



# **The Mizoram Gazette**

## **EXTRA ORDINARY**

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#### **NOTIFICATION**

No. LAD&CP/2/96/160, the 12th May, 1999. In exercise of the powers conferred by section 76 of the Mizoram Urban and Regional Development Act, 1990 as amended in 1996 (Act No. 12 of 1996) and of all other powers enabling it in that behalf, the Governor of Mizoram is pleased to make the following rules, the same have been previously laid before the Mizoram Legislative Assembly on the 24th March, 1999 as required by section 79 of the Mizoram Urban & Regional Development Act, 1990 as amended in 1996 (Act No. 12 of 1996), namely :—

#### **MIZORAM URBAN AND REGIONAL DEVELOPMENT RULES, 1998**

#### **CHAPTER — I**

#### **PRELIMINARY**

#### **1. SHORT TITLE, EXTENT AND COMMENCEMENT.**

- (1) These Rules may be called the Mizoram Urban and Regional Development Rules, 1998.
- (2) They shall extend to the whole of the notified Planning areas, Town areas, urban areas or regions.
- (3) They shall come into force on such date as State Government may, by notification in the official gazette and different dates may be appointed for different or regions.

#### **2. DEFINITIONS. In these Rules, unless the context otherwise requires :—**

- (a) "Act" means the Mizoram Urban and Regional Development Act, 1990 (as amended in 1996);

- (b) "Ground floor" means the lower surface in a storey of building (usually road level) to which there is main entrance from the outside of the adjacent ground or street;
- (c) "Open Space" means an area forming an integral part of the plot left open to the sky;
- (d) "Planning Authority" means the Town or City or District Planning and Development Committee constituted under Section 3 of the Act including officers appointed under clause (s) of sub-section (9), clause (d) of sub-section (10) and clause (d) of sub-section (11);
- (e) "section" means the section of the Act;
- (f) "Site (Plot)" means a piece of land enclosed by definite boundaries. The mean horizontal distance between the front and rear site boundaries is termed as 'depth of site';
- (g) Words and expression used in these Rules not defined shall have the meaning respectively assigned to them in the Act.

## CHAPTER — II

### MIZORAM URBAN PLANNING AND DEVELOPMENT BOARD POWERS AND FUNCTIONS

#### 3. POWER AND FUNCTIONS OF THE BOARD.

- (1) Subject to the provisions of this Act and Rules framed thereunder, the functions of the Board shall be as are entrusted to it under sub-section (4) of section 3 and section 5 to advise the State Government in matters of determining principles and policies for integrated spatial and economic planning and co-ordinated development villages, towns, cities, regions and districts and use of rural and urban land in the State.
- (2) In particular and without prejudice to the provisions of sub-rule (1), the Board may, and shall, if so required by the State Government—
  - (a) advise and guide the Chief Town & Country Planner in the formulation of State perspective plan or Interim plan and State urban development policy taking into account various regions, rural, towns or cities in the State for achieving spatio-economic development and social justice; such a plan shall contain policies and strategies as envisaged by the Government of India on Urban Development plans formulation and implementation guidelines;
  - (b) advise and assist the State Government, State Planning Board and Local authorities in the preparation of Five Year Plan and Annual

Plan corresponding to the development plan and development scheme or action plan of towns, cities, regions and districts planning and development programmes;

- (c) resolve of conflicts arising out of overlapping functions between city or town planning and district planning committees and local authorities;
- (d) prepare and furnish reports every year relating to the activities of the Board to the Government; and
- (e) furnish to the State Government a copy of every resolution passed at any meeting of the Board for consideration;
- (f) take up any other matter as may be prescribed or as may be directed by the State Government.

#### • TERM OF OFFICE AND CONDITIONS OF SERVICE OF MEMBERS OF THE BOARD

- (1) Save as otherwise provided in these rules, the members of the Board referred to in clauses (p), (q) and (r) of sub-section (9) of section 3 shall hold office for a period of two years from the date of the notification constituting the Board under sub-section (4) of Section 3 :

Provided that, the Government may, at the request of the Board, by notification extend the term of office of the aforesaid members by such period or period not exceeding one year.

- (2) In the case of a member who has been nominated under clauses (p), (q) and (r) of sub-section (9) of section 3 by virtue of his being a member of the Legislative Assembly or President of Central Young Mizo Association shall not continue as a member of the Board, if he ceases to be a member of the Legislative Assembly or President of Young Mizo Association as the case may be.
- (3) A member of the Board other than ex-officio member shall be associated with, or who is taking active part in Town, City, District Planning and development administration for not less than one year.
- (4) (a) The Government may, if it so thinks fit, disqualify any non-official membership of the Board at any time.
  - (b) A member shall be disqualified to be a member of the Board, if he -
    - (i) is declared to be unsound mind by a competent court ; or
    - (ii) is adjudged insolvent ; or
    - (iii) has been convicted by any court in India of any offence, and sentenced to imprisonment for not less than two years.

- (5) A member other than ex-officio-member may resign his membership by giving a notice to that effect to the Government, and on such resignation being accepted by the Government, he shall cease to be a member.
- (6) Any vacancy created under sub-rule (4) shall be filled by fresh appointment by the Government.
- (7) A non-official member shall be entitled to receive travelling and daily allowances from the State Chief Planner and also from District Town & Country Planner and Town or City Planner of the Planning Committees, as admissible to Group 'A' Officer of the Government of Mizoram according to Rule 190 of Supplementary Rules, as amended from time to time and as per Government of India and Audit decisions thereunder.

### CHAPTER—III

#### CONDUCT OF BUSINESS

#### 5. MEETING OF THE BOARD.

- (1) The Board shall hold at least one meeting every Six months for the transaction of business, and also at other times as often as a meeting may be convened by the Chairman.
- (2) Twenty days notice at least specifying the place, date and the hour of the meeting and the agenda shall be given to the members, but non-receipt of such a notice by any member shall not invalidate the proceeding of the meeting.
- (3) The quorum necessary for the transaction of business at any meeting of the Board shall be one-half of the total number of members of the Board. If the requisite number of members is not present, the meeting shall stand adjourned. However, the Chairman may fix some other day for the meeting.
- (4)
  - (a) The Chairman shall preside over every meeting of the Board.
  - (b) The Chairman or in his absence Vice-Chairman or in the absence of both, any member chosen by the members present from amongst themselves shall preside over a meeting of the Board.
  - (c) The order in which the business shall be transacted at any meeting and also eminent person(s) on Urban Planning and development to be invited shall be determined by the presiding authority.

- (5) All questions at a meeting of the Board shall be decided by majority of votes of the members present and voting; and in the case of equality of votes, the Chairman shall have a second or casting vote.
- (6) Minutes containing the names of the members present and others who attended the meetings of the Board and of the proceedings of each meeting shall be kept in English or Mizo in minutes book to be maintained for this purpose and signed by the Chairman and the Member-Secretary of the Board.
- (7) No member of the Board shall vote or take part in the discussions on any question coming up for consideration at the meeting of the Board if the question is one in which, apart from its general application to the public, he has direct or indirect pecuniary of interest for himself or his relatives.
- (8) (a) At any meeting, business shall be conducted in the following order:—
  - (i) the minutes of the previous meeting held shall be confirmed;
  - (ii) subjects included in the Agenda shall be considered.

#### **FUNCTIONS OF CHIEF TOWN & COUNTRY PLANNER**

- (1) Subject to the provisions of this Act and the Rules framed thereunder, the Chief Town & Country Planner, hereinafter called State Chief Planner so appointed under sub-sections (1) and (2) of section 3 shall perform such functions as assigned or imposed upon him under the Act.
- (2) The State government shall provide the State Chief Planner such establishment consisting of such officers and staff as may be necessary for the discharge of duties and functions.
- (3) The pay and allowances of the State Chief Planner and his establishment shall be met out of the consolidated fund of the State Government.
- (4) In particular and without prejudice to the provisions of sub-rule (1), the duties and functions of the State Chief Planner shall be—
  - (a) to advise and render technical assistance to the State Government pertaining to integrate spatial planning and economic planning and development and implementation of relevant Central and State programmes;
  - (b) to render technical assistance to Mizoram Urban Planning and Development Board in the formulation of State perspective plan or

Interim plan and State Urban development policy and technical assistance to District, Town or City Planning and development committees and Local Authorities;

- (c) to advise and render technical assistance to the State Government in matters relating to resource mobilisation for development plans implementation as part of the provisions of sub-section (2) of section 47;
- (d) to advise and co-ordinate implementation of various social and physical infrastructures development programmes within the Development plans as part of the provisions of clause (h) of section 49;
- (e) to scrutinise the various perspective plans and development plans submitted to the Board and the Government for approval of State Government under this Act;
- (f) to take necessary action for providing legal support in relevant Acts in matters arising out of Constitutional provisions and National and State policies; and formulation of norms, standards, laws and guidelines pertaining to urban and regional planning and development;
- (g) to prepare and publish modality for delegation of power among Officers to accord sanction of planning applications for sub-division plans or land development, building plans, service plans as part of the provisions of sub-section (3) of section 3;
- (h) to establish with the prior approval of the Government, a "Committee on Human Settlement Disaster Mitigation" to formulate policies and guidelines as entire Mizoram is falling within disaster prone areas as per the National Building Code of India, 1983;
- (i) to perform any other function as may be directed by the government from time to time.

**7. OFFICE OF THE STATE CHIEF PLANNER TO FUNCTION AS TECHNICAL SECRETARIAT FOR THE BOARD**

- (1) The Office of the State Chief Planner shall also function as the Technical Secretariat of the Board and in order to enable him to perform the functions under sub-sections (1) and (2) of section 3 and as in rule 3, the State Government shall provide in consultation with the Board, such categories of additional Officers and staff to the State Chief Planner as it may consider necessary.

- (2) The State perspective plan or Interim plan and State Urban development policy, after approved by the State Government, shall be circulated by the State Chief Planner to the District or Town or City Planning Committees and Local Authorities.

## CHAPTER — IV

### FUNCTIONS OF DISTRICT/CITY OR TOWN PLANNING AND DEVELOPMENT COMMITTEES

#### 8. DISTRICT PLANNING AND DEVELOPMENT COMMITTEE.

- (1) The functions of the Committee shall be to advise, assist and guide member-spatial planning, hereinafter called, District Town & Country Planner and Local authorities in the preparation of—
  - (a) perspective plan;
  - (b) development plan for the district, region, block taking into account State perspective plan or Interim plan and the plans formulated by various Local Authorities; and
  - (c) development plan, development scheme, action plan, project and costing within their respective areas; and
  - (d) in the submission of such draft plans above to the State Chief Planner for obtaining approval of the State Government.
- (2) The terms of office and conditions of service of members of the Committee and conduct of business shall be those applicable to the corresponding member of the Board and they shall meet at least twice in a year.
- (3) The District Town & Country Planner, so appointed under sub-section (10) of section 3 possessing prescribed qualifications under section 2, duties and functions shall be—
  - (a) to assist the Committee and Local authorities in all matters assigned under sub-rule (1) of rule 8; and
  - (b) to perform all such other functions as may be incidental, supplemental or consequential thereto or as may be directed by the State Chief Planner.

#### 9. TOWN OR CITY PLANNING AND DEVELOPMENT COMMITTEE

- (1) The composition of the Committee shall be as provided under sub-section (11) of section 3. Provided that number of member to be appointed from the Local Authority shall be determined by the State Government.

- (2) The functions of the Committee shall be to advise and assist Member-Spatial planning, hereinafter called, town or City Planner and Local authority for the preparation of plans and implementation within the urban area or sector or part thereof taking into account or State Perspective plan, district, block development plan and perspective plan of Local Authority. Such plan may be for the town or urban area or part thereof.
- (a) a perspective plan;
  - (b) a development plan;
  - (c) a development scheme, action plan or project;
  - (d) implementation of the plan and scheme in all respects; and
  - (e) submission of such draft plans to the State Chief Planner for obtaining approval of the State Government.
- (3) The term of office and conditions of service of member of the Committee and conduct of business shall be those applicable to the corresponding member of the Board and they shall meet at least thrice in a year.
- (4) The Town or City Planner, so appointed under sub-section (11) of section 3 possessing the prescribed qualifications under section 2, duties and functions shall be—
- (a) to assist the Committee and local authority in all matters as assigned under sub-rule (2) of rule 9;
  - (b) to prepare and implement the perspective plan, development plan, development scheme, action plan and project including costing;
  - (c) to regulate land development and promotion and control of building activities; and
  - (d) to perform any other functions which are incidental, supplemental or consequential thereto as may be directed by the State Chief Planner.

## CHAPTER — V

### 10. SURVEY OF AREAS/REGIONS AND PREPARATION OF DEVELOPMENT PLANS

For the purpose of broad or generalise existing Landuse map and development plan preparation of urban area, block, region and district under sections 8 and 11 of the Act, the State Chief Planner or a person authorised by him shall carry out any one of the surveys and investigations as the situation demand, namely :—



**A. PHYSICAL/GROUND SURVEYS AND STUDIES**

- (1) The existing land use survey to bring the present uptodate;
- (2) Topographical survey;
- (3) Regional Context survey;
- (4) Environmental geological survey;
- (5) Residential land & Housing conditions;
- (6) Traffic and Transportation;
- (7) Public & Semi-public uses;
- (8) Community Facilities;
- (9) Public Utility and Services;
- (10) Recreational Facilities;
- (11) Assessment of Land Resource;
- (12) Physical environmental Impact studies.

**B. CIVIC SURVEYS AND STUDIES**

- (1) Economic Base survey;
- (2) Trade and Commerce;
- (3) Industrial survey;
- (4) Employment potential survey;
- (5) Resource and Financial survey;
- (6) Legal survey as presently enforced in the area or region;
- (7) Environmental Impact Studies and any other survey which the situation demanded.

**I. PREPARATION OF EXISTING LANDUSE MAP AND REGISTER**

- (1) The Existing Land use map prepared under section 8 may indicate broad existing landuse and register thereunder:
  - (a) Predominant Residential-cum-shop line or area;
  - (b) Predominant Industrial area;
  - (c) Predominant Public and Semi-Public area;
  - (d) Predominant Public Utilities;
  - (e) Predominant Traffic and Transportation;
  - (f) Predominant Recreational, Green area and Open space;
  - (g) Predominant Historical Places and Natural Reserve;
  - (h) Predominant Contonment area or land;
  - (i) Predominant Agricultural land;
  - (j) Predominant Problems or Blighted area;
  - (k) Predominant Developable and Undevelopable area.

- (2) The Existing Landuse map shall be prepared on a scale of not less than 1:20,000. Otherwise as decided by the State Chief Planner from time to time.
- (3) The Existing Landuse map or Development plan shall be prepared by using the standard notations and colours as given in Appendix-A. Otherwise as decided by the State Chief Planner from time to time.

## 12. MANNER OF PUBLICATION OF THE EXISTING LANDUSE MAP

The public notice of preparation of the existing landuse map under sub-sections (1) and (3) of section 8 shall be given in Form-I by publishing in one or more news papers having wide circulation with the planning area or region.

## 13. MANNER OF PUBLICATION OF DRAFT DEVELOPMENT PLAN

A copy of the draft Development plan, as prepared under section 11 shall be made for public notice in Form-II and made available for public inspection during office hours at the offices of the State Chief Planner and the Local authorities concerned and any other prominent places for inviting public objections and suggestions as under sub-section (1) of section 17.

## 14. MANNER OF PUBLICATION OF APPROVED DEVELOPMENT PLAN

- (1) When the State Government propose to approve the Development plan with modifications, the notice to be published in the Official Gazette under sub-section (2) of section 13 shall be given in Form-III.
- (2) A public notice of the Approved Development Plan under sub-section (4) of section 18 shall be given in Form-IV in the Official Gazette and also in one or more news papers having wide circulation in the planning area or region and copies of such approved Development plan shall be made available for inspection during office hours at the offices of the State Chief Planner, Deputy Commissioners and Local Authorities concerned.

## 15. AN EXISTING PLAN TO BE DEEMED AS PERSPECTIVE PLAN

If any Master or Development Plan for any area or region has been prepared under the direction of the State Government prior to the commencement of these rules, such Master Plan or Development Plan shall be deemed to be a Perspective or Interim Plan of that planning area or region prepared under the Act and of these rules.

## 16. IMPLEMENTATION OF APPROVED DEVELOPMENT PLAN A JOINT EFFORTS

Implementation of the approved Development Plan and Development scheme shall be a Joint Efforts and participation and such plans shall be circulated by State Chief Planner to government agencies.

voluntary agencies and privates as specified under sub-section (7) of sections 17, 18, 36 and 43 to comply with the provisions contained in the approved Development plan and implement Development schemes.

## CHAPTER - VI

### DEVELOPMENT CONTROL AND PROMOTION WITHIN APPROVED DEVELOPMENT PLANS

#### 17. ESSENTIALITY OF PLANNING PERMIT

- (1) No person shall develop or re-develop any parcel of land within development planning area or region without first obtaining a Planning Permit for each such development or re-development from the Planning Authority as provided under sections 22, 24, 5, 27 and 74 of the Act.
- (2) No person shall erect, re-erect or make alterations or demolish any building or cause the same to be done within development planning area or region without first obtaining a separate Planning permit for each such building from the Planning Authority as provided under sections 22, 24, 25 and 27 of the Act.
- (3) Proper development of land and regulation of building activities is absolutely necessary since the entire State of Mizoram is falling within earthquake prone area as per the National Building Code of India, 1983.

#### 18. PLANNING PERMISSION FOR UNION OR STATE GOVERNMENT

- (1) When the Union or State Government excluding defence department has intended to carry out development or building construction, the officer-in-charge shall submit planning application within 30 days as prescribed under rules 20 and 21.
- (2) The process of Planning application and approval thereof shall be as under section 25.
- (3) The following operational construction of the Government whether temporary or permanent which is necessary for the operation, maintenance, development or execution of any of the following services may be exempted from the purview of these rules, namely :-
  - (a) Railway;
  - (b) National Highway;
  - (c) Airways and aerodromes;
  - (d) Posts and telecommunications, telephone and other like forms of communications;

- (e) Regional grid for electricity, and
- (f) Any other service which the State Government may, if it is of opinion that the operation, maintenance, development or execution of such service is essential to the life of the community, by notification, declare to be a service for the purpose of this clause;
- (g) However, new residential building, roads and drains in Central Government colonies, hospitals, clubs, institutes and schools and a new buildings, new construction do not come under these purview.

## 19. PLANNING PERMISSION FOR OTHERS

- (1) Every person not being the Union or State Government who intends to develop or re-develop any parcel of land and erect or re-erect building or make alterations in any place shall submit planning application under sub-section (1) of section 27 to the State Chief Planner or a person authorised by him of his intention to carry out in the FORM-V and such application shall be accompanied by Key Plan, Land Development or Sub-Division plan for development work and for building construction a Site Plan, Building plan including Service plan together with details and specifications and certificate of Supervision for each of them in accordance with rules 20, 21, 22 and 23.
- (2) In line with the provisions under section 24, no application shall be deemed necessary-
  - (a) for carrying out of works for the maintenance, repairs or alteration of any building which does not materially alter the external appearance of building;
  - (b) for carrying out work for the improvement or maintenance of highway road or public street by the Union or State Government;
  - (c) for the excavation or soil shaping in the interest of agriculture;
  - (d) construction of road intended to give access to land solely for agriculture purpose;
  - (e) re-tiling and re-terracing;
  - (f) plastering and patch works;
  - (g) re-roofing;
  - (h) replacement or roofing; and
  - (i) Gardening excluding any permanent structures.

**INFORMATION ACCOMPANYING PLANNING APPLICATION**

Every person who has submitted planning application referred to under 2 and under rule 19 shall submit there with the following :-

- (1) **Ownership Title.** — Three copies of the following shall be considered adequate for verifying the proof of ownership :
  - (a) Copy of the Land Settlement Certificate from Land Revenue and Settlement Department or the Property Register Card; or
  - (b) Copy of the original sale or lease deed of the site on which the construction or re-construction is proposed. In case of lease hold plots, the lease will be responsible to prove that he is entitled to develop land or construct on the lease hold plot;
  - (c) No Objection Certificate from the President of the Village Council concerned;
  - (d) Any other document acceptable to the Planning Authority.
- (2) **Receipt for Fees.** — A challan or receipt for having paid as specified planning permit fees under rule 23 for land development or building construction to the Planning Authority.
- (3) **Key Plan.** — A key Plan shall be submitted alongwith the Planning application for development of land or sub-division plan showing the location of the site with respect to any neighbourhood landmarks.
- (4) **Land development or Sub-division Plan.** — To ensure proper use of land development and adequate provisions for infrastructure, buildings, circulations, utilities and services etc. as under rule 36, Planning application for Development Permit accompanied by Key Plan, Land development or Sub-division plan, Services plan, specifications and certificate of supervision as prescribed below and it shall be drawn on a scale of not less than 1:500 with fully dimensioned and shall show :
  - (a) the boundaries of the plot and of any contiguous land belonging to the owner thereof;
  - (b) the position of the site in relation to the neighbouring street(s) including main access;
  - (c) all existing structures standing on, over or under the land;
  - (d) all existing and proposed roads, cul-de-sac, terminal site, to be widened or re-aligned including footpath and parking spaces including width and dimensions within the land;
  - (e) all existing and proposed water supply lines and storage, drains, sewers, public facilities and services, and electrical lines, etc.;

- (f) the area and location of any paddy fields or other agricultural lands including undevelopable such as geologically unsafe, landslide prone, rocky, steep terrains, marshes etc.; and also proposed to reclaim or redevelop or not proposed to be developed or redeveloped or reclaimed within the land;
  - (g) dimensions of plot (s) and access to each plot sub-division alongwith building lines showing the setbacks with dimensions with each plot;
  - (h) the size, area and use of all the plots including plantation of deep root shrubs and trees as part of environmental protections;
  - (i) a statement indicating the total area of the site, utilised under roads, open spaces, for parks, playgrounds, recreation spaces, schools, shopping, reservations, and other public places alongwith their percentage of of area surrendered by the owner (s) for public purposes, if any, to the total area of the site proposed to be sub-divided;
  - (j) in case of plots which are sub-divided in built-up areas in addition to the above, the means of access to the sub-division from existing streets;
  - (k) the physical features of the land, such as predominant wind direction, wells, streams or nullahs, hillock indicate in the topographical (contour) map;
  - (l) scale used and north point;
  - (m) such other particulars as may be prescribed by the Planning Authority.
- (5) Site plan. - The planning applications for Building permit shall be accompanied by documentary evidence as under rule 19, a Site Plan, Buiding Plan, service plan, specifications and certificate of supervision as prescribed below and it shall be drawn to a scale of not less than 1:5000 for a site up to one hectare and not less than 1:000 for a site more than one hectare with fully dimensioned and shall show:
- (a) the position and boundaries of the site and of any contiguous land belonging to the owner thereof;
  - (b) the name of the streets, roads including width in relation to neighbouring streets, roads, footpaths and its main access; in which the buldings is proposed to be situated, if any;
  - (c) all existing buildings standing on, over or under the site including services lines;
  - (d) the position of the building and of all other buildings (if any) which the applicant intends to erect upon his contiguous land referred to in clause (a) in relation to:

- (i) 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 portions owned by others;
  - (ii) all adjacent streets, buildings (with number of storeys and height) and premises within a distance of 12 metres of the site and of the continuous land (if any) referred to in (i); and
  - (iii) if there is no street within a distance of 12 metres of the site, the nearest existing street including width;
  - (e) the means of access from the street to the building, and to all other buildings (if any) which the applicant intends to erect upon his continuous land referred to in clause (a);
  - (f) the width of street (if any) in front and the street (if any) at the side or rear of the buildings;
  - (g) space to be left about the building to secure free circulation of air, admission of light, house garden plantation of deep rooted shrubs and trees for environmental protection and access for scavenging purposes;
  - (h) the position of overhead electric supply line and water supply tank or lines, if any;
  - (i) the direction of north point and general wind direction relative to the plan of the buildings;
  - (j) such other particulars as may be prescribed by the planning Authority.
- (6) Building Plan. — The plans, elevations and sections of the Buildings permit accompanied by the Planning Applications shall be drawn to a scale of not less than 1 : 100 and shall —
- (a) include floor plans of all floors including ground floor as well as basement plans and Garage plans together with the covered area clearly indicating the size of rooms and the position and width of of staircases and other exit ways ;
  - (b) show the use of occupancy of all parts of the buildings ;
  - (c) show exact location of essential services, for example, water storage, fire etc., if possible, water closet, sink, bath and the like ;
  - (d) include sectional drawings showing clearly the sizes of footings, the thickness of basement wall, wall construction, size and spacing of framing members, floor slabs and roof slabs with their materials. The section shall indicate the height of building and the drainage and the slope of the roof.

- (e) show all street elevations minimum or to, i.e. front and sides ;
- (f) give dimensions of the projected portions beyond the permissible building line ;
- (g) include terrace plan indicating the slope of the roof and proposed methods of house drainage from the roof to the ground upto the side drain ;
- (h) give indications of the north point relative to the plan ;
- (i) give such particulars as may be prescribed by the Planning Authority.

7. Service Plans.— The service plan to be accompanied by Land Development or Sub-Division Plan shall be drawn to a scale of not less than that of the Land development or sub-division plan, and shall show :—

- (a) the proposed land development or sub-division, if any, and its uses ;
- (b) the layout of existing and proposed garbage disposal system, water supply, rain water storage, electricity, drainage, sewerage main lines from or to which connections are proposed to be given for the area and also for the plot with dimensions and specification ;
- (c) any other relevant information not specifically mentioned that may be required by the Planning Authority ; and

(d) the service plan to be accompanied by Building plan shall be drawn to the same scale as the building plan and shall include plans and sections of private water supply, rain water storage, fire safety measure, house drainage and sewage disposal system within the building.

(8) Specifications. — Specifications of both general and detailed, nature of development, giving type and grade of materials to be used duly signed by the owner and the licensed technical, viz. — architect, engineer, town planner or supervisor as given in the Appendix-B undertaking the supervision. Otherwise as decided by the Planning Authority from time to time.

(9) Supervision. — The planning application shall be accompanied by a certificate of supervision in the prescribed form given in FORM-VI duly signed by a Licensed technical, viz. — architect, engineer town planner or supervisor undertaking supervision.

## 21. PREPARATION AND SIGNING OF PLANS

to prepare and sign

(1) The plans shall be signed by the owner and the license technical, viz. — architect, engineer, town planner, supervisor who prepared the plans and indicate his name, address, qualifications and license number as allotted by the Planning Authority as given in the Appendix-C.



(2) In the case the applicant wishes to follow a type design/plan/land development or sub-division plan prepared by the technical personnel in the office of the State Chief Planner, he may obtain the same at the service fee fixed by the State Chief Planner, which shall be revised after every five year. However, these type plans shall nevertheless be submitted as required under rule 19.

(3) Where the proposal is for construction for the addition of any subsequent floor of existing structure, a certificate of soundness of the foundation and the existing structure by a licensed architect, engineer or town planner shall be furnished alongwith application.

## 22. COLOURING OF THE PLANS

The plans shall be drawn in the following colour, namely —

Table-I : COLOURING OF PLANS

S/ No.	Item	Site Plan	Building Plan	Land Development /Sub-Div.Plan
i)	Plot line	Thick Black	Thick Black line	Thick Black line
ii)	Existing street	Brown	Brown line	Brown
iii)	Future street if any.	Brown dotted	Brown dotted	Brown dotted
iv)	Permissible building line	Thick Black dotted	Thick Black dotted	Thick Black dotted
v)	Plantation area /Open space	Green	Green	Other see Note-II
vi)	Existing work	Black line	Black line	
vii)	Work proposed to be demolished	Yellow hatched	Yellow hatched	
viii)	Proposed work (See Note-I)	Red	Red	
ix)	Drainage and sewerage work	Red dotted	Red dotted	
x)	Water supply work	Blue dotted	Blue dotted.	

Note-I : For entirely new construction this need not be done, for extension of an existing work this shall apply.

Note-II: For Land Development or Sub-Division plan suitable standard notation and colours shall be used as indicated in the Appendix-A.

## 23. FEES

- (1) As provided under sub-section (2) of section 27 of the Act, no planning application shall be deemed valid unless and until the person giving such application enclose the challan on receipt for having paid necessary license fee as prescribed below and the fees so paid shall not be refundable. The rate of fees as fixed by the government may be revised after every five year.
- (2) The rate or scale of fees to be paid for Sub-Division of land or Development work shall be as per the Table-2 below:

T A B L E - 2

Planning Area/Region	Fees per square metre of land		
	Residential	Commercial	Industrial
(i) Class - I	Rs	Rs	Rs
A City or town 1 with a population of 1 lakh and above.	1.0	4.0	2.0
(ii) Class - II			
A town with a population of 50,000 to 1 lakh	0.75	3.0	1.50
(iii) Class - III			
A town with a population of 20,000 to 50,000	0.50	2.0	1.0
(iv) Class - IV			
A town with a population of 10,000 to 20,000	0.25	1.0	0.50
(v) Class - V			
A town with a population of 5,000 to 10,000	0.15	0.50	0.25
(vi) Class - VI			
A town with a population of less than 5,000	0.10	0.25	0.20

- (3) Rate of Fees for building construction in the planning area or region per square metre shall be made in terms of rupees as laid down here in the Table - 3 below

T A B L E - 3

Class I	Class II	Class III	Class IV	Class V	Class IV
A city with a population of 1,00,000 and above	A town with a population of 50,000 to 1 lakh	A town with a population of 20,000 to 50,000	A town with a population of 10,000 to 20,000	A town with a population of 5,000 to 10,000	A town with a population of less than 5,000

Fees in Rupees per square metre of floor area of all the floors of the building floor sanctioned.

	1	2	3	4	5	6
<b>A. RESIDENTIAL</b>						
Pucca RCC	5.00	3.00	2.50	2.0	1.50	1.25
Semi-Pucca	3.00	2.50	2.0	1.50	1.25	1.0
Semi-RCC						
Assam type	2.50	2.0	1.50	1.25	1.0	0.75
<b>B. COMMERCIAL</b>						
Pucca RCC	15.0	12.0	10.0	7.0	5.0	3.0
Semi-Pucca	12.0	10.0	7.0	5.0	3.0	2.0
Semi-RCC						
<b>C. INDUSTRIAL</b>						
Pucca RCC	10.0	8.0	6.5	5.0	3.0	2.0
Semi-pucca	8.0	6.5	5.0	3.0	2.0	1.5
<b>D. PUBLIC &amp; SEMI-PUBLIC INSTITUTIONAL &amp; EDUCATIONAL</b>						
Pucca RCC	10.0	9.0	6.5	5.0	3.0	2.0
Semi-pucca	8.0	6.5	5.0	3.0	2.0	1.5
Semi-RCC						

Note-RCC means Reinforced Cement Concrete.

- (4) (a) The applicant may withdraw his application at any time prior to sanction, but the fees so paid shall not be refunded.
  - (b) No architect, engineer, town planner, supervisor shall withdraw from the supervision of work for a project for which he has obtained the sanction without prior intimation of the Planning Authority.
  - (c) The owner should not continue with construction without supervision of licensed technical personal and, in the case the previous licensed technical personal withdraw or disassociated for the work, the owner shall discontinue the work till he appoint a new licensed technical personal and requisite certificate are submitted to the Planning Authority and approval is obtained.
- (5) The stacking of any building material on Government land, public road or street shall be allowed for the validity period of the Development of land or building plans and the stacking charge shall be levied as given below :--
    - (a) At the rate of Rs. 10.00 per square metre in respect of land and
    - (b) At the rate of Rs. 20.00 per square metre in respect of public street or road.

#### 24. GRANT, REFUSAL AND VALIDITY OF PLANNING PERMIT

- (1) As provided under section 28, the Planning Authority may either sanction or refuse the proposals or may sanction them with such modifications or conditions or directions as it may deem necessary, and thereupon shall communicate the decision to the applicant in the prescribed form given in FORM-VII and one set of the plans and specifications duly endorsed shall be returned to him.
- (2) The State Government on the advise of the State Chief Planner, may by notification, establish a "Window Clearance Body" to clear Planning applications for development or building before it is actually sanctioned or refused by the Planning Authority under sub-rule (1). In the case of refusal, the Planning Authority shall quote the reason and relevant provisions of the Act and of the rules which the plans, drawings or specifications contravene and advise ways and means of rectification and for re-submission.
- (3) In line with sub-section (9) of section 28, where no orders are communicated within sixty (60) days, the grant or refusing the permission, the Planning Authority shall be deemed to have permitted the proposed work.
- (4) In line with section 29 of the Act, any applicant aggrieved by an order passed under this rule may within thirty (30) days from the date of communication of the order appeal to the Officer not below the rank of Secretary appointed by the State Government and his decision shall be final. The appeal shall be cleared within sixty (60) days.

- (5) In line with section 31 of the Act, the sanction once accorded through development or building permit shall remain valid for one year from the date of issue. The Planning permit shall be revalidated before the expiry of this period, subject to the provisions of the development plan and also of the rules as amended up-to-date.

### DEVIATIONS DURING CONSTRUCTION

If during the execution of any land development, re-development or building construction or alteration of a building, any departure from the sanctioned plan is intended to be made, sanction of the Planning Authority shall be obtained before the change is made. The revised plans showing the deviation shall be submitted and the procedure laid down for the original plans and drawings hereafter shall mutatis mutandis apply to all such amended plans.

### SUSPENSION OR REVOCATION OF PLANNING PERMIT

In addition to the provisions of sections 31 and 33 of the Act, the Planning Authority may revoke or suspend any permit issued under these provisions, wherever there has been any false statement or any mis-representation of any document, material, fact in the application on which the permit was based.

### INSPECTION

For the purpose of facilitating inspection, by the Planning Authority, the following shall be the recognised stages in the Development of land, construction of any building :

- (a) levelling and digging in case of Development of land;
- (b) digging and construction of the foundation; and
- (c) construction of superstructure above the plinth level.

### DEFECTIVE WORK

The Planning Authority shall have power to condemn any work, workmanship or materials which, in his opinion, is unsatisfactory or is likely to constitute a danger for human life and property and any work, workmanship or materials so condemned, shall be remedied or made good, or shall be removed in full or in part and replaced by new work, workmanship or materials, to be satisfaction of the Planning Authority concerned.

### JOINT RESPONSIBILITIES IN RESPECT OF SUB-DIVISION OF LAND OR DEVELOPMENT

As part of the provisions under sections 43 and 74 of the Act, Sub-Division of land or development so approved under rule 24 shall be sent to the Land Revenue and Settlement Department, Government of Mizoram for issuing of Land Settlement Certificate.

### 30. RESPONSIBILITIES AND DUTIES OF THE VILLAGE COUNCIL

As one of the conditions of section 43 of the Act, the Village Council within their respective jurisdiction or localities shall carry out and act as facilitator and co-ordinator.

- (a) The President of Village Council concerned shall issue written No Objection Certificate to the applicant;
- (b) A copy (full set) approved or sanction plan for Development or construction shall be given;
- (c) He shall be a watch-dog whether or not there is deviation or violation from the sanction and give report in writing to the Planning Authority;
- (d) He shall be co-ordinator while the site is inspected by the Planning Authority concerned.

### 31. RESPONSIBILITIES AND DUTIES OF THE OWNER

- (1) As one of the conditions of section 43 of the Act, neither the granting of the permit, nor the approval of the plans and specifications, not inspections made by the Planning Authority during the development or erection of building shall in any way relieve the owner of such land or building of full accordance with the requirements of the Rules.
- (2) Every owner shall :
  - (a) permit the Planning Authority to enter the plot or building or premises for which the permit has been granted at any time between 6 A.M. to 5 P.M. for the purpose of enforcing the Rules;
  - (b) submit a proof of ownership of the plot;
  - (c) obtain from the Planning Authority, sanction for any other allied matter connected with the the land development or redevelopment or construction or alteration;
  - (d) give written notice to the Planning Authority of supervision of licensed architect, engineer, town planner, supervisor as prescribed in the FORM -VI ;
  - (e) give written notice to the Planning Authority of the intention to start or commencement work on the land development or redevelopment or construction or alteration as given in FORM - VIII;
  - (f) give written notice to the Planning Authority regarding completion of the work described in the permit as given in FORM-IX through the licensed technical personnel;

- (g) obtain an occupancy certificate from the Planning Authority prior to any occupancy of the building or part thereof, after construction or alteration of the building or part thereof as given in FORM - X.
- (3) As soon as any development, redevelopment or building construction or alteration is completed all rubbish, refuse or debris of any description shall be removed by the owner from the plot or plots on which such operations have been carried out or from any adjoining land which may have been used for depositing or materials and debris.
  - (4) Every building or part of building from which there is a danger of rain water or waste water falling or spreading on to any public street, road or footpath shall be provided by the owner with a gutter drain and a down pipe made of suitable material of such design that wasted water will neither spill out nor leak through them, and shall be constructed storm water drain for protection of the plinth of the building. When such things occurred, it shall be the duty of the owner of such building to take remedial measure at any cost.
  - (5) Every owner should develop proper drainage all round within their respective compound and disposal should be to main drain along the road or along the natural nullah.

## 2. COMPLETION CERTIFICATE

Every person developing land or erecting a building shall, with one month after completion of such land development or building shall give written notice to the Planning Authority through qualified architect, engineer, town planner or supervisor, regarding completion of work prescribed in the permit in the prescribed form given in FORM - IX.

## 3. OCCUPANCY CERTIFICATE

- (1) An occupancy certificate shall be issued by the Planning Authority after receipt of the notice of completion and inspection of land developed or building construction, and communicate the same in the prescribed form given in FORM - X.
- (2) If the owner of a building, for which a planning permit has been sanctioned, intended to occupy that building prior to its completion or prior to the issuance of a completion certificate, the Planning Authority shall issue, on application, a temporary occupancy certificate for occupancy of a building or part thereof, provided that the owner completed water closet and Septic tank, house (site) drainage from house to the public side drain or nullah without endangering life, public welfare and environment.

## 4. PENALTIES

- (1) Any person who contravenes any provisions of these rules, notifications, orders or directions issued thereunder, shall be punishable as per the provisions of sections 34 and 35 of the Act.

- (2) The licensed technical personnel who contravenes or violate the provisions of these rules shall be liable to penalties by the Planning Authority which may include cancellation of the license or permit and debarred him from further practice for a period of three years.

### 35. UNSAFE BUILDING FOR HUMAN HABITATION AND DEMOLITION.

All unsafe buildings shall be considered to constitute danger to public safety, hygiene and sanitation and shall be restored or repairs or demolished by the owner. Otherwise as directed by the Planning Authority.

## CHAPTER - VII

### GENERAL SITE AND BUILDING REQUIREMENTS

#### 36. GENERAL REQUIREMENTS OF SITE

- (1) Any piece of land shall be used as a site for the construction of building provided that the proposed site of the building does not contravene the provisions of the Development Plan or Master Plan prepared under the Act.
- (2) No site shall be considered for development or building construction as when the site is not properly drained and without means of access, and when the site is declared as seismic and landslide prone areas by the State Geology and Mining, Government of Mizoram.
- (3) No verandah, balcony, or the like shall be allowed to be erected or re erected or any additions or alterations made to a building within distances quoted below in accordance with the current Indian Electricity Rules and its amendments from time to time between the building and any overhead electric lines as given table below :

TABLE : 4

#### CLEARANCE FROM OVERHEAD ELECTRIC LINES

S/No.	Type of Electric Supply Line	Vertically clearance in metres.	Horizontal clearance in metres.
1	2	3	4
1.	Low and Medium Voltage line	2.5	1.2
2.	High Voltage line upto and including 33000 Volts.	3.7	2.0



2

3

3

Extra high Voltage lines  
including 33000 Volts.

3.7  
(Plus 0.m for  
every additional  
33000 Volts and  
part thereof).

2.0  
(plus 0. m for  
every additional  
33000 Volts and  
part thereof).

- (4) Distance of site from either-side of the normal edge of natural drains or water course or areas should be three metres reserved at least, keeping in view the storm water-flood level to protect foundation and landslides.
- (5) No mining, Quarrying and brick kiln operation shall be undertaken without obtaining planning permission from the Planning Authority.
- (6) Regulation for congested or Built up Areas.—Congested or Built up Areas shall be regulated within the provisions of the Development plan.
- (7) Regulation for Under-Develop or New Areas.—Under-Develop or New Areas shall be regulated as under the provisions.

(a) In the case of Residential Development—

- (i) Minimum plot size shall be 1.50 square metres whereas for group housing, Low Income Group and Economically weaker section of society shall be regulated within the provisions of Development plan;
- (ii) every plot shall have a minimum width of not less than 6m and a minimum horizontal depth as below:

MINIMUM (HORIZONTAL) DEPTH OF PLOT	AREA OF PLOT
---------------------------------------	--------------

6m (19.68 ft.)	Upto 200 sq.m.
12m (39.36 ft.)	200-300 sq.m.
15m (49.20 ft.)	Above 300 sq.m.

Provided that the effective depth of plot as stated are not applicable it shall be regulated within the provisions of Development plan;

- (iii) every plot shall have a frontage of not less than 6 metres (19.68 ft.) on any abutting street, whereas for row housing the frontage shall not be less than 3.5 metres (11.48 ft.);
- (iv) the minimum width of roads should be as under, otherwise as provided in the Development plan—

CATEGORY OF ROAD	MINIMUM WIDTH (IN THE TERMS OF METRE.)
Pedestrian way/step	2.0m (6.56 ft.)
Service road/Lane road	6.0m (19.68 ft.)
Cul-de-sacs	7.5m (24.60 ft.)

(v) Cul-de-sacs or Dead-end street without any further connection should be developed properly of not less than three metres (9.84 ft.) to ease vehicular turning and circulations.

(vi) the street or roads junctions shall be rounded off or splayed to give sufficient turning radius to ease traffic flow and sight distance for vehicles. The side of the splay shall be minimum of 5 metres (16.40 ft.) for road exceeding 10 metres (38.80 ft.) width as shown in the diagram 1. Otherwise as specified in the Development plan.

(vii) No development or construction shall be permitted at the Junction where two or more roads meet where the effective horizontal depth of site is less than 6 metres (19.68 ft.) as shown in the diagram 2.

(viii) in the case of a sub-division of a land having an area of 2 hectares or more, a suitable plot for an electric transformer and water supply tank shall be provided;

(ix) in any sub-division of land measuring 0.3 hectares or 20 acre or more in residential and commercial zones, 15 per of the total area shall be provided for recreational open spaces.

(x) the minimum street light pole distance interval should be at least 35-45m (114.80 ft. - 147.60 ft.);

(xi) as many as deep rooted trees should be planted to protect landslides and environmental pollutions;

(xii) in any case no plot smaller than 1 bighas or 139.35 sq.m. or 1500 sq.ft. shall be sub-divided;

(xiii) all Sub-division or Land development plans shall be to the approval of the State Chief Planner.

(b) In the case of Commercial Development -

(i) In commercial zone the minimum plot size for shop shall be 15 sq.m. (161.38 sq.ft.). Otherwise as specified in the Development plan;

(ii) The width of every new street, public or private, intended for use as main approach or carriage way giving access to or through a commercial recint consisting of a continuous row shops exceeding ten in number shall maintain minimum width of roads or street as under :-

# CATEGORY OF STREET OR ROAD

# MINIMUM WIDTH (M)

Pedestrian way or step	9.0m ( 29.52 ft. )
Service or Approach road	12.0m ( 39.36 ft. )
Cul-de-sacs	9.0m ( 29.52 ft. )

- (iii) the frontage of every commercial building abutting such streets shall have a minimum Width of at least 6 metres ( 19.68 ft. ). Otherwise as specified in the Development Plan;
- (iv) for every commercial building abutting a commercial street the minimum front set back from the street shall be 3 metres (9.84 ft.);
- (v) the maximum height of building permissible shall be specified in the Development plan;
- (vi) the sub-division plan or layout of all new commercial street or zone shall be subject to the approval of the State Chief Planner.

## (c) In the Case of Industrial development-

- (i) The minimum size of the plot abutting such industrial access street shall be 300 sq.m. ( 3227.52 sq.ft. ) other wise as specified in the Development plan;
- (ii) the width of every new street, public or private, intended for use as a part or carriage way giving access to or through an organised industrial area shall be at least 15 metres (49.20 ft.) including Cul-de-sacs;
- (iii) sub-division of land in industrial area of 0.8 hectares or more, 5% of the total area shall be reserved for amenity open space which shall also serve as patrolling space, where such open space exceeds 1500 sq.m., the excess area could be utilised for the construction of building for banks, canteens, welfare centres and such other common purposes, for the re-development industrial users. Otherwise as specified in the Development plan;
- (iv) the sub-division of land in industrial areas or layout of street shall be subject to the approval of the State Chief Planner.

- (d) In addition to the provisions of clauses (a), (b) and (c) of sub-rule (7), the minimum size of plots for buildings of other uses like Assembly, Business, Cinema theatre, Education, Storage, Petrol filling station etc. shall be regulated within the provisions of the Development plan.

## 37. PLOT SET BACK, BUILDING LINES AND OPEN SPACE

- (1) Every plot fronting a street or road, shall have a front open space (set back or front building line) beyond which no construction work is allowed and is controlled keeping in view of accident, noise and dust, to prevent blind corners and future widening of the roads or street. The minimum Plot front set back from the edge of the road or street shall be as below. Otherwise as specified in the Development plan.

Category of road/ street.	Width of Street fronting the plot.	Minimum Plot set back
Service/other Urban Road	Upto 7.5m (24.60 ft.)	1.5m (4.92 ft.)
Major Urban Road	7.5 to 18m (24.60ft.-59.04ft)	3.0m (9.84 ft)
National & State Highway	18m to 30m (59.04ft-98.40ft)	4.5m(14.76 ft)

- (2) Every room intended for human habitation shall abut on an exterior or interior open space or verandah open to such exterior or interior open space. Such open space shall be maintained for the benefit of such building exclusively and shall be entirely within the owners' own premises and shall be opened to the sky and is barred from being sub-divided, partitioned or legally bifurcated or transacted in any manner whatsoever, till such date when the structure itself is demolished, and shall be free from any erection thereon, subject of the provisions in sub-rules (2) of clauses (f) and (g).

- a) Every building shall have a clear front open space (set back) as below. Otherwise as specified in the Development plan.

MINIMUM FRONT OPEN SPACE	AREA OF PLOT
--------------------------	--------------

1. 5m (4. 92 ft.)	Upto 200 sp.m.
3. 0m (9. 84 ft.)	200 - 300 sq.m.
4. 5m (14. 76 ft.)	Above 300 sq. m.

- (b) The minimum rear open space shall be 1.5metres (4.92 ft.), if the plot depth is less than 9 metres (29.52 ft.) the rear open space may be reduced to one metre.
- (c) Every semi-detached and detached building shall have side open space of 1.5 metres (4.92 ft.) on both side, if the plot width is less than 9 metres (29.52 ft.) the side open space may be reduced to 1 metre (3.28 ft.)

Provided that front, rear and sides open space (set back) may be relaxable by specifying in the Development plan.

(d) Interior open space may be regulated within the provisions of the Development plan.

(e) Open Space for other occupancies shall be as below. Otherwise as specified in the Development plan.

NAME OF BUILDING	OPEN SPACES AROUND BUILDING
------------------	-----------------------------

(i) Educational buildings except nursery Schools.	Not less than 6 metres (19.68 ft)
(ii) Institutional buildings	Not less than 6 metres (19.68 ft.)
(iii) Assembly buildings	Front not less than 12 metres (39.6 ft.) and other not less than 6 metres (19.68 ft.)
(iv) Business, Commercial and Storage buildings.	Not less than 4.5 metres (14.76 ft.) relaxable in residential zone.
(v) Industrial buildings	Not less than 4.5 metres (14.76 ft.) for heights upto 16 metres (52.48 ft.).

(f) No construction of any sort shall be permitted to project outside the boundaries of the site into the street.

(g) Every open space provided, either interior or exterior shall be kept free from any erection thereon and shall be open to the sky and no conical, roof or weather shade more than 0.75 metres (2.46 ft.) wide shall overhang or project over the said open space so as to reduce the width to less than the minimum required.

(h) A well, latrine, as pit, fuel shed or any other building not intended for human habitation and not exceeding a height of 2.4 metres (7.87 ft.) above ground level may however be permitted in the rear and side (set back) specified in these Rules, provided that the minimum distance between these structures and the main building shall not be less than 1.5 metres (4.92 ft.) at any point and the plinth area of such structures shall not exceed 15% of the area of the rear back.

## OCCUPANCIES, FLOOR AREA RATIO (FAR) AND HEIGHT LIMITATIONS

(1) The occupancy of any building or part thereof, maximum permissible coverage and FAR shall be regulated within the provisions of the Development plan.

(2) The maximum height of any building or part thereof shall be limited according to the width of road or street and slope stability factors as follows :—

(a) The maximum height of the building from the ground floor shall not exceed the width of road/street abutting plus the front open space as shown in diagram 3.

(b) If a building abuts on two or more streets of different widths, the building shall be deemed to face upon the street that has the greater width and the height of the building shall be regulated by the width of that street.

(3) Further, if the above conditions under sub-rule (2) are not applicable due to topographical conditions, slope stability, landslides, earthquake prone areas etc. the height of building shall be regulated within the provisions of the approved Development plan.

(4) The following apputnant structures shall not be included in the height of the building unless the aggregate area of such structures, including penthouses, exceeds one-third of the area of the roof of building upon which they are erected :

- (a) Roof tanks and their supports;
- (b) Ventilating, air conditioning, lift rooms
- (c) Roof structure other than penthouses, and
- (d) Chimneys and parapet walls not exceeding 1 metre in height.

(5) Requirement of buildings and others in the vicinity of Aerodromes shall be regulated under the provisions of the National Building Code of India 1983 in consultation with the Civil Aviation Authorities.

### 39. STANDARDS FOR MINIMUM OFF-STREET PARKING

- (1) Standards for Off-Street parking spaces of vehicles in case of every new building construction or re-erect of new additions made to the existing building for the uses mentioned along with each standards Off-Street Parking spaces may as table below :—

TABLE - 5

**STANDARD FOR MINIMUM OFF-STREET PARKING SPACES**

Type of use	One motor vehicle parking space of 12.5 sq.m. (2.5m x 5m) to be provided for every.	One motor cycle/Scooter/ Cycle parking space of 1.5 sq.m. (0.6m x 2.5m) to be provided for every.
<b>1) RESIDENTIAL :</b>		
a) Multi-family/ Group housing	For every dwelling units.	For one dwelling unit.
b) Lodging establishment & tourist house.		
<b>2) COMMERCIAL :</b>		
a) Retail business and market/ local shopping centre.	100 square metres of floor area of shops or part thereof whichever requires more parking space.	For 50 square metres of floor area of shops or part thereof whichever requires more parking space.
b) Wholesale/ ware housing	For 100 square metres of floor area of part thereof (one lorry parking space of 8m x 4m = 32 sq.m.).	For 50 square metres of floor area or part thereof.
c) Cinema/ Theatres	For 25 seats or part thereof.	For 15 seats or part thereof.
d) Hotel with lodging/Restaurants.		
<b>3) PUBLIC &amp; SEMI-PUBLIC FACILITIES :</b>		
a) Institutional (Medical)	For 250 sq.m. floor area or part thereof.	For 100 sq.m. floor area or part thereof.
b) Educational :		
a) Secondary Schools	For 250 students or part thereof.	For 100 student or part thereof.
b) Colleges.	For 100 students or part thereof.	For 50 students or part thereof.

c) Public or Semi Public offices	For 160 sq. m. of floor area or part thereof.	For 140 square metres of floor area or part thereof.
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d) Business offices and firm for private business.

#### 4) INDUSTRIAL :

a) On plots between 500 sq. m. to 4,999 sq. m. in area.	For 1000 sq. m. of plot area or part thereof with a minimum of 2 cars.	For 500 sq. m. of plot area or part thereof with a minimum of 100 Scooters.
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b) On plots between 5000 sq. m. to 9,999 sq. m. in area.	For 1500 sq. m. of plot area or part thereof with a minimum of 25 cars.	For 700 sq. m. of plot area or part thereof with a minimum of 100 Scooters.
--	---	---

c) Stadium	For 100 seats or part thereof.	For 20 seats or part thereof.
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(2) The State Chief Planner may permit special relaxation to any of the above conditions by specifying in the Development plan due to topographical condition.

## CHAPTER - X

### PERFORMANCE STANDARDS AND REQUIREMENTS OF PARTS OF BUILDINGS

#### 40. FOUNDATION IN GENERAL

(1) The foundation of the building shall rest directly on suitable undisturbed strata or layer earth.

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

(3) The foundation should be at least 0.60 metres below ground level as shown in diagram 4 (a).

#### 41. PROTECTION AGAINST SEISMIC AND EARTHQUAKE ACTIVITIES

(1) The foundation of all buildings or houses shall be strong enough to stand against the seismic activity and earthquake shocks;



- (2) In the case of re-inforced pillars, tie beams of proper dimensions should link up all the pillars below the ground level.
- (3) The foundation on hill slopes should be given special care to prevent entry of ground water into the foundation as shown in diagram 4 (b).

#### POST OF ASSAM OR MIZORAM TYPE BUILDING

- (1) The wooden posts should be made of first class hard wood and the size of such posts should be at least 4 inches x 4 inches or 10.3cm. x 10.3cm. and the maximum spacing of posts should not be more than 12 feet or 6m in any direction.
- (2) The wooden post should be firmly fixed with the post pillar by means of two or more flat-iron straps bolted together. The flat-iron strap should at least be 2½ ft. or 0.76 cm. inserted into the post pillar and at least 6 inches or 0.15 cm. above for holding with the post firmly as shown in diagram (c).
- (3) Horizontal ties and diagonal cross bracings across all the posts should be provided and the maximum untied vertical length of posts should be 250 cm. as shown in diagram 4 (d,e & f).
- (4) Column, top plate, truss and rafter should be connected either with iron strap fixing, angle iron, metal bracket, bolt or hook fixing as shown in diagram 5 (a,b,c & d).
- (5) Tar should be applied to the bottom of posts and to cross pieces to protect against termite.

#### DAMP PROOF

Wherever dampness of a plot or the nature of the soil of the plot or slope cutting warrants necessary precautions against dampness to any building or part thereof, such building or part shall be so constructed that it is rendered damp proof to the satisfaction of the Planning Authority.

#### PLINTH

The plinth or any part of a building or outhouse shall be so located with respect to the surrounding ground level that adequate drainage of the site is assured but shall be at least 1'6" or 45 centimetres from the surrounding ground level.

**45. BRICK WALL**

- (1) In the case of load bearing wall it should be strong enough to take super-imposed load;
- (2) No external brick wall should be less than 5" or 13 cm. except in the case of special permission from the Planning Authority, whereas 5" or 13 cm. brick wall can be made without reinforcement upto a height of 8' or 2.40 cm.

**46. HABITABLE ROOMS**

- (1) Size. - The minimum area of a habitable room shall not be less than 9.5 square metres where there is only one room with a minimum width of 2.4 metres.

Provided that where there are two rooms, one of these shall not be less than 9.5 square metres and the other not less than 7.5 square metres with a minimum width of 2.1 metres.

- (2) Height. - The height of all rooms including business, commercial (mercantile) buildings shall not be less than 2.75 metres measured from the surface of the floor to the lowest point of the ceiling (bottom of slab). In the case of sloping or pitch roof the height of the rooms shall not be less than 2.2 metres.

Provided that for educational and industrial buildings minimum ceiling height shall be 3.6 centimetres respectively except when air conditioned.

**47. KITCHEN**

- (1) Size. - The minimum area of a kitchen shall not be less than 5 sq.m. with a minimum width of 1.8 m. or 4.5 sq.m. where there is a separate store :

Provided that if a kitchen which is intended for use as dining area also, it shall have a floor area of not less than 9.5 sq.m. with a minimum width of 2.4m.

- (2) Height. - The height of a kitchen measured from the floor to the lowest point in the ceiling shall not be less than 2.75m. except for the portion to accomodate floor trap of the upper floor.

**48. BATH ROOMS AND WATER-CLOSETS**

The minimum size of a bath room shall not be less than 1.5x1.2m. or 1.8 sq.m., where the floor area of water-closet shall be 1.1 sq.m. with a minimum width of 0.9m. If bath and water-closet are combined, its floor area shall not be less than 2.8 sq. m. with a minimum width of 1.2m.

## 49. GARAGE

The minimum size of garage shall be as below :—

- (1) Private garage – The minimum area of 2.5x5. 0m.; and
- (2) Public garage – Based on the number of vehicles parked (see off street parking).

## 50. BOUNDARY WALL

To ease air circulation, except with the special permission of the Planning Authority, the maximum height of the boundary wall shall be 1.5m.

## 51. STAIRCASE

The minimum clear width, minimum tread width and minimum riser of staircase for buildings shall be as under :

- (1) Minimum width of stair case.

(a) Residential buildings (dwellings),	1.0m.
whereas for row housing with 2 storeys	1.75m.
(b) Residential-cum-hostel buildings	1.5m.
(c) Assembly buildings like auditorium, theatres and cinemas	1.5m.
(d) Educational buildings up to 24m, in height	1.5m.
(e) Institutional buildings up to 10 beds	2.0m.
(f) All other buildings	1.5m.

- (2) Minimum Tread. – The minimum width of tread without nosing shall be 25 centimetres for residential buildings and 30 centimetres for other buildings.

- (3) Maximum Riser. – The maximum height of riser shall be 19 centimetres for residential buildings and 15 centimetres for other buildings and these shall be limited to 15 per flight.

- (4) the minimum clear head room in a passage under the landing of a staircase shall be at least two metres.

- (5) Hand rails shall be provided with a minimum height of at least 80 centimetres from the centre of the tread.

## LIGHTING AND VENTILATION REQUIREMENTS

- (1) Lighting and Ventilation of rooms. All habitable rooms shall have, for the admission of light and air, one or more apertures, such as windows and fan lights, opening directly to the external air or into an open verandah not more than 2.4 metres width.

The minimum aggregate area of openings of habitable rooms and kitchens excluding doors shall not be less than one-eighth of the floor area of the room.

No portion of a room shall be assumed to be lighted if it is more than 7.5 metres from the opening assumed for lighting that portion.

- (2) Where the lighting and ventilation requirements are not met through day lighting and natural ventilation, including ventilation shaft and special requirements of buildings, the same shall be ensured through artificial lighting and mechanical ventilation as per PART-VIII Building Service Section I, lighting and Ventilation of National Building Code of India, 1983 published by the Bureau of India Standards. The latest version of the National Building Code of India shall be taken into account at the time of enforcement of these rules.

- (3) Special requirements of Cinema theatres.—

They shall conform to the provisions of the Cinematograph Act, 1952 (Act No. 37 of 1952) as adapted by the State Government as amended from time to time.

### 53. FIRE EXIT (ESCAPE) REQUIREMENTS.

- (1) Fire Escape Doorway.—No fire escape doorway shall be less than 75 centimetres in width in the case of residential buildings and 100 cm. in the case of other buildings and it shall not be less than 200 centimetres in height. In case of less than three storeys a separate fire escape doorway shall be provided in addition to the main entry.
- (2) Fire Escape Staircase.—
  - (a) The fire escape staircase shall be provided for every building as specified in sub-rule (1) of rules 51.
  - (b) For all buildings above three storeys (15m) in height and for special occupancies like cinemas, theatres, assembly halls, commercial buildings, factory buildings etc. the number and details shall be as specified in the Development plan.

### 54. FIRE PROTECTION REQUIREMENTS

All building whose height other than as specified under sub-rule (2) of rule 38 shall be planned, designed and constructed to ensure fighting safety arrangements and this shall be done in accordance with Part - IV fire protection of National Building Code of India, and the same shall be cleared by the local fire brigade Authority.

## CHAPTER - XI

### SERVICES, DESIGN AND OTHER REQUIREMENTS

#### NATURAL WATER POINT OR SPRING

No ash pit, refuse pit borehole latrine shall be located on a site 15 centimetres upwards from the earth or closet, or privy from the natural water points or spring where the source of water is intended to supply of water for human consumption or domestic purposes, but should be protected by planting trees to increase the source of water.

#### DRAINAGE & ENVIRONMENTAL PROTECTION

- (1) Drainage. — In localities where facilities for drainage and daily conservancy have not been provided, no dwelling house shall be constructed unless sufficient facilities for drainage and conservancy are provide by the owner to the satisfaction of the Planning Authority.
- (2) Septic Tank location and Sub-Surface Absorption system. — A sub-soil dispersion system shall not be closer than 18 metres from any source of drinking water, such as well, to mitigate the possibility of bacterial pollution of water supply. It shall also be as far remote from the nearest habitable building not clear than 6 metres to avoid damage to the structures.
- (3) Requirements of Septic Tank. —
  - (a) It shall have minimum width 75 centimetres, minimum depth of one metre below water level and a minimum liquid capacity of one cubic metre and the length of tanks shall be two to four times the width;
  - (b) Septic Tanks may be constructed of brick work, stone masonry, concrete or other suitable materials as approved by the Planning Authority or State Public works Department.
  - (c) Under no circumstances shall effluent from a septic tank be released into an open channel drain or body of water without adequate anaerobic treatment through soakpit.
  - (d) Every septic tank shall be provided with ventilating pipe of at least 5 centimetres diameter. The top of the pipe shall be provided with a suitable cage of mosquito proof wire mesh.
  - (e) The requirements of Septic tank and construction shall conform to Part-III Developments Control Rules and General Building Requirements of National Building Code of India, 1983.

#### STRUCTURAL DESIGN

The structural design of buildings and safety of stucture shall be to the satisfaction of the Planning Authority. All buildings more than two storeys and

non-masonry and non-timber building shall be designed in accordance with Part VI, Structural Design of National Building Code of India, 1983.

**58. CONFORMITY OF NATIONAL BUILDING CODE OF INDIA, 1983 AND URBAN DEVELOPMENT PLAN FORMULATION & IMPLEMENTATION GUIDELINES, 1996 GOVERNMENT OF INDIA.**

- (1) Any aspects not covered in these rules or in particular the spatial planning, design and construction of the buildings, plumbing services, building services, under Parts VI, VII, VIII and IX and its appurtenants services shall be done to the satisfaction of the Planning Authority. The National Building Code of India, 1983 published by the Indian Standards Institution (now Bureau of Indian Standards) and Urban Development plans Formulation and Implementation Guidelines, 1996 prepared by Ministry of Urban Affairs & Employment, Government of India shall be the main recourse and reference documents for conformity regarding various aspects. The latest version of both shall be referred at the time of enforcement of these Rules.
- (2) The State Chief Planner may permit special relaxation to any provisions of the Rules, provided that the relaxation sought does not violate, the health safety, fire safety, structural safety, public safety, seismic hazard of the inhabitants and the building and neighbourhood.

Provided further that, there is a need of introducing of Building Block control system in place of detail Building plan submission as envisaged under rule 19, the State Chief Planner shall obtain prior approval from the Government and publicise the terms and conditions in the Mizoram Gazettes.

**59. CERTIFICATE COPIES AND FEES PAYABLE**

Certified copies of the following important documents may be issued on payment of the fees mentioned against the items which may be reviewed by the State Chief Planner after every five year.

- |  |                   |
|--|-------------------|
| (1) Plan showing the limits of the planning area or region | Rs 10.00 per copy |
| (2) Perspective or Interim Plan                            | Rs 50.00 per copy |
| (3) Development Plan                                       | Rs 50.00 per copy |
| (4) Action Plan or Annual Action Plan                      | Rs 25.00 per copy |
| (5) Development Scheme                                     | Rs 25.00 per copy |
| (6) The Mizoram Urban & Regional Development Act           | Rs 20.00 per copy |

(7) The Mizoram Urban & Regional Development Rules	Rs 20.00 per copy
(8) Orders or notifications	Rs 5.00 per copy
(9) Forms	Rs 5.00 per copy
(10) Research Papers	Rs 10.00 per copy

#### REPEAL AND SAVING








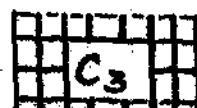



On and from the date of the commencement of these Rules, the Mizoram Urban and Regional Development Rules, 1992 shall stand repealed :

Provided that all orders made or anything done or any action taken under the rules so repealed or under general orders ancillary thereto, shall be deemed to have been made, done or taken under the corresponding provisions of these Rules.

Denghnuna,  
Commissioner & Secretary to the Govt. of Mizoram,  
Local Administration Department.

**Appendix - A**  
**See Rule 23 (11)**

**STANDARD NOTATIONS, CODES AND COLOURS**

Use Zone	Notation	Code	Colour
<b>1 RESIDENTIAL 'R'</b>			
i) Primary Residential		R-1	Yellow
ii) Mixed Residential			
a) Residential With shop		R-2a	Yellow with red line
b) Residential with cottage industry		R-2b	Yellow with purple line
c) Residential with public & semi public		R-2c	Yellow with blue line
iii) Unplanned/Informal Residential zone		R-3	Orange
<b>2 COMMERCIAL 'C'</b>			
i) Retail shopping zone		C1	Red with code
ii) General business and commercial/District centre		C2	- do -
iii) Wholesale, Godown, warehousing Regulated Markets		C3	- do -
<b>3 INDUSTRY 'I'</b>			
i) Service & Light industry		I1	Purple with code
ii) Heavy Industry		I2	- do -
iii) Special industrial zone Hazardous, chemical & Noxious		I3	- do -



## 4. PUBLIC & SEMI PUBLIC 'P'

i) Govt/Semi-Govt Offices land



P1

Blue with code

ii) Educational & Research



P2

- do -

iii) Medical & Health



P3

- do -

iv) Social, Cultural & Religious



P4

- do -

- 42 -

v) Utilities & Services



P5

Blue with code

vi) Cremation & Burial Ground



P6

Blue

## 5. RECREATIONAL/OPEN SPACES 'C'

i) Playground, Stadium, Sports Complex



C1

Light green with code

ii) Parks and Garden



C2

- do -

iii) Multipurpose Open Space



C3

- do -

iv) Special Recreational Zone (Restricted Open Space)



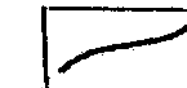
C4

- do -

## 6. TRANSPORTATION & COMMUNICATION 'T'

i) Roads :

a) Mettalled road



T1 a

Black

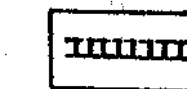
b) Unmettalled Jeepable road



T2 b

- do -

c) Step/Pavement



T1 c

- do -

d) Foot Path



T1 d

- do -

(iii) Airport

(iv) Seaport &amp; Dockyard

v) Bus depots/Truck Terminal  
Freight complexes

(vi) Transmission &amp; Communication

7. GREEN AREAS/NATURAL 'G'

i) Agriculture

ii) Forest

iii) Water Bodies/River/Streams

iv) Vacant land

8. SPECIAL AREA 'S'

i) Old built up area

ii) Heritage &amp; Conservation areas

iii) Scenic value areas

iv) Village Settlement

v) Cantonment/Defence areas

vi) Brick kiln/extraction area

vii) Quarrying

T<sub>3</sub>T<sub>3</sub>

Grey with Code.

T<sub>4</sub>T<sub>4</sub>

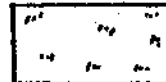
- do -

T<sub>5</sub>T<sub>5</sub>

- do -

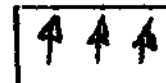
T<sub>6</sub>T<sub>6</sub>

- do -



G1

Darkgreen



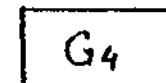
G2

- do -



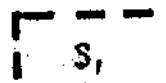
G3

Light Blue



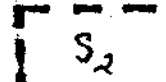
G4

Uncoloured with code



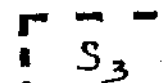
S1

Dotted black line with code.



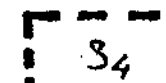
S2

- do -



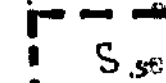
S3

Dotted black outline filled



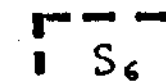
S4

Dotted black line with code



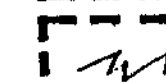
S5

- do -



S6

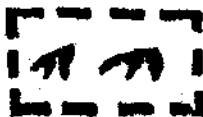
Dotted black outline filled brown



S7

Bron

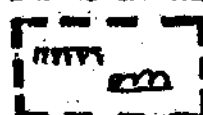
viii) Landslide prone/undevelopable



S8

Black

ix) Cliff/Steep slope/undevelopable



S9

No Colour

x) Catchment area/undevelopable

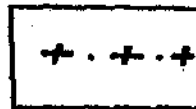


S10

No Colour

### 9. BOUNDARIES 'B'

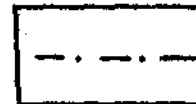
i) International



B1

Black

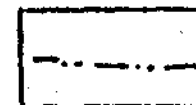
ii) State



B2

- do -

iii) District



B3

- do -

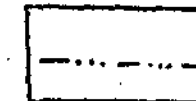
iv) Revenue



B4

- do -

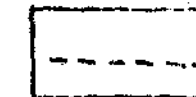
v) Planning Planning area (if differ from administrative boundary)



B5

- do -

vi) Planning zone/Unit



B6

- do -

## APPENDIX - B

(See Rule - 20 (h))

### SPECIFICATIONS FOR PROPOSED DEVELOPMENT OF LAND/BUILDING CONSTRUCTION

#### 1. SCHEDULE OF AREA :

- (a) Build up Area Sq. m.
- (b) Open Area Sq. m.
- (c) Total plot sq. m.
- (d) Open space (set back) Front, ....., Side ....., Rear.....

2. The number of Fire (escape) Exit to be provided :  
Distance from the L.T. and H.T. lines to be maintained :

4. Distance from public drain/sewer to be developed :

#### 5. LAND DEVELOPMENT OR SUB-DIVISION :

In the case of Development or Sub-division of land it will be specified by the state Chief Planner from time to time :

#### 6. BUILDING CONSTRUCTION :

The purpose (i.e. residence etc.) for which it is intended to be used with respective floors in details.

	Existing	Proposed	Total
(1) Basement floor			
(2) Ground floor			
(3) First floor			
(4) Second floor			
(5)			

7. The material to be used in construction (RCC/Wood and bamboo) :

- (a) Foundation
- (b) Walls
- (c) Floors
- (d) Roofs and drains

8. Approximate number of inhabitant to be accommodated :
9. Size of the water storage to be provided :
10. the number of latrine to be provided :
11. Capacity of Garage to be developed :

Signature &  
Name (in block letter).....  
Licensed Technical person

Note : \* Strike out which is  
not applicable.

Signature &  
Name (in block letter) .....  
Address .....  
Phone .....  
(To be done by the Applicant)

### APPENDIX - C

(See Rule - 21 (1))

#### PROVISIONS REGARDING LICENCE

##### 1. ISSUE OF LICENCE :

The State Chief Planner may, on application, issue licence to any person mentioned in column (1), if he possesses the qualifications mentioned in column (2) to perform the functions mentioned in column (3) of the Table below :

T A B L E

Persons	Qualifications	Functional
1	2	3
Architect :	<p>(1) Associate membership of the Indian Institutes of Architects; or</p> <p>(2) Any degree or Diploma required for membership of the Indian Institute of Architecture; or</p> <p>(3) Any of the qualifications included in the Schedule Architects Act,</p>	<p>(1) To sign plans, drawings and specifications in connection with development permit of areas upto the extend of one hectare.</p> <p>(2) To issue certificates of supervisions in connection with development permit for areas upto the extend of one hectare pertaining to road work, water supply, drainage sewerage and light installations.</p>

1	2	3
	<p>1972 (Central Act 20 of 1972) with registration in the Register of Architects for India.</p>	<p>(3) To prepare and sign all plans and information connected with the building permit.</p> <p>(4) To prepare and sign structural design and calculations, 500 sq.m. and upto 3 storeys or 11 metres height.</p> <p>(5) To issue certificate of supervision and completion for all buildings.</p>
<p>Engineer :</p>	<p>(1) Corporate membership (Civil) of the Institution of Engineers ; or</p> <p>(2) Any degree or diploma in Civil or Municipal Engineering which is required for the corporate membership in the Institution of Engineer's India.</p>	<p>(1) To sign plans, drawings and specifications in connection with development permit for area upto the extend of one hectare.</p> <p>(2) To issue certificates of supervision in connection with development permit for areas upto the extend of one hectare pertaining to road work, water supply, drainage, sewerage and light installations.</p> <p>(3) To prepare and sign all plans information connected with building permit.</p> <p>(4) To prepare and sign structural designs and calculations for building on plots upto 500 sq.m. and upto 5 storeys or 16m. in height.</p> <p>(5) To issue certificates of supervision and completion for all types of buildings.</p>
<p>Town Planners:</p>	<p>(1) Associate membership of the Institute of Town Planners; or</p> <p>(2) Any diploma or Degree or Master degree in Town &amp; Country Planning which is required for Associate membership of the Institute of Town Planner's India or which is required for appointment to the post of Assistant Town &amp; Country Planners.</p>	<p>(1) To sign plans, drawings and specifications in connection with Development permit of all areas.</p> <p>(2) To issue certificate of supervision for Development permit of all areas.</p>

- |              |  |   |
|--------------|--|---|
| Supervisors: | <p>(1) Three years Architectural Assistance with two years experience; or</p> <p>(2) Diploma in Civil Engineering with two years experience; or</p> <p>(3) Draftsman in Civil Engineering from Industrial Training Institute with five years experience and also one year Sectional Assistant/Draftsman with 10 years experience under an Architect or Engineer or Town Planner.</p> | <p>(1) To prepare and sign plans and other specifications connected with residential buildings upto 200 sq.m. of total area on all floors and upto 2 storeys or 7.5m. in height.</p> <p>(2) To issue certificates of supervision and completion for all types of buildings comes under (1) above.</p> |
|--------------|--|---|

## 2. Terms and Reference :

- (1) The State Chief Planner may issue licence to any agency or group comprising of qualified Architect/Engineer/Town Planner/Supervisor.
- (2) The agency or group licensed is competent to sign plans, drawings, designs and calculations and specifications on the basis of the stipulations and conditions in the licence issued to it.
- (3) A person qualified in more than one particular profession shall be permitted to exercise the functional competency of such other profession as well.
- (4) Every licence so granted shall be valid for one year and may thereafter be renewed for a further period of one year at a time.
- (5) Licence fee as specified below shall be chargeable in respect of each licence, namely :—
 

(i) For the issue of a licence to the Architect/Engineer/Town Planner	Rs. 50/-
(ii) For the renewal of licence to the Architect/Engineer/Town Planner	Rs. 30/-
(iii) Issue of Licence to a Supervisor	Rs. 25/-
(iv) For the renewal of licence to a Supervisor	Rs. 15/-
(v) Issue of licence to a Group or Agency	Rs. 250/-
(vi) Renewal of licence to a Group or Agency	Rs. 150/-
- (6) The rate of Licence fee may be revised by the State Government after every five years.

**FORM-I**  
(See Rule 12)

**NOTICE/PUBLICATION OF EXISTING LAND USE MAP**

Notice is hereby given that Existing Land Use Map for ..... Planning area/region has been prepared under sub-section (1) and (3) of section 8 of the Mizoram Urban and Regional Development (Amendment) Act 1996 (No 12 of 1996) and a copy thereof is available for inspection during office hours in the office of the State Chief Planner, Mizoram and local authority concerned, (if any).

2. If there is any objection/suggestion with respect to the existing Land Use Map so prepared, it should be sent in writing to the State Chief Planner, Mizoram Aizawl within a period of thirty days from the date of publication of this notice.

3. Any objection/suggestion which may be received from any person with respect of the said existing Land use map before the period specified above will be considered by the State Chief Planner.

State Chief Planner,

Place .....

Date .....

Name/Signature .....  
Mizoram, AIZAWL-796001

**FORM - II**

(See Rule 13)

**NOTICE/PUBLICATION OF DRAFT DEVELOPMENT PLAN**

In pursuance to the powers conferred sub-section (1) of section 17 of the Mizoram Urban and Regional Development (Amendment) Act 1996 (No. 12 of 1996) 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. \_\_\_\_\_

2. If there is any objection/suggestion with respect to the draft Development plan, it should be sent to the State Chief Planner, Mizoram Aizawl before the expiry of thirty days from the date of publication of this notice.



3. The particulars of the said draft development plan have been specified in the schedule below :

### SCHEDULE.

- (1) The existing land use maps;
- (2) a narrative report, supported maps, documents and charts, explaining the provisions of the draft Development plan;
- (3) the provisions of enforcing the draft Development plan and stating the manner in which planning permission development or building may be obtained;
- (4) the phasing of implementation of the draft Development plan as suggested;
- (5) an approximate estimate of the cost of land acquisition for public purpose and the cost of works involved in the implementation;
- (6) a note indicating the priorities assigned to works included in the draft Development plan and the phasing of the programme of development as such;
- (7) a notice on the role being assigned to different Government Agencies and the local authorities or Voluntary Organisations or privates in the enforcement and implementation of the draft Development plan.

Place .....  
Date .....

State Chief Planner,

Name/Signature.....  
Mizoram, Aizawl - 796001.

FORM - III  
(See Rule - 14(1))

### MANNER OF PUBLICATION OF PROPOSED 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 (Amendment) Act, 1996 (No. 12 of 1996) the State Government proposes to approve the draft Development plan for ..... planning area or region submitted to it by the State Chief Planner, Mizoram, Aizawl with notification specified in the schedule below :

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

3. Any objections/suggestions with respect to the said modified Development plan may be submitted by any person to the Secretary of Urban Planning and Development, Mizoram, Aizawl in writing within the said period of 30 days and such objections/suggestions which may be received before the expiry of the period specified above will be assessed/ appraised by the State Government.

Place .....

Date .....

Commissioner/Secretary,  
Government of Mizoram,  
Aizawl - 796001.

#### FORM - IV

(See Rule - 14(2))

#### NOTIFICATION AND NOTICE OF APPROVED DEVELOPMENT PLAN

Whereas the State Government in exercise of the powers vested in it vide sub-section (1)/sub-section (3) of section 18 of the Mizoram Urban and Regional Development (Amendment) Act, 1996 (No. 12 of 1996) 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 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. ....
5. ....

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 .....

Commissioner/Secretary,  
Government of Mizoram,  
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 plan is approved with modifications the reference to sub-section (1) of Section 18 may be omitted.

**FORM - V**  
(See Rule 19)

**FORM FOR APPLICATION TO DEVELOP, ERECT, RE-ERECT OR TO  
MAKE ALTERATION IN ANY LAND/BUILDING**

To

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

Sir,

I hereby give notice that I intend to develop, erect, re-erect or to make alteration in the land/building No. .... /LSC No. .... situated in Veng/Street/Region ..... Bazar/Road ..... Town/City/Region ..... and in accordance with the Section 27 of Mizoram Urban & Regional Development (Amendment) Act of 1996 and Rules 19. I forward herewith the following plans and specifications in triplicate duly signed by me ..... (name in block letter) the licensed technical, viz - Architect/Supervisor/Town Planner with licence No. .... how will supervise its erection.

1. Key plan ,
2. Land Development or Sub-Div. Plan,
3. Site Plan
4. Building Plan,
5. Service Plan,
6. Specification, general and detailed, (See Appendix-B)
7. Ownership title and No Objection Certificate,
8. Receipt of payment of fees.

I request that the development/construction application may be approved and permission accorded to me to execute the work.

Place .....  
Date .....

Signature .....  
Name of the owner & .....  
Address (in block letter)  
Phone

\* NOTE : Strike out  
which is not  
applicable.

**FORM - VI**  
(See Rule 20 (9) & 31 (2) (d))

**FORM FOR SUPERVISION**

To .....

.....

.....

.....

Sir,

I hereby certify that the Development, erection, re-erection or material alteration in/of building No. .... on/in Plot No. .... located ..... Town/City ..... shall be carried out under my supervision and I certify that all the materials (type and grade) and the workmanship of the work shall be in accordance with the general and detailed specifications submitted along with, and that the work shall be carried out according to the sanctioned plans.

Place .....

Date .....

Name & Signature .....  
(in block letter)

Address .....

Licence No. ....

Note : To be filled in by licensed technical personal-Architect/Engineer/Town Planner/Supervisor.

**FORM - VII**  
(See Rule 24 (1))

**FORM FOR SANCTION OR REFUSAL OF DEVELOPMENT/BUILDING PERMIT**

To .....

.....

.....

.....

Sir,

With reference to your application .....dated..... for grant of permit for the Development, erection or material alteration in the building

No.....on/in Plot No.....located.....in Veng/Street  
 .....Bazar/Road.....Town/City.....I have to inform  
 you that the sanction has been granted/refused by the Planning Authority on the  
 following grounds.

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

Office seal

Signature &

(Communication) No.

Name of the Planning Authority,

with date.....

No.....Dated.....the,.....

Copy to :

- (i) The President, Village Council of.....along with a copy of the  
 approved/sanction plan for information and further necessary action.

FORM - VIII  
 (See Rule 31 (2)(e))

FORM FOR NOTICE FOR COMMENCEMENT

To

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

Sir,

I hereby declare that the development/re-development of land/erection/  
 re-erection or material alteration of building No....., on/in Plot No.  
 ..... located ..... in Veng/Street ..... Bazar/Road  
 ..... Town/City ..... will be commence on .....  
 as per approved under planning permit for development/construction, vide letter  
 No. .... under the supervision of ..... Licensed technical perso-  
 nal, Architect/Engineer/Town Planner/Supervisor, Licence No. ....

Signature &

Name of the owner .....  
 (in block letters)

Place .....

Address .....

Date .....

.....

FORM - IX

(See Rule 31 (2) (f) )

FORM FOR COMPLETION CERTIFICATE

To

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

Sir,

I hereby certify that the development/re-development of land/erection/re-erection or material alteration of building No. .... in Plot No. .... Veng/Street ..... City, ..... has been supervised by me and has been completed on ..... according to the plans sanctioned, Vide No. .... and dated .....

The work has been completed to my best satisfaction, the workmanship and all the materials (type and grade) have been used strickly in accordance with general and detailed specifications. No provisions of the Rules, no requisitions made, conditions prescribed or orders issued thereunder have been transgressed in the course of the work. The land is fit for use for which it has been developed/re-developed or the building is fit for used for which it has been erected, re-erected or altered, constructed and enlarged.

I request that the occupancy certificate for the premises may be issued.

Signature .....

Name (in block letter).....

Licensed technical personal, Architect/Engineer/Town Planner/Supervisor.

Licence No. ....

Address .....

Signature of the owner .....

Name (in block letter). ....

Address .....

.....

Phone No. ....

**FORM X**  
( See Rule 31 (2) (g) )

**FORM FOR OCCUPANCY CERTIFICATE/PERMIT**

To

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

Sir,

The work of erection, re-erection or alteration in/of building No. ....  
on/in Plot No. .... located in Veng/Street completed under the super-  
vision of ..... Architectn/Engineer/Town Planner/Supervisor, Licence  
No. .... has been inspected by me, the building is permitted/not permit-  
ted for occupation subjected to the following.

1. ....
2. ....
3. ....

One set of completion plans duly certified is returned herewith.

Office stamp  
Date .....

Signature &  
Name of Planning Authority .....  
Address .....

## INTERSECTION OF ROADS

(See Rules 36).

Width of Road Exceeding 10 Metres

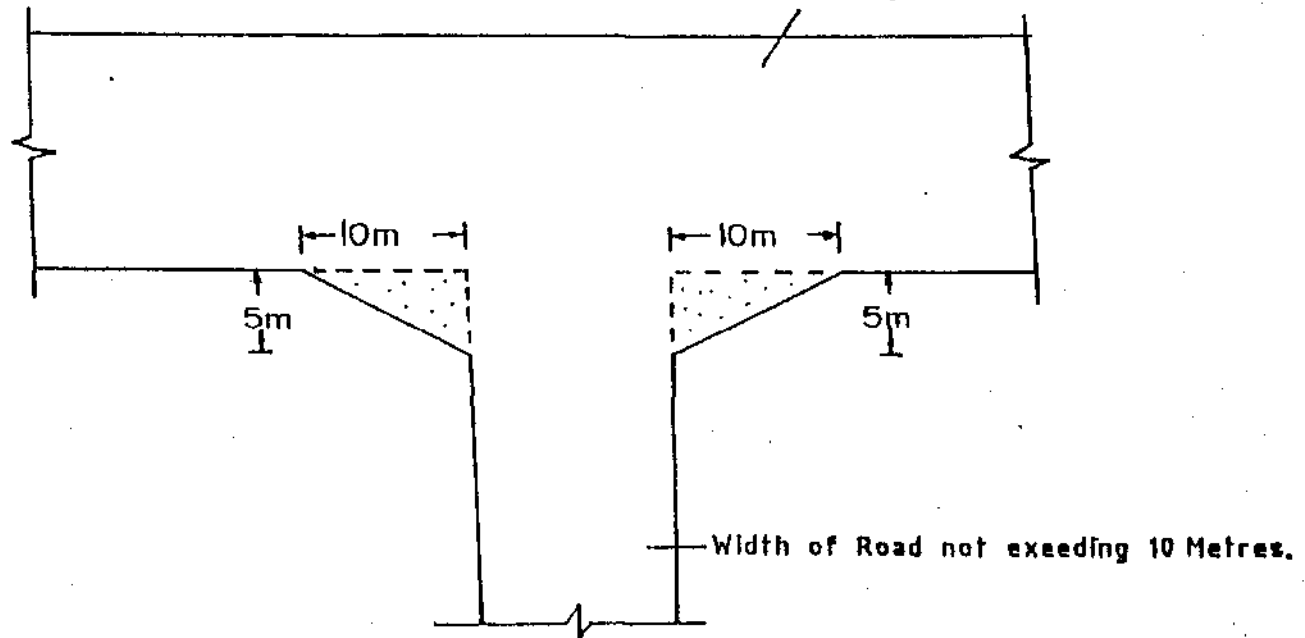


Diagram 1: WIDTH OF ROAD DETERMINE SIDE DISTANCE CONTROL

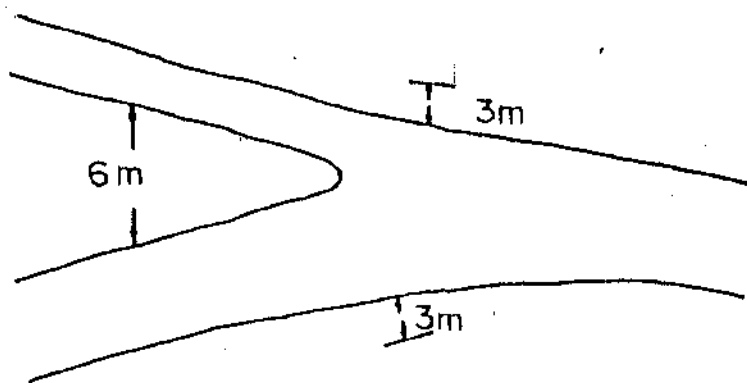
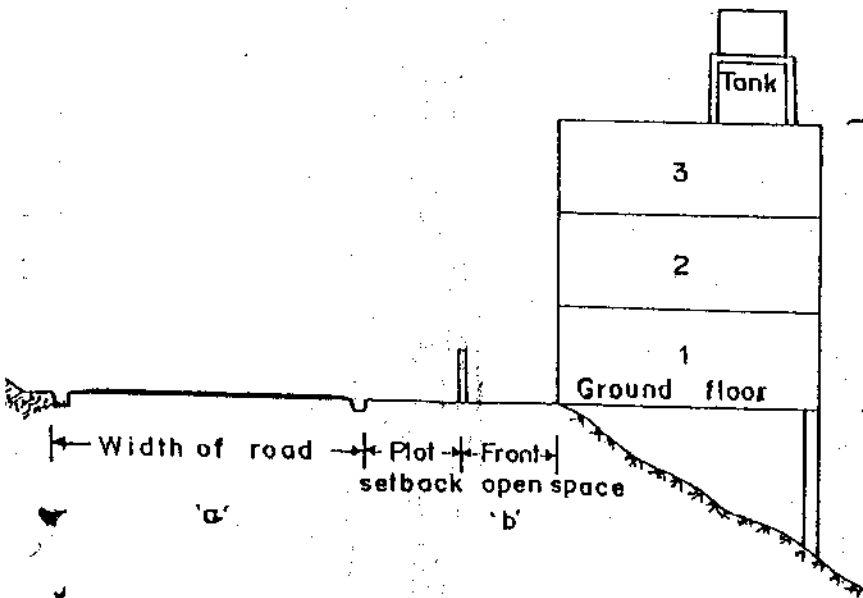


Diagram 2: DEVELOPMENT CONTROL IN THE PLOT (DEPTH) OF ROAD.



# WIDTH OF ROAD/SET BACK / SLOPE STABILITY CONTROL HEIGHT:

( See Rules 3 )



Maximum height of Building  
(a+b)

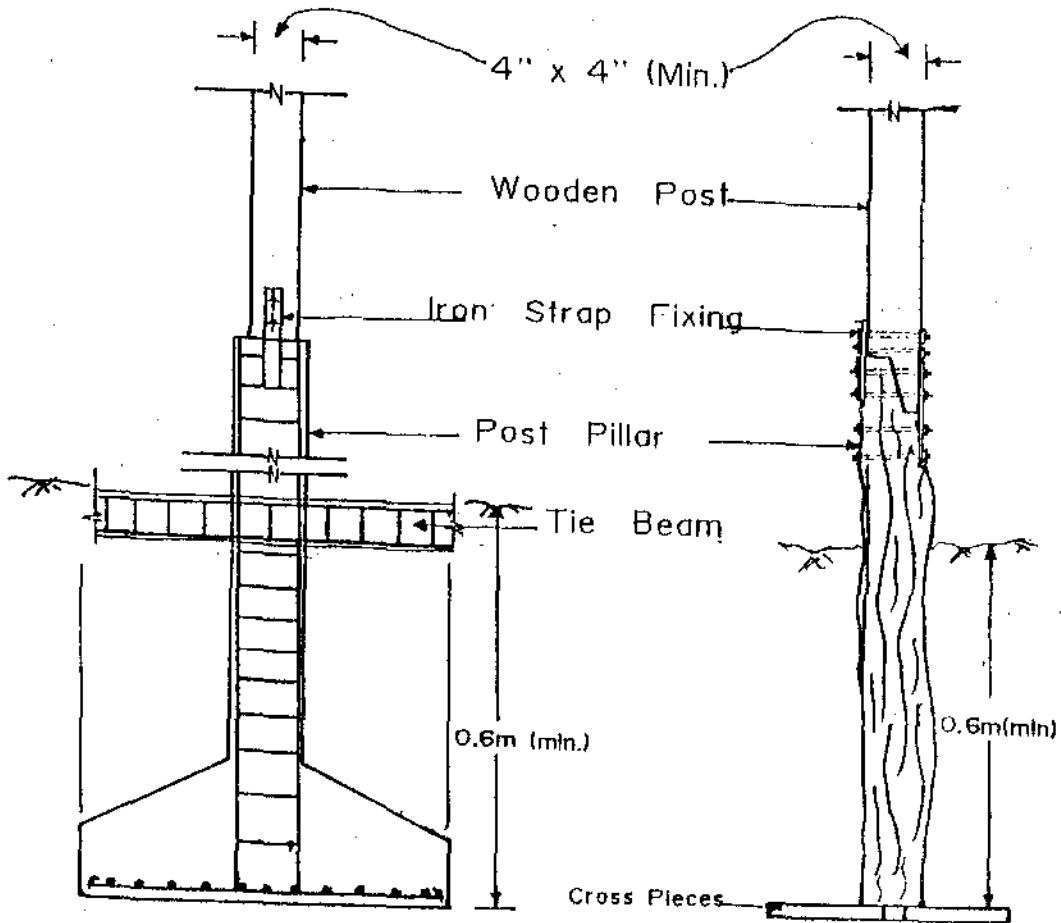
Eg: If a=7.5m. and b=1.5m.

The maximum height of  
Building = (7.5+1.5)  
= 9m.

Note. Plot setback is not  
included in calculation  
of height of building.

Diagram. 3

Diagram 4.

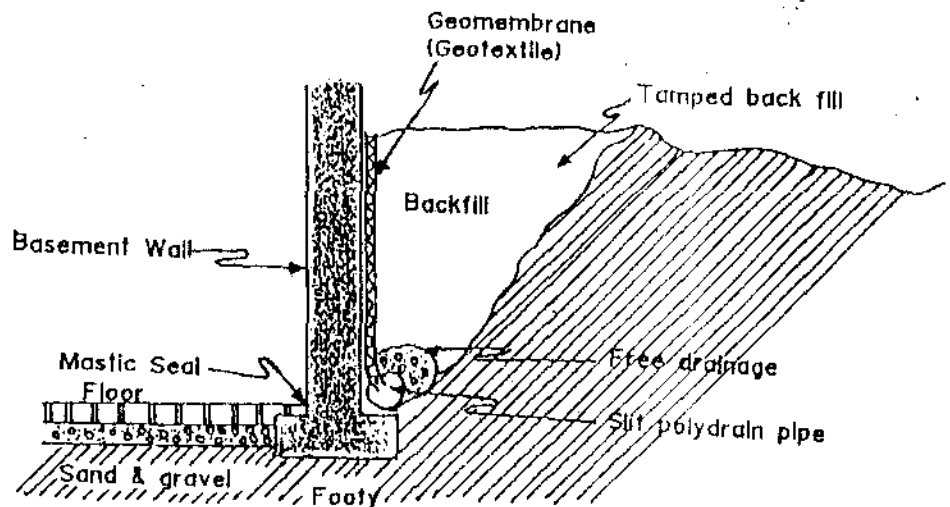


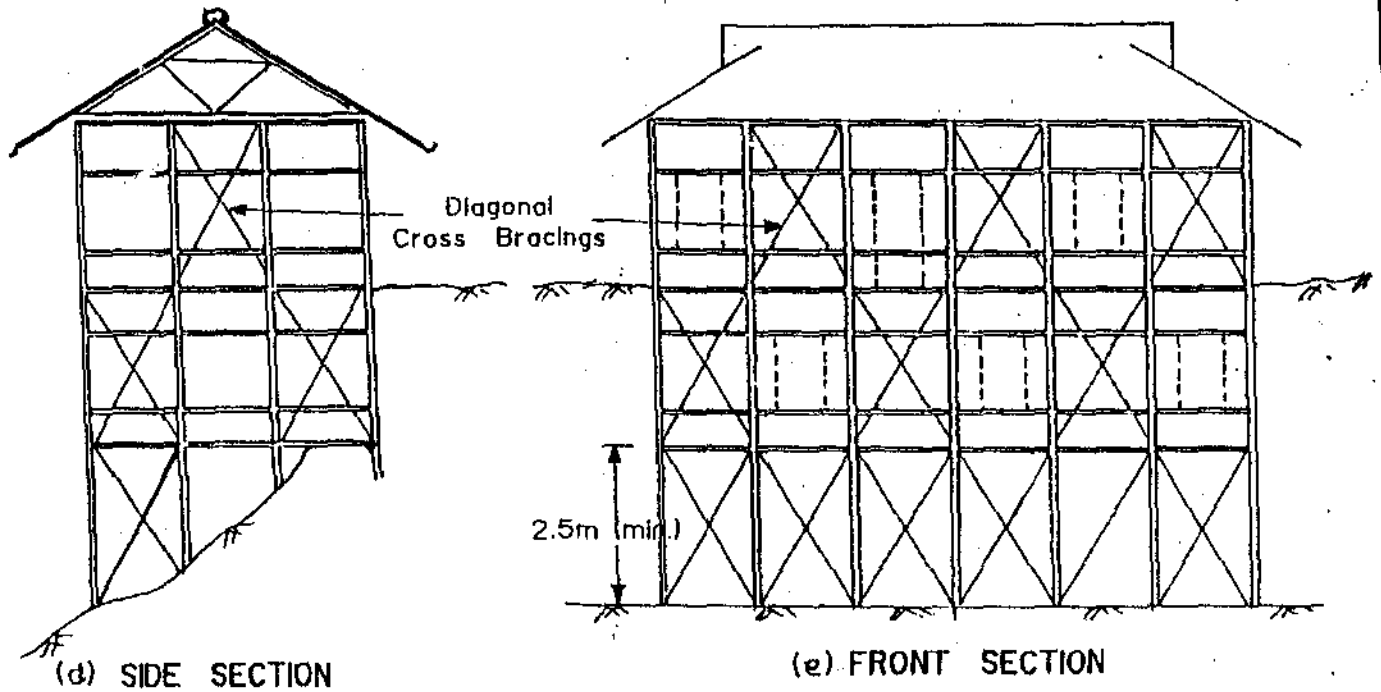
(a) R.C.C. Post Pillar

(c) Wooden Post Pillar

## FOUNDATION, POST PILLARS AND WOODEN POSTS

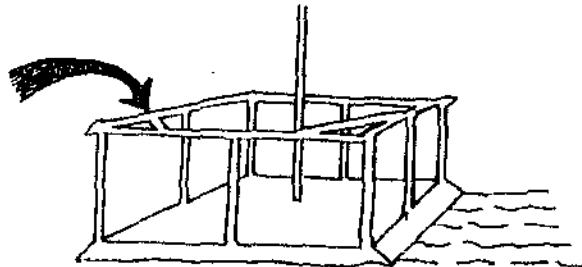
Diagram 4(b).



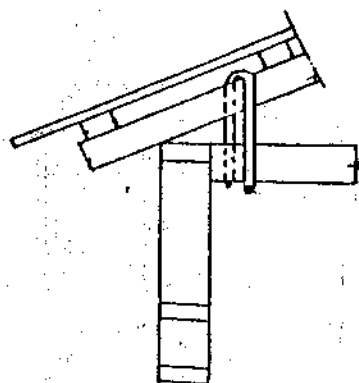


### DIAGONAL CROSS BRACINGS

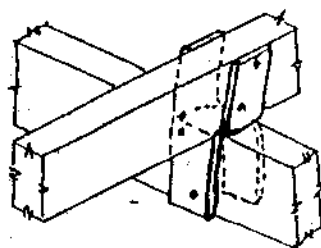
Diagram 4 (f).



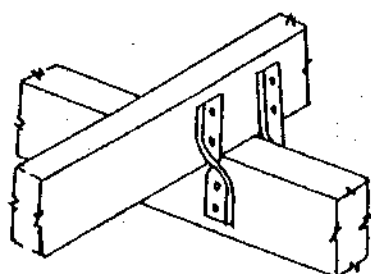
### DIAGONAL CROSS PIECES AT ALL CORNERS

Diagram 5.

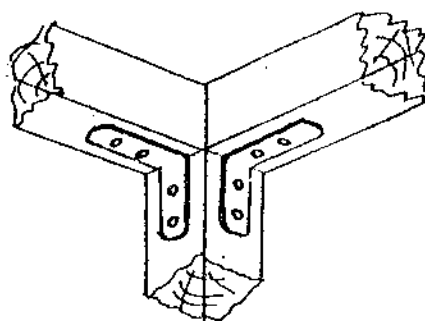
(a) HOOK FIXING



(b) METAL BRACKET FIXING



(c) IRON STRAP FIXING



(d) ANGLE IRON FIXING

JOINTS AND CONNECTIONS  
IN WOODEN FRAMES AND STRUCTURES