirements of the Rules or in order to substantiate claims for alternative materials, design or methods of construction, the Department may require tests sufficiently in advance of proof of compliance. These tests shall be made by an approved agency at the expenses of the owner.

(i) Test methods shall be as specified by the Rules for the materials or design or construction in question. If there are no appropriate test methods specified in the Rules the Department shall determine the test Procedure. For methods of tests for building materials reference may be made to relevant Indian Standards as given in the National Building Code of India, published by the Indian Standards Institution. The latest version of the National Building Code of India shall be taken into account at the time of enforcement of these Rules.

(ii) Copies of the results of all such tests shall be retained by the Department for a period of not less than two years after the acceptance of the alternative materials.

(30) BUILDING SERVICES :

The Planning, design and installation of electrical installations, airconditioning and heating work, installations of lifts and ex-

calators shall be carried out in accordance with Part - VIII Building Services, Section 2 Electrical Installations, Section 3 Air conditioning and Heating, Section 5 Installation of Lifts and Escalators, of National Building Code of India. Otherwise as specified by the Department from time to time.

(31) PLUMBING SERVICES :

The Planning, design, construction and installation of water supply, desinage 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 National Building Code of India. Otherwise as specified by the Department from time to time.

(32) SIGNS AND OUT DOOR DISPLAY STRUCTURES :

The Planning, Design, construction and installation of signs and outdoors display structures with regard to urban aesthetics and public safety, structural safety and fire safety etc. shall be done in accordance with Part - X signs and outdoor display structures of National Building Code of India, otherwise as specified by the Department from time to time.

(33) CONFORMITY TO NATIONAL BUILDING CODE :

Any aspects not covered in the Rules or in particular the planning, design and construction of the buildings and its apartment services shall be done to the satisfaction of the Department. The National Building Code of India shall be the reference document for conformity regarding the various aspects. The latest version to the National Building Code shall be referred at the time of enforcement of the Rules.

FORM — 1 (A)
(See rule 12 (3))

MANNER OF NOTIFICATION OF PLANNING AREA
REGION UNDER SECTION

NOTIFICATION

Dated Aizawl theth,.....19...

No. In exercise of the powers conferred by sub-sections (1) & (2) of section 4 of the Mizoram Urban & Regional Development Act, 1990 (Mizoram Act No. 12 of 1990) and in consultation with the State Council of Cabinet and the Mizoram Urban Planning and Development Advisory Committee, the Governor of Mizoram is pleased to notify/declare, with effect from, that the area/region comprising the and other areas/regions indicated in Schedule I, to be a Planning Area/Region for the purposes of the said Act, which shall be called and designated by the name of Planning Area/Region, and the limits/boundary of the said Planning Area/Region shall be as indicated in Schedule - II.

SCHEDULE—I PLANNING AREA/REGION

The towns and villages included in the limits of the Planning Area/Region for

Sl.	Name of Towns & Villages	Extent of Area included. Revenue Survey Nos. (if any) etc.
-----	--------------------------	--

- 1.
- 2.
- 3.
- 4.
- 5.

SCHEDULE — II DESCRIPTION OF RUNNING BOUNDARY OF PLANNING AREA/REGION

The Planning Area/Region for
consist of the Area/Region within the following limits :—

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

Place.....

Date

Secretary,
Govt. of Mizoram,
Urban Planning and Development Deptt.
Mizoram : Aizawl—796001

FORM—1 (B)
(See rules 12 (4))

NOTICE TO BE GIVEN UNDER SECTIONS 5 & 49 OF THE ACT NOTICE OF SURVEY AND INVESTIGATION

Notice is hereby given for the information of Shri/Smt/Mrs the owner/the occupier/the person interested in the land under sub-section (I) Clause (v) of section 5 and Clause (a) of section 49 of the Mizoram Urban and Regional Development Act, 1990 that the Department interested to enter upon investigation/Survey and mark out details of the

land on and do
all things required for the preparation of existing — Landuse map/
Development Plan/Action Plan/Development Scheme for
planning area or region.

Place.....

Date

Chief Urban Development Officer,
Urban Planning and Development Department,
Mizoram : Aizawl—796001

FORM—II
(See rule 14 (3))

(FORM OF LANDUSE & REGISTER UNDER SUB-SECTION
(3) OF SECTION OF THE ACT)

- | | | |
|---|---|-------|
| 1. Name of District | : | ..... |
| 2. Name of Block Planning
Area/Survey Area | : | |
| 3. Name of Owner | : | ..... |
| 4. House No. | : | ..... |
| 5. Area in Sq.m | : | ..... |
| 6. Patta No./Periodic Patta
with Regn. No.
Landuse of vacant Land | : | |
| 7. Main Group | : | ..... |
| 8. Sub-Group | : | ..... |

STRUCTURE FLOOR WISE USE

- | | |
|-------------------|-------|
| 9. First Floor | ..... |
| 10. Second Floor | ..... |
| 11. Third Floor | ..... |
| 12. Fourth Floor | ..... |
| 13. | ..... |
| 14. | ..... |
| 15. Plot (F.S.I.) | ..... |

16. Block (F.S.I.)

CONDITION OF BUILDING

17. (a) Detached Building (b) Semi Detached Building (c) Pucca
(d) Kacha (e) Water Supply (f) Drainage (g) Electricity and
other services.

18. Year of construction

19. Age

20. Remarks if any.

FORM—III
(See rule (15))

**NOTICE OF PUBLICATION OF EXISTING LAND USE MAP
UNDER SECTION 8(1)(3) ACT.**

Notice is hereby given that the existing land use map for.....
..... Planning area or region has been prepared
under sub-section (I) and (3) of section 8 of the Mizoram Urban
and Regional Development Act 1990 (No. 12 of 1990) and a copy
thereof is available for inspection during Office hours in the Office
of the Urban Planning and Development Department, Mizoram and
local authority concerned (if any).

If there is any objection or suggestion with respect to the exist-
ing land use map so prepared, it should be sent in writing to the
Chief Urban Development Officer, Urban Planning and Develop-
ment Department, Mizoram, Aizawl within a period of thirty days
from the date of publication of this notice.

Any objection or suggestion which may be received from any
person with respect to the said existing land use map before the
period specified above will be considered by the Chief Urban Deve-
lopment Officer.

Place.....

Date

Chief Urban Development Officer,
Urban Planning and Development Department,
Mizoram : Aizawl—796001.

FORM—IV
(See rule 16)

NOTICE OF PUBLICATION OF DRAFT DEVELOPMENT
PLAN UNDER SECTION 17(1) OF THE ACT

In pursuance to the powers conferred under sub-section (1) of section 17 of the Mizoram Urban and Regional Development Act 1990 (No. 12 of 1990), the Draft Development Plan for Planning area or region is hereby published and the notice is given that a copy of the said Draft Development Plan is available for inspection at the following Offices during the Office hours :—

1.
2.
3.
4.
5.

The particulars of the said draft Development Plan have been specified in the schedule below.

If there can be any objection or suggestion with respect to the Draft Development Plan, it should be sent to the Chief Urban Development Officer, Urban Planning and Development Department, Mizoram, Aizawl before the expiry of thirty days from the date of publication of this notice.

SCHEDULE

- (i) The existing land use maps.
- (ii) A narrative report, supported by maps and charts explaining the provisions of the draft Development Plan.
- (iii) The phasing of implementation of the draft Development Plan as suggested by the Chief Urban Development Officer;
- (iv) The provisions for enforcing the draft Development Plan and stating the manner in which permission to development or construction or re-construction may be obtained;
- (v) An approximate estimate of the cost of land acquisition for public purposes and the cost of works involved in the implementation of the Development Plan.

Place.....
Date

Chief Urban Development Officer,
Urban Planning and Development Department,
Mizoram : Aizawl—796001.

FORM—V
(See rule 17(1))

**MANNER OF PUBLICATION OF PROPOSE APPROVE
DEVELOPMENT PLAN**

Whereas the state Government in exercise of the powers vested in it under sub-section (2) of section 18 of the Mizoram Urban and Regional Development Act 1990 (No. 12 of 1991) the State Government proposes to approve the draft Development Plan for Planning area or region submitted to it by the Chief Urban Development Officer, Urban Planning and Development Department, Mizoram, Aizawl with notification specified in the schedule below ;

Now, therefore, in exercise of the powers vested in him and sub-section (2) of section 18 of the said Act, the Governor of Mizoram is pleased to invite the public objections to the said modifications within a period of 30 days from the date of publication of this notification in the Mizoram Official Gazette.

Any objection or suggestion with respect to the said modification may be submitted by any person to the Secretary, Urban Planning and Development Department, in writing within the said period of 30 days and such objections and suggestions which may be received before the expiry of the period specified above will be considered by the State Government.

Place.....
Date

Secretary,
Government of Mizoram,
Urban Planning and Development Department.
Mizoram: Aizawl—796001.

FORM—VI
(See rule 17(2))

**NOTIFICATION AND NOTICE OF APPROVAL OF THE
DEVELOPMENT PLAN UNDER 18(4) OF THE ACT**

1. Whereas the State Government in exercise of the powers vested in it vide sub-sections (1) and (3) of section 18 of the Mizoram Urban and Regional Development Act, 1990 (No. 12 of 1990) has approved the Development Plan for Planning Area or region.

2. Now, therefore, in exercise of the powers vested in him vide sub-section (4) of section 18 of the said Act, the Governor of Mizoram is pleased to publish the Development Plan as approved by the State Government and gives the notice that a copy of the said Development Plan may be inspected at the following offices during Office hours, namely :—

1.
2.
3.
4.

3. The said Development Plan shall come into operation with effect from the date of the publication of this notification in the Mizoram Gazette.

By order and in the name of the Governor of Mizoram.

Place.....

Date

Secretary,
Government of Mizoram,
Urban Planning and Development Department,
Mizoram : Aizawl—796001.

Foot Note : Where the notification pertains to the Development Plan approved without modifications reference to sub-section (3) of section 18 may be omitted and in case the development is approved with modifications the reference to sub-section (1) of section 18 may be omitted.

FORM—VII
(See rule—22)

FORM OF APPLICATION FOR PERMISSION UNDER SUB-SECTION (1) OF SECTION 25 FOR DEVELOPMENT UNDERTAKEN ON BEHALF OF UNION OR STATE

From

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

To.

The Chief Urban Development Officer,
Urban Planning and Development Department,
Mizoram : Aizawl—796001

No. Dated

Sir,

I/We beg to apply for permission to undertake/carry out the development of the under mentioned land :

- (a) Description of land (Location with name of road(s) on./off which the property abuts and boundaries)
- (b) Area Sq. ft/sq. m. acres/hectares.

2. I/We attach herewith the following documents in triplicate, namely :—

- (i) Description of the land (location with the name of road(s) on/off which the property abuts and boundaries).
- (ii) Key plan indicating the land in question to the minimum scale 1 : 1000 showing main approach roads, important public buildings like hospital, school or cinema, petrol pump and the existing uses surrounding the land and also indicate the north point.
- (iii) Site plan of Revenue alongwith LSC No. in the minimum scale 1 : 4000 showing detail natural and man made feature of land in question and also adjoining site falling within 200 metres from the outer limit of the land. The land applied for is shown in 'Red' in site maps.
- (iv) The existing land use is Residential/Commercial/Industrial public Purposes/open spaces/vacant land.
- (v) A general report showing all development proposal with respect to land in question.
- (vi) A plan showing details of utilities and services like water supply, drainage, electricity etc. and in case of septic tank is provided and is shown alongwith the disposal of sludge water.
- (vii) Other architectural details is required by the Chief Urban Development Officer.
- (viii) A note indicating the type of development proposed in the development plan, namely— residential, commercial or industrial etc.

3. The plans have been prepared by (.....) name of the
licenced Architect/Engineer/Town Planner/Group/Consultant
Registration No. (if any) Address

Place.....

Date

Yours faithfully,
Signature of Applicant(s)
Address

FORM—VIII
(See rule 23(2))

FORM FOR APPLICATION FOR DEVELOPMENT/RE-
DEVELOPMENT

To.

Urban Planning and Development Department
Mizoram.

District Mizoram.

Sir,

I hereby give application that I intend to develop/redevelop
the land of L.S.C. No. in Plot No.
in Colony/Street in Street/Bazar
city and in accordance with sub-rule (2)(4) of
Rules 23 framed under Mizoram Urban and Regional Development
Act 1990. I forward herewith the following plans and statement
(Items 1 to 4) in quadruplicate duly signed by me and
(name in Block letters) duly qualified Architect/Engineer/Town
Planner/Consultant/Group who will supervise its development, and
copy of each of Statements/Documents (as applicable) (Items No.
5) and copy of each of Statements/Documents—

1. Key Plan
2. Site Plan
3. Layout Plan/Building Plan
4. Statement
5. Documents of ownership and title
6. Receipt of payment of Application Fee.

I request that the scheme may be approved and permission
accorded to me to develop the land.

Signature of Applicant

Name of Applicant

(In Block letters)

Address of Applicant

Place.....

Date

FORM—IX
(See rule 23 (2) & (10))

FORM FOR CERTIFICATE OF SUPERVISION FOR DEVELOPMENT OF LAND/CONSTRUCTION OF BUILDING

To,

Urban Planning & Development Department
Mizoram,

District, Mizoram.

Sir,

I hereby certify that the development of land/construction of building of L.S.C. No. on/in Plot No. in colony/Street Bazar City (Type and grade) and the workmanship of the work shall be generally Supervise in accordance with the general statement submitted, alongwith, and that the work shall be carried out according to the Sanction plans.

1. Signature of the Qualified technical hand, viz :—Architect / Engineer / Town Planner / Consultant / Group or Agency.
2. Name of the Qualified technical hand (In block letter)
.....
3. Qualification of Qualified technical hand
4. Address of the Qualified technical hand
5. Phone etc :
Licence No. :

Place :

Date :

Counter signature of the Applicant (owner etc)
Name of the Applicant (in block letter)
Address of the Applicant

FORM—X
(See rule 23 (5) (b))

FORM FOR PRELIMINARY SANCTION OR REFUSAL OF DEVELOPMENT PERMIT FOR LAND

Urban Planning and Development Department
Mizoram

District, Mizoram.

To,

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

Sir,

With reference to your application dated for grant of permit for the development of land in LSC No.

Street Bazar City/Town

I have to inform you that the Preliminary sanction subject to the following condition has been granted/refused by the Department on the following grounds :

- 1.
- 2.
- 3.
- 4.
- 5.

Office stamp

Office (Communication) No.

No.

Dated

Signature
 Authorised Technical Officer
 Urban Planning and Development Department
 Mizoram

FORM-XI
 (See rule 23 (5)(e))
 District Mizoram

To,

.....

Sir,

With reference to your application dated
 for grant of permit for the development of land in LSC No.
 on/in Plot No. in Colony/Street Bazar
 City/Town Preliminary sanction
 granted under sub-rule (2) of Rule 23 under sub-section (3) of section
 28 of the Act, I have to inform you that the final sanction has been
 granted by the Department vide

.....
 Signature of the
 Authorised Technical Officer
 Urban Planning and Development Department
 Mizoram

Office stamp

Office (Communication) No.

No.

Dated

FORM—XII
(See rule 23 (7))

**FORM FOR NOTICE FOR COMMENCEMENT OF
DEVELOPMENT OF LAND**

To, Urban Planning and Development Department
 Mizoram :
 District, Mizoram.

Sir,
I hereby certify that the development of land of LSC No.
..... on/in Plot No. in
Colony/Street City/Town Bazar
..... shall be commenced on As per
your permission and Plans sanctioned, Vide No.
Dated under the supervision
duly qualified Architect/Engineer/Town Planner/Consultant/Group
.....

Place :

Date :

Signature of
Applicant
Name of Applicant

FORM—XIII
(See rule 23 (10))

**FORM FOR APPLICATION TO ERECT, RE-ERECT,
DEMOLISH, MAKE MATERIAL CHANGE, OR
ALTERATION IN ANY PLACE IN A BUILDING**

To, Urban Planning and Development Department
 Mizoram
 District, Mizoram.

Sir,
I hereby give application that I intend to erect, re-erect/demo-
lish/make material change or alteration in building No.
of LSC No. on/in plot No. in Co-
lony/Street Bazar City/Town
..... and in accordance with sub-rule (10) of Rules 23
framed under the Act, I forward herewith the following plans and
specifications (Items 1 to 4) in quadruplicate duly signed by me
and (name in Block letters), duly qualified
Architect/Engineer/Town Planner/Consultant/Group
who will supervise its erection and a copy of other statement/docu-
ments (as applicable) (Items 5 and 6).

1. Site Plan
2. Building Plan
3. Services Plan
4. General Statements
5. Documents of ownership and title
6. Receipt for payment of application fee

I request that the scheme may be approved and permission accorded to me to execute the work.

Place :

Date :

Signature of
Applicant
Name of Applicant (In Block letter)
Address of Applicant

FORM XIV
(See Rule 24 (1) (d))

**FORM FOR SANCTION OR REFUSAL OF BUILDING
PERMIT.**

District Mizoram

To.

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

Sir,

With reference to your application
..... dated for grant or
permit for the erection/re-erection/material change/alteration/de-
molition in/of building No. of LSC No.
..... on/in plot No.

Bazar City/Town

I have to inform you that the sanction has been granted/ refused
by the Department on the following grounds.

1.
2.
3.
4.

Office Stamp

Office (Communication) No.

Dated

Signature of the
Authorised Technical Officer
Urban Planning and Development Department
Mizoram.

(c) STATION :

The size of the plot shall be measured after leaving the space for the proposed right of way of the road on which the plots abutts.

- i) Except in hilly terrain the plot shall be on a level ground.
- ii) Every filling station shall provide for one parking space for each four employees with a minimum of two car parking spaces.
- iii) In the case of a filling-cum-service station in addition to the parking space requirements given above provision shall also be made for one car parking space for each service day.

The decision of the Department regarding the location and setting of the filling station or filling cum-service station shall be final. The exit and entrance, drive way curbs, the location of the filling-kiosks shall be designed as directed by the department.

Th pump islands should have a minimum front set back of 6.0m from the effective plot boundary and 10.0m from side set backs on either side, also the distance between the pump island to any build up area above ground with in the plot should be a minimum of 6.0 m.

(11) Fire Safety Requirements :

All high rise building shall be planned, designed and constructed in accordance with part IV of Fire Protection of National Building code of India. Fire fighting requirements, and installations required in such buildings shall also conform to the provisions of part IV of Fire Protection of National Building code of India.

(12) Development on sloping sites relaxable by the Department from time to time :—

- (a) When submitting development proposals for construction of buildings on sloping site, a site plan should be furnished at block levels at 5 mts centre to centre or alternatively contour plans at 1:00 mts contour intervals.
- (b) Such block levels /contour plans are to be strictly insisted in case of the sloping site of building operations and in case of sub-division of land.
- (c) In areas having gradient of 55 % or more, excavation cutting of slope is strictly prohibited except digging foundation/ construction, trenches or drains for all Engineering services.

(13) ROAD/OPEN SPACES/DRAINAGE AND SITE CONDITION ETC. APPLICABLE TO NEW SUB-DIVISION IN ALL ZONES RELAXABLE BY THE DEPARTMENT FROM TIME TO TIME

1) General Rules regarding road gradient, right of ways, footpaths their specifications, open space, drainage and site conditions etc. applicable to new sub-divisions in all zones.

(a) Roads :—

- i) No roads within the layout or sub-division shall have a gradient of more than 1:10 along its longitudinal section. This may be relaxable on application to the Department.
- ii) All roads within the layout or sub-division shall be of water bound macadam with blacktop and shall follow the relevant PWD specifications.
- iii) All roads right of ways shall have the carriage ways and other widths determined in the following Table :—

T A B L E—4

R/W of roads (mts)	6	8	10	15	20
Carriage width (mts)	3.5	3.5	6.8	9	12
Shoulder Width/footpath width (mts)	1.10m on each side	1.95m on each side	1.30m on each side	2.70m on each side	3.70m on each side
Width of Road side drains (cms)	30	30+30	30+30	30+30	30+30

- iv) Road separator is to be provided for roads having R/Ws of 15.0m and above. In sloping sites road sides drains may be provided only on one side i.e. on higher side across the slope.
- v) All road corners should be worked out in a smooth curve of 3 mts. radius for roads upto 10 mts. and 5 mts. radius for roads above 10 mts pavement width. In case of road intersections involving roads of different R/W the corners should be worked out as per the specifications perscribed for the road having wider R/W.
- vi) All roads ending in cul-de-sac should be provided with a cul-de-sac head of 12mtsX12mts. for all the width of the roads. This may be relaxable on application to the Department.

vii) All such roads shall be treated as public road.

(b) Surface and Storm Water Drainage :—

- i) All drains should have an adequate slope to facilitate surface water drainage effectively.
- ii) All drains should be lined or cemented and finished as per PWD specifications, constructed on one side for roads upto 6mts. R/W and on both sides for wider roads and shall be of PCC (1:3:6) at bottom lines with PCC or any other approved material of cross section 0.30mx0.30m or otherwise as approved by the Department.
- iii) All roads having a right of way of 6 mts or less shall have a side drain constructed on at least one side, of such road pavements. All roads having a right of way of above 6 mts shall have side drains constructed on both sides of such road pavements. Otherwise as approved by the Department.
- iv) Cross drains and culverts shall be provided as per site conditions wherever required of pipes of minimum 300mm diameter embeded in PCC or RCC slab drain supported on laterise masonry with PCC lining at the bottom.
- v) The open space/spaces left shall be provided with lined drains to drain out water in a satisfactory manner as approved by the Department.
- vi) All surface drains, storm water drains, cross drains, and culverts should be neatly depicted in the sub-division plans indicating the route of flow water along the proposed drains and its ultimate discharge on to public drains, nallah or natural water courses.
- vii) A separate drawing should be submitted with the sub-division plans showing the cross section and other construction details of the road drain cross drains.
- viii) The steps which joins lower road to higher road should be provided at a reasonable distance with site drain along and the specification should be as per approved by the Department from time to time.

(c) SUB-DIVISION OF SLOPING SITES

- i) When submitting sub-division of land of layout of private street proposals in a plot which has a gradient of 1:10 or more, the plan should furnish block levels @ 5 mts. centre to centre or alternatively contour plans @ 1.00 mts contour intervals.
- ii) Such block levels/contour/plans are obligatory in all case of the site.
- iii) The levels/contour line should be drawn with reference to a bench mark clearly indicated on the site plan.
- iv) No part of the plot which is sinking and unstable shall be permitted for development as useable/saleable plots without prior approval of the Director, State Geology and Mining.

APPENDIX — VII

(See rule 23(2))

APPLICATION FOR DEVELOPMENT OF LAND AND BUILDING BY OTHERS

(a) Key Plan : This shall show the location of land proposed to be sub-divided. This shall also indicate the North Point and scale used :

(b) Site Plan : This shall be drawn on a scale of not less than 1 : 1000 for plots upto 10 hectares and not less than 1 : 2000 for plots above 10 hectares and shall show :

(i) The boundaries of the site with dimensions and the details of any contiguous land indicating and enclosing the Revenue House Site Plan and Land Settlement Certificate No. of any other equivalent local denomination and in case, the contiguous land owned by the applicant had been sub-divided earlier public facilities provided in it on all streets within it opening out in the site for which the permission is being sought ;

(ii) The mean of access from existing street (name and width of the street is to be mentioned) to the land which the applicant intends to sub-divide.

(iii) The position of all existing structures and features like high tension lines, telegraph and electrical poles, underground pipe lines, trees, graveyards, religious buildings, railway lines etc., within a distance of 30 metres from the nearest edge of the site;

(iv) All major physical characteristics of land proposed to be developed which include the approximate location and size of any water body, flood-affected areas, sinking and unstable areas, etc. and contours at an interval of 0.3 metres in case of the site which has a slope of more than 1 centimetre in 20 metres, other wise at least 6 mts. contour interval;

(v) Location of the site and zone in the structure Development Plan;

(vi) Present and proposed used of land; and

(vii) Scale used and North Point.

(c) Sub-Division/Layout Plan : This shall be drawn a scale of not less than 1 : 500 for plots upto 10 hectares and not less than 1 : 1000 for plots above 10 hectares containing the following :

(i) Scale used and North Point;

(ii) The location of all proposed and existing roads, with their widths within the land;

(iii) Building lines showing the set-backs with dimensions within each plot; with their widths within the land;

(iv) The location of drains, sewers, public facilities and services, and electrical lines etc.;

(v) An analysis indicating size, area, and use of all the plots in the layout plan;

(vi) A statement indicating the total area of the site, area to be utilized for public purposes such as open spaces schools, shopping, commercial, industrial, roads and other public places along with their percentage with reference to the total area of the site proposed to be divided or sub-divided; and

(vii) In case of plots which are sub-divided in built up areas in addition to the above, the means of access to the sub-divided from existing streets.

(d) Statement : Application for permission for sub-division of land shall also be accompanied by the following statements :

(i) A statement containing general specifications of all improvements proposed to be made within the area e.g.— grading and paving roads and lanes, provision for gutters, side drains, provision for sufficient, safe and assured water supply; arrangement of sewage disposal street lighting and development of parks and play fields and public utilities;

(ii) The purpose for which the land is to be used and written analysis of distribution of land under different uses;

(iii) General specifications of the materials to be used and estimated cost of the proposed development of the area;

(iv) The quality and quantity of effluent in respect of industrial units; and

(v) Any other statement required by the Department.

(e) Documents of Ownership and Title : The application for development permit shall further be accompanied by the following for verifying ownership and title :—

(i) Certified copy of the original sale/lease deed; or

(ii) Certified copy of the Revenue House site plan along with Land Settlement Certificate record; or

(iii) Affidavit or other documents of title acceptable to the Department.

(f) The standard colouring and notations to be made in Plans shall be as under paragraph 5 of this Appendix.

(g) Preparation and signing the plans : All the plans shall be prepared and signed by qualified technical hands and shall indicate their names, addresses and qualifications. The plans shall be duly signed by the applicant.

(h) The application for development permit shall further be accompanied by a certificate of supervision in Form IX for undertaking the supervision by the qualified technical hands.

APPENDIX — VIII

(See rule 23(10))

PERMISSION FOR BUILDING CONSTRUCTION/ OPERATION

(a) Site Plan : This shall be drawn on a scale of not less than 1:200 for areas upto 0.25 hectares, not less than 1:500 for areas above 0.25 hectares and upto 5 hectares and not less than 1:1000 for areas above 5 hectares and shall show :—

(i) The boundaries of the site of any contiguous land with 1 metre contour intervals;

(ii) The position of site in relation to neighbouring street;

(iii) The name of the street in which the building is proposed to be situated;

(iv) All existing building standing on or over or under the site plan;

(v) The position of the building or at all other buildings (if any) which the applicant intends to erect upon the contiguous land referred to in (i) in relation to :

(a) the boundaries of the site and in case where the site has been partitioned the boundaries of the portion owned by the applicant and also of the portion owned by other ;

(b) all adjacent streets, buildings (with number of storeys and premises) within a distance of 15 metres of the site of the contiguous land (if any) referred to in (a) ; and

(c) if there is no street within a distance of 15 metres of the site, the nearest existing street ;

(vi) The means of access from the street to the building and all other buildings, which the owner intends to erect upon his contiguous land referred to in (a) ;

(vii) Space to be left in and around the building to secure as free circulation of air, admission of light, and access for scavenging purposes, and details of projections (if any) on the open spaces ;

(viii) The width of the street (if any) in front and of any street (if any) at the side or near the proposed building ;

(ix) Scale used and the North point relating to plan of the building ;

(x) Any existing physical features, such as wells, drains exist.

(xi) Sewerage of location of septic tank, soak pit, house drainage and drainage lines upto discharge point and water supply lines ; and

(xii) Such other particulars as may be prescribed by the Department ;

(b) Building Plan : The plan of the building and elevations and sections accompanying the application shall drawn on a scale of not less than 1 : 100. The plan shall —

(i) Include the floor plans of all floors together with the covered area clearly indicating the size and spacings of all framing members and sizes of rooms and the position of staircases, ramps and liftwells ;

(ii) Show the use or occupancy of all parts of the buildings ;

(iii) Show exact location of essential, services, for example, water closet sink, bath and the like including the water supply and drainage line or house drainage line ;

(iv) Include section drawings showing clearly the size of footings, thickness of basement wall, construction size and spacing of framing members, floor slabs and roof slabs with their materials and size and locations of doors, windows and other openings. The section shall indicate the heights of building and rooms and also the heights of the parapet and the drainage and the slope of the roof. At least one section should be taken through the staircase.

(v) Show all street elevations.

(vi) Give dimensions of the projected portion within open spaces ;

(vii) Include terrace plan indicating the drainage and the slope of the roof ; and

(viii) Give North Point and scale used.

(c) Service Plan : Plans, elevations, and Section of private water supply and sewage disposal system independent of the municipal services, if any, shall also be indicated.

(d) Statements : General specifications giving type and grade of materials to be used shall accompany the application.

(e) Documents of ownership and Title : The application for building permit shall further be accompanied by the following verifying ownership and title :—

(i) Certified copy of original sale /lease deed, or

(ii) Certified copy of the Revenue House Site Plan along with the Land Settlement Certificate No. or

(iii) Affidavit or other documents of title acceptable to the Department.

(f) The Standard colour and notations to be made for the Site plan and Building plan etc. shall be specified under Rules 23 (15).

(g) Building permit for special Buildings: The proposals for building permit for all buildings more than 15 metres in height and other buildings with more than 400 sq.m ground coverage or above and all other buildings of industrial (factory, workshop etc.) storage (warehouse), assembly and hazardous use group shall be subjected to the scrutiny by the Department and Local Fire Services, before the building permit is given.

(h) Preparation and signing of the Plans : All the plans shall be prepared and duly signed by qualified technical hands and shall indicate their names, addresses and qualifications. The plans shall also be signed by the applicant.

(i) The application for building permit for buildings having floor area of more than 250 square metres shall further be accompanied by a Certificate of Supervise in Form — IX for undertaking the supervision by the qualified technical hands.

APPENDIX — IX
(See rule 23(12))

FEEs FOR BUILDING OPERATION/CONSTRUCTION PERMIT

(i) Rates for Residential

Gross floor Area	(Fees in rupees) Assam Mizoram type (per sq.m)	Assam Mizoram type semi RCC (per Sq.m)	RCC (per sq.m)	Bamboo Frame (per sq.m)
------------------	--	--	-------------------	-------------------------------

1	2	3	4	5
Upto 50 sq.m.	1/-	2/-	4/-	4.40/-
50 to 100 sq.m	2/-	5/-	10/-	1/-
100 sq.m to 200 sq.m	2.5/-	10/-	10/-	—
200 sq.m to 300 sq.m	5/-	20/-	20/-	—
300 sq.m to 400 sq.m	10/-		50/-	—

(ii) Rates for Commercial :

Gross floor Area	Fees in Rupees for semi RCC (per sq.m)	Fees in Rupees for RCC building (per sq.m)
------------------	--	---

1	2	3
Upto 20 sq.m	20/-	25/-
20 sq.m to 50 sq.m	20/-	30/-
50 sq.m to 100 sq.m	20/-	24/-

(iii) Rates for Business :

Gross Floor Area	Fees in Rupees semi RCC (per sq. m)	Fees in Rupees RCC Building (per sq.m)
------------------	---	---

1	2	3
Upto 20 sq.m	15/-	20/-
20 sq.m to 50 sq.m	13/-	20/-
above 50 sq.m	26/-	40/-

(iv) Rate for Institutional and Educational :

Gross Floor Area	Fees in Rupees semi RCC (per sq. m)	Fees in Rupees RCC Building (per sq.m)
1	2	3
Upto 100 sq.m	5/-	8/-
100 sq.m to 200 sq.m	10/-	12/-
200 sq.m to 3000 sq.m	15/-	20/-

(v) Rates for storage :

Gross Floor Area	Fees in Rupees semi RCC (per sq. m)	Fees in Rupees RCC Building (per sq.m)
1	2	3
Upto 50 sq.m	8/-	10/-
50 sq.m to 100 sq.m	20/-	30/-
100 sq.m to 200 sq.m	20/-	30/-

(vi) Rate for Industrials:

(a) Service Industries :

Gross Floor Area	Fees in Rupees semi RCC (per sq. m)	Fees in Rupees RCC Building (per sq.m)
1	2	3
Upto 50 sq.m	6/-	9/-
50 sq.m to 100 sq.m	9/-	11/-
100 sq.m to 150 sq.m	11/-	13/-

(b) Light Industries, Cottage Industries Handloom and Handicraft

Gross Floor Area	Fees in Rupees semi RCC (per sq. m)	Fees in Rupees RCC Building (per sq.m)
1	2	3
Upto 50 sq.m	4/-	6/-
50 sq.m to 100 sq.m	5/-	7/-
100 sq.m to 150 sq.m	7/-	8/-

(c) Medium Industries :

Gross Floor Area	Fees in Rupees semi RCC (per sq. m)	Fees in Rupees RCC Building (per sq.m)
1	2	3
Upto 80 sq.m	5/-	7/-
80 sq.m to 160 sq.m	7/-	12/-
160 sq.m to 240 sq.m	10/-	11/-

APPENDIX — X

(See rule 23 (15))

STANDARD COLOUR AND NOTATIONS TO BE MADE
IN PLANS

A. SITE PLAN

S/No.	Item	White Plan	Blue Print	Ammonia Print
1	2	3	4	5
1.	Plot Lines (boundary)	Thick Black	Thick Black	Thick Black
2.	Existing street	Grey	Grey	Grey
3.	Future street (if any)	Grey black	Grey black	Grey
	Permissible building line	Thick dotted	Thick dotted	Thick dotted
5.	Open Spaces	No colour	No colour	No colour
6.	Existing work	Black (outline)	White	Blue
7.	Work proposed to be demolished	Yellow hatched	Yellow hatched	Yellow hatched
8.	Proposed work	Red filled in	Red	Red
9.	Drainage and sewerage work	Red dotted	Red dotted	Red dotted
10.	Water supply work	Black dotted thin	Black dotted thin	Black dotted thin

B. BUILDING PLAN

1.	Plot lines (boundary)	Thick Black	Thick Black	Thick Black
2.	Existing street			
3.	Future street, if any			
4.	Permissible building line			
5.	Open space	No colour	No colour	No colour
6.	Existing work	Black	White	Blue
7.	Work proposed to be demolished	Yellow	Yellow	Yellow
8.	Proposed work	Red	Red	Red
9.	Drainage and sewerage work	Red dotted	Red dotted	Red dotted
10.	Water supply work	Black dotted thin	Black dotted thin	Black dotted thin

APPENDIX — XI
(See rule 38)

A. GENERAL REQUIREMENT FOR SITES

1. *Building Sites :*

(a) Site for building operation should not be contravene any of the provision of Development Plan/Development Scheme under the Act and should be fit from technical, legal, administration and operational angles.

(b) No building operation shall be allowed on any site on any part of which there is deposited refuse, excreta or other offensive and objectionable matter until such refuse has been removed therefrom the site rendered suitable for the purpose to the satisfaction of the Department.

(c) No building shall be allowed to be erected on unstable area/landslide prone areas as declared or on a site liable to flood or on soil suitable from percolation or in sandy beds or on site which comprises where the site is endangered for construction of building;

(d) No building shall be erected or re-erected over or across drains, sewer lines, water mains or underground electric mains and where the site is incapable of being well drained.

(e) No building shall be constructed which in the opinion of the Department will wound the religious feeling or source of nuisance of the local people or any class or persons in the vicinity thereof.

2. *Distance from Electric line :*

No varandah, balcony or the like shall be allowed to be erected or re-erected of any additions or alterations made to a building within the distance quated below in accordance with the current "Indian Electricity Rules" and its amendments, from time to time, between the building and any over head electric supply line ;

(a) *Low and Medium :* Where a low Medium voltage, over-head line passes above or adjacent to or terminates on any building, the following minimum clearances from any accessible point, on the basis maximum sag, shall be observed :—

(i) For any flat roof, open balcony, varandah, roof an lean-to-roof -

(a) When the line passes above the building vertical clearance of 2.5 metres (8 ft.) from the highest point, and—

(b) When the line passes adjacent to the building horizontal clearance of 1.2 metres (4 ft.) from the nearest point, and

(ii) For pitched roof:—

(a) When the line passes above the building vertical clearance of 2.5 metres (8 ft.) immediately under the lines and

(b) When the line passes adjacent to the building a horizontal clearance of 1.2 metres (4 ft.).

(b) *High and extra voltage line:—* Where a high or extra high voltage over-head line passes above or adjacent to any building or part of a building it shall have on the basis of maximum sag a vertical clearance above the highest part of the building immediately under such line of not less than—

i) High voltage line upto and including 33,000 volts.	Vertically (metres) 3.7	Horizontally (metres) 2.00
ii) Extra high voltage line beyond 33,000 volts.	3.7 (plus 0.3m. for every additional 33,000v. or part thereof).	2.0 (plus 0.3m. for additional 33,000 kv. or part thereof.

(3) "*Minimum size and Requirement of Plots*"

(a) The construction of building for residential purposes shall not be permitted on any plot which has an area of less than 125 sq. m. or a width less than 6m. or an average depth of less than 12m. except Housing for Economical Weaker Section. Otherwise the Department may relax from time to time owing to topographical constraints or location of the plot or any social benefit scheme launched by Government/Semi-Government.

Provided that in the case of reconstruction in the site of the building which has fallen down or has been demolished or in the case of site lying in such main Commercial and business centres and thickly populated area in the city as may be specified by the Department from time to time, a building shall be allowed to be constructed where plot area is not less than 55sq.m. otherwise as approved by the Department from time to time.

(b) *In commercial areas:* The minimum plot size for shop shall be 15 sq.m. otherwise as approved by the Department from time to time in the context of environmental consideration.

(c) *For Industrial areas:* The minimum size of the plot shall be 550 sq. m. (if any) for Service Light Industries. Medium cottage and Handloom Industries, the minimum size of the plot shall be as determined by the Department, but in no case the size shall be less than 50 sq. m. with a minimum width of 5 m. for medium Industries minimum size of plots will be 80 sq. m. otherwise as approved by the Department from time to time in the context of environmental construction.

(d) *The plot for Assembly:* Occupancies like places of workshop, Hospital in existing built up areas, the minimum width of plot shall be 30 m. and it shall front on a street of width not less than 6m. In the case of newly developed area outside the existing build up area the width of the plot for assembly occupancies shall not be less than 45 m. otherwise as approved by the Department from time to time in the context of environmental consideration.

(4) OPEN SPACES:

Residential Buildings: Every room intended for human habitation shall abut on an interior or exterior open space or an open varandah open to such interior or exterior open space. Otherwise as approved by the Department from time to time.

(a) *Exterior open spaces:* The exterior open space shall be provided at the front sides and near the building within the plot boundaries depending upon the residential schemes, detached or semi detached or row housing schemes, as follows:

(b) *Front open space:* Every building fronting a street shall have a front yard forming an integral part of the site, of a minimum width of 3m. in case of two or more side fronting a street, an average width of 3m. but in no case less than 1.8m. The front open space is applicable for buildings or plots facing roads upto 12m. in width. In case of existing build up areas facing a streets of less than 7 metres. The new building shall not be permitted closer than 2.5m. from the edge of the street. For plots facing the roads upto 18 metres width. The minimum front space shall be 4.5m. For plots facing roads more than 18metres. The minimum front space shall be 6 metres. Otherwise as approved by the Department from time to time.

(c) *Rear open space:* Every building shall have rear yard forming an integral parts of the site of an average width of 3 metres and at no places measuring less than 1.8m. except in the case of back to back site the width of the rear yard shall be 3m. throughout. Subject to the condition of free ventilation, the open space left upto half the width of the plot shall be taken into account for calculating the average width of the rear yard. Otherwise as approved by the Department from time to time.

(5) *“Other Buildings”*

For commercial areas, shopping centre the open space shall be 1.5 metre minimum in front and rear from the edge of property line may not be necessary if it is developed as shopping area under row building schemes. Otherwise as approved by the Department from time to time.

(a) *Building for Business, and Commercial, Assembly, Educational and Institutional*: Uses should have a minimum front space of 1.5 metre and side and rear open space of 1.5 metre unless otherwise specified in relevant rule governing special occupancies. Otherwise as approved by the Department from time to time.

(b) *“Educational Building”*: In educational buildings, the total built up area on any floor shall not be more than 30 per cent of the plot area, the remaining area provided for playground recreational spaces, etc. Otherwise as approved by the Department from time to time.

(c) The set back requirements for individual occupancies depending upon zones and width of road fronting the same shall be as decided by the Department keeping in mind the provisions of Development/Development Scheme.

(6) *“Area and Height Limitations”*

(a) *Floor Area Ratio*: The floor area ratio (FAR) for different use groups shall be as specified under the provision of the Mizoram Urban and Regional Development Act and the Rules framed under and also provisions under the Development Plan/Development Scheme. Otherwise as approved by the Department from time to time.

(b) *“Height Limitation”*.— The Height of the building shall be governed by the Limitations of F.A.R. open Space and the width of the street fronting the plot as per details given below. Otherwise as approved by the Department from time to time.

(i) The Absolute height of the building shall not exceed 1.5 time the width of the road abutting plus the front open spaces.

(ii) If a building abuts on two or more street of different widths, the building shall be deemed to face upon the streets that has the greater width and the height of the building shall be regulated by the width of that street and may be continued to the height to a depth of 24m. along the narrow street.

B. STANDARD FOR BUILDINGS OTHER THAN HUTS RELAXABLE BY THE DEPARTMENT DEPEND ON TOPOGRAPHICAL PROFILE, ENVIRONMENTAL PROTECTION MEASURES AND TO MEET DYNAMIC SOCIO-ECONOMIC CHANGES UNDER CHAPTER VII OF THE ACT.

(1) "FOUNDATION"

(a) The foundation of the building shall rest directly on suitable strata of Earth.

(b) the foundation should be sufficiently capable to bear the calculated load of the building.

(c) the foundation should be at least 0.60 metres below ground level.

(2) "DAMP PROOF"

(a) All wall internal or external and floor (ground) shall be provided with an efficient damp proof course not less than 15 cm. above ground level.

(3) "PLINTH"

The Plinth of building except garages, cowheds etc., shall be at least 1' 6" or 45 cm. above the level of the centre of nearest or adjoining street.

(4) "FLOOR"

The floor of every building must be constructed to bear safely the maximum load to be carried.

(5) "BRICK WALL"

(a) In the case of load bearing wall it should be strong enough to take the super imposed load;

(b) No external brick wall should be less than 12 cm. except in the case of a special permission from the Department 12 cm. brick wall can be made without reinforcement upto a height 2.40m.

(6) *Net/Wattle crete wall*: The construction of wattle crete walls should be as follows:

(a) the maximum area of the one frame panel of the wall should not be exceed 2.20 sq. m. in the case of lime plaster and 2.50 sq. m. of cement plaster.

(b) the thickness of such wall should not be less than one inch. or 2.5 cm.

(c) the detail construction of such wall should be according to the specification laid down in Mizoram General Specification (PWD).

(d) Other Walls namely: Plank walls, ekra or bamboo walls, with mud plaster etc. will be given permission by the Department.

(7) "SIZE OF ROOMS"

(a) HABITABLE ROOMS : No habitable room shall have floor area of less than 7.5 sq.m and the minimum width of a room shall not less than 2.40 metre.

(b) KITCHEN :— The area of Kitchen shall not be less than 5 sq.m. However, when there is a separate store the size of the Kitchen can be reduced to 4.5 sq.m. A Kitchen which is intended for eating purposes shall have a floor area of not less than 7.5 sq.m with a minimum width of 2.45 m.

(c) BATH ROOM AND WATER CLOSETS :— The size of a bath-room shall not be less than 7.85 sq.m with the minimum width not less than 1.20 m. If it is a combined bath and water closet its floor area shall not be less than 2.8 sq.m with the minimum width of 1.20 m. The minimum floor area of water closet shall be 1.7 sq.m with a minimum width of 0.9. But no building shall be constructed unless sanitary type latrine is provided for the use of the persons inhabiting the building.

(i) The bath room shall have a window of a superficial area of not less than 0.19 sq.m open to external air ;

(ii) It shall have an impermeable floor made of smooth hard material having an suitable fall and shall have proper link with the drain ;

(iii) The height of the bathroom should not be less than 2.43m.

(8) "HEIGHT"

(a) Habitable Room.— The minimum height of all the rooms used for human habitation shall be 2.75 metre measure from the surface of the floor to the lowest point of the ceiling (bottom of slab) ;

(b) Kitchen : The height of the Kitchen shall not be less than 2.75 metre.

(c) Industrial Building : The ceiling height shall be not less than 2.75 metre.

(d) Garages : The minimum head room under garage shall be 2.4 metre.

(9) *"Other requirements of parts of building"*

(a) "KITCHEN" : Every room to be used as Kitchen shall have :—

(i) Unless separately provided in a pantry, means for the washing of kitchen utensils which shall lead directly at through a sink to a grated and trapped connection to the waste pipe or drain;

(ii) An impermeable floor;

(iii) A flue if found necessary, and

(iv) Refuse chutes in case of multistorey building more than 4 stories in height.

(b) "BATH ROOM AND WATER CLOSETS"

Every bathroom or water closets shall not be directly over or under any room other than another latrine washing place, bath and terrace, unless it has water tight floor;

(i) Have the platform or seat made of water tight non absorbed material;

(i) Be enclosed by wall or partitions and the surface of every such wall partition shall be finished with a smooth impervious material to a height of not less than 1m or 3 feet above the floor or such room;

(iii) Be provided with one impervious floor covering, sloping towards the drain with a suitable grade and not towards verandah or any other room;

(iv) No room containing water closets shall be used for any purpose except as laboratory and no such room shall open directly into any kitchen or cooking space by a door, window or other opening. Every room containing water closet shall have a door completely closing the entrance to it.

(10) "VENTILATION OF ROOM":— Every room in a residential building shall have, for the admission of light and one or more apparatus such as window and fan light. Such windows shall face an open space of not less than 1.22 metre wide of a verandah and not more than 1.52 wide which face and open space.

(11) "CORRIDORS AND PASSAGE":— In a residential house the width of any corridor or passage shall not be less than 0.91 m.

- (12) "SITE LIABLE TO SLIDE":— No permit shall be given for development of land or construction of building within the landslide prone area, sinking and unstable area without prior approval of the Director, State Geology and Mining.
- (13) "PROTECTION AGAINST EARTHQUAKE":—
- (a) The foundation of all building or house shall be strong enough to stand against the earthquake shocks.
 - (b) In the case of re-inforced pillars, tie beams or proper dimensions should link up all the pillars below the ground level.
- (14) "FIRE PROTECTION REQUIREMENTS":—Buildings, shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with part IV Fire protection of "National Building Code of India". In case of Multistorey building above 15 metre height and buildings with more than 400 sq.m. ground coverage and all other buildings of industrial storage, assembly and hazardous type shall also be cleared by the Fire Brigade Officer, Govt. of Mizoram.
- (15) "EXIT REQUIREMENTS"
- General: Every building meant for human occupancy shall be provided with exits sufficient to permit safe escape of occupants, in case of fire or other emergency.
- (a) In every buildings, exits shall comply with the minimum requirements of exits except those not accessible for general public use.
 - (b) All exits shall be free from obstruction.
 - (c) No building shall be altered so as to reduce the number, width or provisions of exits to less than that required.
 - (d) Adequate and reliable illumination shall be provided for exits.
 - (e) Exits shall provide continuous means of access to the exterior of a building or to an exterior open space leading to a street.
- (16) In addition to sub-rule 15 of Rules 40 the following general provision shall apply to all buildings except residential buildings (dwelling) upto 3 storey in height.
- (a) Exits shall be clearly visible and the route to reach the exit shall be clearly marked out and signed posted to guide the population of floor concerned.
 - (b) Fire fighting equipment shall be suitable located and clearly marked.

- (c) Alarm devices shall be installed to ensure prompt evaluation of the population concerned.
- (d) Exits shall be so arranged that they may be reached without passing through another occupied unit.
- (e) Arrangement of Exits:—Exits shall be so located so that the Travel distance on the floor shall not exceed 22.5 metre for residential, educational, Institutional and hazardous occupancies and 30 metre for assembly, business, mercantile, Industrial and storage occupancies.
- (f) Capacity of Exits: The unit of exits width used to measure capacity of any exits shall be 50 cm. A clear unit clear width less than 25 cm. shall be counted as an additional half unit clear width less than 25 cm. shall not counted for exit width.
- (g) The occupants per unit exit width shall be as given in the Table No. 6 of Rules 38.

TABLE—6
OCCUPANTS PER UNIT EXIT WIDTH

Sl. No.	Group of Occupancy	Number of occupants	
		Stairway	Doors
1.	2.	3.	4.
1.	Residential	25	75
2.	Educational	25	75
3.	Institutional	25	75
4.	Assembly	60	90
5.	Business	50	75
6.	Mercantile	50	75
7.	Industrial	50	75
8.	Storage	50	40
9.	Hazardous	25	40

- (h) Number of Exits :

(i) The location width and number of exits shall be in accordance with the travel distance capacity for exits and the population of building based in the occupant load as given in the table No. 7 of Rules 38.

TABLE — 7
OCCUPANT LOAD

Sl. No.	Group of Occupance	Occupants Load Gross Area in m/person
1	2	3
1.	Residential	12.5
2.	Educational	4
3.	Institutional	15
4.	Assembly	
	(a) With fixed or loose seat and dance floor	0.6
	(b) Without seating facilities including dining room	1.5
5.	Mercantile	
	(a) Street floor and sales basement	3
	(b) Upper sale floor	6
6.	Business and Industrial	10
7.	Storage	30
8.	Hazardous	10

* Area : The gross area shall mean plinth area or covered area.

(ii) They shall not be less than two exist for building over 3 storeys in height serving every floor area and at least one of them shall be internal enclosed stair way.

(17) "Other Requirements of Exits"

(a) Door ways :

(i) Every exit doorway shall open into an enclosed stairway, a horizontal exit, on a corridor or passage way providing continuous and protected means of egress.

(ii) No exit doorway shall be less than 100 cm in width. Door-ways shall be not less than 200 cm in height.

(iii) Exit doorways shall open outwards that is away from the room, but shall not apply to residential buildings (dwellings) upto 3 storey in height. No door, when opened, shall reduce the required width or stairway or landing to less than 90 cm over head or sliding doors shall not be installed.

(iv) Exit door shall not open immediately upon a flight stairs; a landing equal to at least the width of the door shall be provided in the stairways at each doorway; level of landing shall be the same as that of the floor which it serves.

(b) "Stairways"

(i) Interior stairs shall be constructed of non combustible materials through out in case of all buildings excepting residential buildings upto 3 storeys in height.

(ii) A staircase shall not be arranged round a lift shaft unless the latter is entirely enclosed by a material of fire resistance rating as that for type of construction itself.

(iii) Hollow combustible construction shall not be permitted.

(iv) The minimum width of an internal staircase shall be 100 cm except in the case of residential dwellings the minimum width shall be 75 cm.

(v) The minimum width of treads without nosing shall be 25 cm for an internal staircase for residential buildings. In the case of other buildings, the minimum tread shall be 30 cm the treads shall be constructed and maintained in a manner to prevent slipping.

(vi) The maximum height of riser shall be 19 cm in the case of residential buildings and 15 cm. in the case of other buildings they shall be limited to 12 per flight.

(vii) Hand rails shall be provided with a minimum height of 90 cm from the centre of the tread.

(c) "Fire escape or external stairs"

(i) Fire escapes shall not be taken into account in calculating the evaluation time at a building.

(ii) All fire escapes shall be directly connected to the ground

(iii) Entrance to fire escape shall be separate and remote from the internal staircase.

(iv) The route to fire escape shall be free of obstructions at all times, except a doorways leading to the fire escape which shall have the required fire resistance.

(v) Fire escape shall be constructed of non combustible materials.

(vi) Fire escape stairs shall have straight flight not less than 75 cm wide with 15 cm treads and riser not more than 19 cm on the number of risers shall be limited to 16 per flight.

(vii) Hand rails shall be of a height not less than 100 cm.

(d) "Spiral stairs (Fire escape)": — The use of spiral staircase shall be limited to low occupant load and to a building of height 9 m. Unless they are connected to platforms, such as balconies and terraces to allow escapes to pause.

FORM XV
(See rule 24 (4))

**FORM FOR NOTICE FOR COMMENCEMENT OF
BUILDING WORK**

To, Urban Planning and Development Department, Mizoram :
District Mizoram

Sir,

I hereby certify that the erection/re-erection/ material
change/alteration/demolition in/of building No.
of LSC No. on/in Plot No.
In Colony/Street Bazar
City/Town shall be commenced on
..... as per your permission and plans sanctioned,
vide No. dated
under the supervision of
duly qualified Architect/Engineer/Town Planner/Consultant/
Group

Signature of

Applicant

Name of Applicant
(in block letters)

Address of Applicant
.....
.....
.....

Place :

Dated :

FORM XVI

(See rules 23, 24, 39, 40, 41 and 43)

RECOVERY OF FEES AND RECEIPT

OFFICE OF THE
(Directorate/District/Sub-Division/Project Offices)
..... Mizoram.

A sum of Rs. (Rupees
.....) in exercise of the Act and the
Rules framed thereunder is recovered/receipt with tanks from
Shri/Mrs of
(name of locality) on account of :—

(i) Permission for change of landuse/development

- (ii) Permission for building construction/Operation.
- (iii) Fees for Licensing for Architect/Engineer Town Planner etc.
- (iv) Fees for Consultant charge
- (v) Fees for composition charge
- (vi) Fees for important documents (please specify)
- (vii) Any other (please specify)

BOOK NO. Signature of Receiving Officer/Staff
 Date Date
 Receipt No. Place

Note :

Strike off whichever is
not applicable.

FORM XVII
(See rule 28)

COMMUNICATION OF REFUSAL OR PERMISSION OF
DEVELOPMENT

ORDER

No. the

Whereas permission under sub-section (4) of Section 28 of the Mizoram Urban Planning and Regional Development Act 1990 to develop land building was granted in favour of Shri vide this Office Order No. Dated

And whereas it appears to the undersigned that it is expedient, having regard to the Development Plan prepared or under preparation and to other material considerations, that the permission to develop land/building should be revoked or modified.

Now, therefore the undersigned in exercise of the powers under sub-section (4) of section-28 hereby revoked modified the permission to the extent as given below :—

1.
2.
3.

Signature of
 Authorised Technical Officer,
 Urban Planning and Development Department,
 Mizoram.

Shri

FORM XVIII
(See rule 30 (5))

**REVOCATION & MODIFICATION OR PERMISSION OF
DEVELOPMENT LAND/BUILDING
ORDER**

No. dated the

Whereas a claim under sub-section (1) of section 33 for revocation or modification of permission to development land/building was filed before the undersigned by Shri on dated

And whereas the said claim was sent to the Chief Urban Development Officer for adjudication and giving his report after affording the owner(s) reasonable opportunity of being heard due the claim.

And whereas the report of the Department Officer has been received and duly considered ;

Now, therefore, the undersigned in exercise of the powers vested under sub-section (2) of section 33 hereby assess and award an amount of Rs. in favour of Shri in respect of his aforesaid claim.

Place :

Dated :

Signature of
Authorised Technical Officer
Urban Planning and Development Deptt.
Mizoram

FORM—XIX
(See Rule - 31

PERMISSION FOR RETENTION OF LAND/BUILDING

To,
Urban Planning and Development Department,
Mizoram.

Subj.

Ref.

Sir,

With reference to your notice referred to above, I/we beg to submit that I/we may kindly be granted permission under sub-section (3) of section 35 of the Mizoram Urban and Regional Development Act, 1990 (No. 12 of 1990) for retention on the land of

..... building or works or continuance of the use of land/Building for purpose.

2. The reason for retention on the land /building are as follows :—

Place :

Date :

Yours faithfully

.....
Applicant(s)

FORM—XX
(See rule 34 (1))

NOTICE OF DEVELOPMENT SCHEME PREPARATION

It is hereby declared and published for the information of the general public under sub-section (2) of the section 38 of the Mizoram Urban and Regional Development Act, 1990 (No. 12 of 1990) that the Chief Urban Development Officer of the Urban Planning and Development Department intends to prepare Development Scheme for one/five years for (i.e. Location & Site) within/outside Development Plan of

Place :

Dated:

Chief Urban Development Officer,
Urban Planning and Development Department,
Mizoram : Aizawl—796001

FORM XXI
(See rule 34(3))

NOTICE OF PUBLICATION OF DRAFT DEVELOPMENT

Notice is hereby given that a Draft Development scheme has been prepared for area or region under sub-section (3) of section—38 of the Mizoram Urban and Regional Development Act, 1990 (No. 12 of 1990) and a copy thereof if available for inspection during office hours in the office of—

1.
2.
3.
4.

Any objection or suggestion which may be received in writing from any person(s) likely to be effected thereby within 30 days of the publication of this notice one or more Local News Paper will be considered by the Urban Planning and Development Department after having been given him/them opportunity of being heard in person if he/they so desire.

Place :

Date :

Chief Urban Development Officer,
Urban Planning and Development Department,
Mizoram, Aizawl-796001.

FORM XXII
(See rule 34(3))

**NOTICE OF PUBLICATION OF APPROVE DEVELOPMENT
SCHEME**

The Development Scheme for the Planning area or region as approved under sub-section (4) by the Committee constituted under sub-section (5) & (7) of section 38 of the Mizoram Urban and Regional Development Act, 1990 (No. 12 of 1990) is hereby published for the information of the general public and copies of the said scheme are available for inspection during Office hours at the following Offices, namely:—

1.
2.
3.
4.

The said Development scheme shall come in operation with effect from

Place :

Date :

Chief Urban Development Officer,
Urban Planning and Development Department,
Mizoram, Aizawl - 796001.

FORM XXIII

(See rule 35)

MANNER OF ENTRUSTING OTHERS FOR IMPLEMENTATION OF FINAL DEVELOPMENT SCHEME UNDER SECTION 5 OF THE ACT.

To.

.....

Sir,

In pursuance to the powers conferred under sub-section (2) of section 5 of the Mizoram Urban and Regional Development Act 1990 (Act No. 12 of 1990) and the advise of the Advisory Committee and approval of the Government for the efficient implementation of various Development Schemes and programmes within Development Plan, the following Development Schemes programmes amounting mentioned below is hereby entrusted to the
 Department/Board/authority for effective execution. Such as—

	Name of work	Amount involve (approx.)	Probable date of Completion
(1)
(2)
(3)
(4)
(5)

And whereas it appears to the undersigned that it is expedient, having regard to the Development Plan prepared or under preparation and to other material considerations, that the execution of work should be in conformity with the Development Plan and Development Schemes prepared under the Rules and any direction given by the Department from time to time under the Act.

Place :

Chief Urban Development Officer,
 Urban Planning and Development Department,
 Mizoram, Aizawl - 796001.

No.

Copy:- 1) The Secretary i/c of the concern Department for information.

2) The Secretary i/c of Urban Planning and Development Department for information.

FORM XXIV
(See rule 37 (1))

**NOTICE UNDER SUB SECTION (I) OF SECTION 46 OF THE
ACT
(ACT NO. 12 OF 1990)**

1. It is hereby notified and declared for the information of general public that the Development Scheme for has been completed.
2. The Mizoram Urban Planning and Development Department intends to levy development charges (as per given below) in the area/region affected by the Scheme adjacent to it.
3. The owner(s) of the land/building falling within the aforesaid area/region are liable to pay the development charges specified under para above.
4. The objections, if any, in this behalf, are invited by the undersigned to be received not later than 30 days from the date of publication of this notice (i.e. Dated)

SCHEDULE

Sl. No.	Name of Owner	Original Plot Area	Incremental value	Incremental value effected due to implementation of scheme.	Incremental difference in value Col. 4, 5	Amount payable by plot owner as developmental charges.	Remarks
1	2	3	4	5	6	7	8

Place :

Date :

Chief Urban Development Officer,
Urban Planning and Development Department,
Mizoram, Aizawl - 796001.

FORM—XXV
(See rule 37 (2))

NOTICE OF DEVELOPMENT CHARGES UNDER SUB SECTION 4 OF SECTION 46.

To.

Shri
S/o D/o

Your landed property bearing Site No. Property Nos. of Village/Town is Town effected by Development Scheme of this Department. You are

hereby given notice under sub-section (4) of section 46 of the Mizoram Urban and Regional Development Act, 1990 (Nos. 12 of 1990) that the development charges of Rs. /- have been assessed to be due from you. You are hereby called upon to deposit the development charges as mentioned above with the Urban Planning and Development Department within a period of 30 days from the date of receipt of this note.

Place

Dated

Chief Urban Development Officer,
Urban Planning and Development Department.
Mizoram, Aizawl - 796001.

FORM XXVI
(See rule 39 (8))

APPLICATION FOR LICENSING OF TECHNICAL PERSONNEL TO THE URBAN PLANNING AND DEVELOPMENT DEPARTMENT

1. Name in Full (in block letters) :
2. Father's Name :
3. Nationality :
4. Date of Birth :
5. Residential Address :
6. Professional Address :
7. Particulars of Qualifications :
- (a) Academic :
- (b) Technical :
8. Experience :
9. Particulars of Fee deposited :
- (Receipt No. and date)

Place : Signature of the Applicant

Date : Name of Applicant

(in block letter)

Licence No.

NOTE: In the case of Group or Agency, the Leader/Manager name, signature etc. should be inserted clearly.

FORM XXVII
(See rule 39 (12))

**FORM OF LICENCE OF TECHNICAL PERSONNEL OF THE
URBAN PLANNING AND DEVELOPMENT DEPARTMENT**

1. Name in full (in block letters)
2. Father's Name
3. Nationality
4. Address
5. Professional Address
6. Category of Licence granted
7. Licence Number
8. Period upto which the
licence is valid.

Office stamp : Signature of the Licensing Department
with Name and Designation

Place :
Date : Signature of the Licensing Department
Renewed upto : (with name, designation, Office seal and
date).
.....
.....
.....
.....

NOTE: In the case of Group or Agency, the Leader/Manager
name, signature etc. should be inserted clearly.

FORM—XXVIII
(See rule 39 (13))

**FORM OF APPLICATION FOR RENEWAL OF LICENCE OF
TECHNICAL PERSONNEL.**

To,
The Chief Urban Development Officer,
Urban Planning and Development Department

Sir,
I hereby submit my Licence No. for Town
Planner/Architect/Engineer/Draughtsman/Group or Agency with
request that the same may kindly be renewed for the year 19.....
I enclose herewith the receipt of depositing Rs. as
renewal fees.

Enclo:—as above.

Place : Signature of the applicant
Date : Name of the applicant
 (in block letters)
 Licence No.
 Professional Address.

NOTE: In the case of Group or Agency, the Leader/Manager
name, signature etc. should be inserted clearly.

FORM—XXIX

(See rule 41(2))

APPLICATION FOR CONSULTANT SERVICES

To,

The Chief Urban Development Officer,
Urban Planning and Development Department
Mizoram, Aizawl.

Subj:— Application for Consultant Services.

Dear Sir,

We are pleased to offer the Urban Planning and Development Consultancy services for Architectural/Engineering Town Planning/Regional Planning and allied services for the following project as remuneration under Terms and Conditions stated below:—

1. Name of Project
2. Detail Services
 - (a) Architectural works
 - (b) Engineering works
 - (c) Town Planning works
 - (d) Regional Planning works
 - (e) Any other services.

3. Remuneration.

Terms and Conditions:— Terms and Conditions will be as per Norms and Standards laid down by the Institute of Town Planners India/Institute of Engineers India/India Institute of Architects. This letter together with terms and conditions constitutes the agreements. Kindly accept this offer, and endorse the duplicate copy and return the same to our office.

Thank you,

Yours faithfully,

Place:

(Signature of Client)

Date:

Address

Phone

Town/Village

District

FORM—XXX
(See rule 41 (2))

LETTER TO ACCEPTANCE OF CONSULTANT SERVICES

To.

Shri/Mrs (Name of client etc.)
.....

Subj:— Application of Consultant Services (2 copies)

Sir/Madam,

I/We accepted your application under Form-XXIX of Rules and Regulations 41 to undertake and carryout adequate Town Plan, Regional Plan, Engineering Works, Architectural Works such as site Plan, layout Sub-Division, Building Plan and development studies etc. and furnish within one month of signing this agreement, and Activity of Bar Chart spelling out the time schedule for various activities and list of our associates Town Plan, Site Plan, Layout Plan/Sub-Division of land, Building design structural, electrical utility services HVAC interior, landscape etc. and graphic consultants. If any of the consultancy services is not acceptable to you. I/We will appoint another mutually consultancy service personnel intimate to you immediately.

I/We also accepted to undertake that in case I We accept any public job below the scale of remuneration will be as per Norms and Standard laid down by the Institute of Town Planners India/ Institute of Engineers India/Indian Institute of Architects, until the Project is completed we will not be eligible for any further assignment from the client.

Place:

Date:

Name & ()

Signature of Architect/ Engineer/
Town Planner/ Consultant Service
Officer, Urban Planning and Deve-
lopment Department, Mizoram : Aizawl.

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