

MUNICIPAL CORPORATION BUILDING BYE LAWS, 1981

CONTENTS

1. Short title, extent and commencement
2. Definitions
3. Procedure for obtaining building permit
4. Information accompanying Application for Building Permit
5. Fees for Building permit
6. Grant of Refusal Building Permit
7. Duration of Sanction of Building Permit
8. Notice for Commencement of Building Work
9. Deviation during Building Construction
10. Inspection
11. Cancellation of permission for Building Work
12. Completion Certificate
13. Occupancy Certificate
14. Unsafe Building
15. Demolition of Buildings
16. Architectural Control
17. Sites Containing Deposited Refuse
18. Requirements of parts of Buildings
19. Provisions of Lifts
20. Arrangement of exits
21. Fire Safety Requirements
22. Structural Design
23. Quality of Materials and Workmanship
24. Building Services
25. Plumbing Services
26. Signs and Outdoor Display Structures
27. ...
28. Rat proofing of Buildings
- 28A. Industrial Buildings
29. Educational Buildings
30. Hotels
31. Assembly Buildings
32. Hazardous Buildings

MUNICIPAL CORPORATION BUILDING BYE LAWS, 1981

In exercise of the powers conferred by Section 589 of the Hyderabad Municipal Corporation Act, 1955 (Act II of 1956) the Governor of Andhra Pradesh hereby accord sanctions to the Building Bye-laws approved by the General Body of the Municipal Corporation of Hyderabad in its Resolution No.561, dated the March, 1981 and made by the said Corporation under the powers conferred by sub-sections (2),(6),(7),(8), (9),(10),(11),(12), (13), (14),(15), (16),(17),(20), and (48) of Section 586 of the said Act, in supersession of the Hyderabad Municipal Corporation (Building) Bye-laws. 1972, issued with G.O.Ms.No.763, M.A. dated the 4th October, 1972 and published at pp. 128-193 of Part II of the rules supplement in the Andhra Pradesh Gazette dated the 24th May, 1973, the same having been published in the manner specified in Section 588 of the said Act.

1. Short title, extent and commencement :-

- 1.1. Short title :- These bye-laws may be called the Municipal Corporation Building

Bye-laws, 1981.

1.2. Extent:- They shall apply to the entire area included within the limits of Municipal Corporation of Hyderabad,

1.3. Applicability:- They shall apply to the building activity given from 1.3.1. to 1.3.5.

1.3.1. Where a building is erected, the Bye-laws shall apply to the design and construction of buildings.

1.3.2. Where the whole or any part of the building is removed the bye-laws shall apply to the extent of the building so removed.

1.3.3. Deleted in view of the re-drafting of 1.3.2.

1.3.4. Do. Do.

1.3.5. Do. Do.

1.3.5. Where the occupancy of a building is changed, the Bye-laws apply to all parts of the building affected by the change.

1.3.6. Existing building:- Nothing in the Bye-laws shall require the removal, alteration or abandonment, nor prevent continuance of the use or occupancy of an existing building, unless in the opinion of the Authority, such building constitutes a hazard to the safety of the adjacent property or the occupants of the building itself, hazard to the safety of the adjacent property or the occupants of the building itself, subject to the provisions of moratorium, if any, placed in the master plan for any area.

1.4. Commencement:- These bye-laws shall come into force from date on 5th September, 1961.

2. Definitions :-

2.0. For the purpose of the bye-laws, the following definitions shall have the meaning indicated against each;

(i) "Act" means the Hyderabad Municipal Corporation Act of 1955 (Act II of 1956).

(ii) "Alteration" means a change from one occupancy to another or a structural change such as an addition to the area or height, or the removal of part of a building, or any change to the structure, such as the construction of, cutting into or removal of any wall, partition, column, beam, joint floor or other support, or a change to or closing of any required means of ingress or egress or a change to the fixtures or equipment

(iii) "Appendix" means an Appendix to these bye-laws. "Approved" means approved by the Authority having jurisdiction. " Authority having jurisdiction" means the Commissioner, Municipal Corporation of Hyderabad or Officials authorised by him to administer these bye-laws. "Balcony" means horizontal projection of a building, including handrail, balustrade or a parapet to serve as a passage or sit out place. "Basement or Cellar" means the lower storey of a building below or partly below ground level. "Buildings" means any structure for whatsoever purpose and to whatsoever materials constructed and every part thereof whether use as human habitation or not and include foundation, plinth, walls, floors, roofs, chimneys, plumbing and building services, fixed platforms, verandahs, balcony, cornice or projection part of a building or anything affixed thereto or any wall enclosing or intended to enclose any land or space and signs outdoor display structures, Temporary structures for public purpose such as fairs, exhibitions, etc., in the form of

tents, shamianas and the tarpaulin shelters erected for temporary and ceremonial occasions with the permission of the Authority shall be considered as building. "Chajja" means a sloping at lintel level or horizontal structural overhang usually provided over opening on external walls to provide protection from sun and rain or from architectural consideration. "Chimney" means an upright shaft containing one or more fuels provided for the conveyance to the outer air or any product of combustion resulting from the operation of any heat producing appliance or equipment employing solid, liquid or gaseous fuel. "Conversion" means the change of occupancy or premises to an occupancy or use requiring additional occupancy certificate. "Covered Area" means ground area covered immediately above the plinth level by the building but does not include compound wall, gate, cantilevered porch, portico, slide swing, uncovered staircase, chajjas and the like. "Drain" means a line pipes including all fittings and equipment, such man holes, inspection chambers, traps, gullies and floor traps used for the drainage of a building or a number of buildings, or yards appurtenant to the buildings, within the same cartilage. Drain shall also include open channel used for conveying surface water. "Drainage" means the removal of any liquid by a system, constructed for this purpose. "Exit" means a passage channel or means of agrees from any building storeys or floor area to a street or thereupon space of safety. "Floor" means the lower surface of any storey on which one normally walks in a building. The general term floor' unless otherwise specifically mentioned shall not refer to a mezzaine' floor; "Government" means the Government of Andhra Pradesh. "Habitable Room" means a room occupied or designated for occupancy by one or more persons for study, living, sleeping, eating, kitchen if it is used as a living room, but not including bathrooms, water-closet compartments laundries, serving and storage pantries, store-rooms, corridors, cellars attices and spaces that are not used frequently or during extended periods. "Licensed Architect/Engineer/Town Planner/Supervisor" means a qualified architect/ engineer/town planner/supervisor who has been licensed by the Municipal Commissioner, M.C.H. "Ledge or Tan" means a shelf-like projection, supported in any manner whatsoever, except by means of vertical supports within a room itself but not having projection wider than one meter. "Loft" means an intermediary floor between two floors or a residual space in a pitched roof, above normal floor level with a maximum height of 1.5m. and which is constructed or adopted for storage purposes. "Masonry" means as assemblage of masonry units properly bonded together with the mortar, "Mezzanine Floor" means in intermediate floor, between two floors above ground level. "Open Space" means an area, forming an integral part of the plot, left open to the sky.

"Owner" means the person who receives the rent for use of land or building, or would be entitled to do so if they were let. It also includes:-

- (a) An agent or trustee who receives the rent on behalf of the owner:
- (b) An Agent or trustee who receives the rent of or is entrusted with or is concerned with any building devoted to religious or charitable purposes:
- (c) A receiver, executor or administrator or a manager appointed by any court of competent jurisdiction to have the charge of, or to exercise the rights of the owner; and
- (d) A mortgagee in possession or a lease holder so empowered. "Plinth" means the portion a structure between the level of the surrounding ground and level of the floor, immediately above the ground.

"To Erect" means to erect a building means:-

- (a) to erect a new building on any site whether previously built upon or not;
- (b) to re-erect any building of which portions have been pulled down, burnt or destroyed;
- (c) conversion from one occupancy to another; and
- (d) to carry out alterations.

3. Procedure for obtaining building permit :-

3.1. Building permit required:- No person shall erect, re-erect or make material alteration or demolish any building cause the same to be done without first obtaining a separate building permit for such building activity from the authority.

3.2. Application for building permit :- Every person who intends to erect reerect or make material alteration in any place in building or part thereof as referred to in Section 428(2) and Section 433 of the Act within the jurisdiction of Hyderabad Municipal Corporation shall give an application in writing to the authority in the prescribed forms as given in Appendix 'A' which may be obtained from the office of the Corporation on payment of such fee for each form as shall from time to time be determined in this behalf by the authority. Such application shall be accompanied by plans and statements in quintuplicate, as required under Bye-law No.4.2. The plans may be of ferro print, ammonia print of which atleast one set shall be cloth mounted.

3.3 Regarding:- Submission of plans by government Department the procedure shall be as given from 3.3.1 to 3.3.3.

3.3.1. The following operational construction of the Government including Central 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 point of view of the bye-law.

- (a) Railways;
- (b) National highways;
- (c) National waterways;
- (d) Major ports;
- (e) Airways and Aerodromes;
- (f) Post and telegraph, telephones, wireless, broadcasting and other like forms of communications and defence installations;
- (g) Regional grid for electricity; and
- (h) Defence Installation:
- (i) 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.

3.3.2. However, the following constructions of the Government departments do not come under the purview of operational construction for the purpose of exemption under 3.3.1.

- (a) New residential building (other than gate lodges, quarters for limited essential

operational staff and the like), roads and drains in railway colonies, hospitals, clubs, institutes and schools, in the case of railways; and

(b) A new building, new construction or new installation or any extension thereof, in the case of any other services.

3.3.3. In the context of 3.3.1 and 3.3.2. for the purpose of deciding what constitute 'Operational construction', the following may be used as the basis.

(a) Repairs, renovation etc., to the following works in the existing installations, building etc., of the Railways;

(i) All railway tracks in and outside the yards including the formation, culverts, bridges, tunnels, and side drains;

(ii) Buildings, platforms, foot overbridges, subways, sheds over platforms, yard master's and train despatchers offices, weigh bridges, turn tables, lifting towers, gantries;

(iii) Running (Loco) sheds, carriage and wagon depots carriage, washing arrangements, running rooms, train examiners office and depots in the yards, Permanent Way Inspector's and Signal Inspector's stores in the yards, water tanks overhead and ground level, pipelines and pumping stations;

(iv) Goods sheds, parcel offices, goods platforms.

(v) Store-sheds, sub-stations.

(vi) Signals, signal cabins, control cabins in hump yards.

(b) Fencing or walling for protection of railway lines and yards.

(c) All over-head electric equipment for electric traction.

3.4. No application referred in Bye-law 3.2. shall be valid unless and until the person giving the application has paid such fees to the authority as are fixed. An attested copy of receipt of such payment shall be attached with the application.

3.5. No application for building permit is necessary for the following alterations (see Bye-law No.1.3.4) provided they do not violate any provisions regarding general building requirements (see Section B), structural stability and fire safety requirements of the bye-laws.

(a) Gardening;

(b) White washing;

(c) Painting;

(d) Plastering and patch work;

(e) Re-flooring; and

(f) Construction of sun-sheds not exceeding 1 meter on one's own land.

4. Information accompanying Application for Building Permit :-

4.1. The application for building permit shall be accompanied by the site plan, building plan, service plan, and specification as prescribed in Bye-law No.4.2.

41.1. Size of drawing sheets:- The sizes of drawing sheets for site plans, building plans etc., shall be any of those specified in Table 1.

TABLE 1 Drawing Sheets Sizes

Sl.No. (1)	Designation (2)	Trimmed Size mm. (3)
1.	A0	841 x 1189
2.	A1	594 x 841
3.	A2	420 x 594
4.	A3	297 x 420
5.	A4	210 x 297
6.	A5	148 x 210

4.1.2. Recommended Notation of colouring plans :- The site, building and Services Plan shall be coloured as specified in Table 2. Where items of work are not identified, the coloring notation used shall be indexed.

TABLE 2**Colouring of Plans**

Sl.No.	Item	Site plan			Building plan		
		White Plan	Blue Print	Ammonia Print	White Plan	Blue Print	Ammonia Print
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1.	Plot lines	Thick Black	Thick Black	Thick Black	Thick Black	Thick Black	Thick Black
2.	Existing street	Green	Green	Green	....	....	....
3.	Future street if any	Green dotted	Green dotted	Green dotted	....	....	....
4.	Permissible building line	Thick dotted black	Thick dotted black	Thick dotted black	....	....	....
5.	Open spaces	No colour	No colour	No colour	No colour	No colour	No colour
6.	Existing work	Black (outline)	White	Blue	Black	White	Blue
7.	Work proposed to be demolished	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched
8.	Proposed work	Red filled in	Red	Red	Red	Red	Red
9.	Drainage and sewer work	Red dotted	Red dotted	Red dotted	Red dotted	Red dotted	Red dotted
10.	Water supply work	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin
11.	Deviations	Red hatched	Red hatched	Red hatched	Red hatched	Red hatched	Red hatched

4.2. Application for Building Permit:- The following shall accompany the application for building permit in the case of permission for erection, re-erection or making material alteration:

(i) Key-plan:- A Key plan drawn to a scale of not less than 1:10,000 shall be submitted along with the application for a building permit, showing the boundary locations of the site with respect to neighbourhood landmarks.

(ii) Site-Plan :- Plan sent with an application shall be drawn to a scale of not less than 1: 500 for areas upto 1 Ha and not less than 1:100 for areas more than 1 Ha and shall show.

(a) the boundary of the site of any contiguous land belonging to the owner thereof.

(b) the position of site in relation to neighbouring street;

(c) the name of the street in which the building is proposed to be situated, if any;

- (d) all existing building standing on, over or under the site;
 - (e) the position of the building or of all other buildings (if any) which the applicant intends to erect upon his contiguous land referred to in (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 portion owned by others;
 - (ii) all adjacent streets, buildings (with number of storeys and premises within a distance of 15m of the site of the contiguous land (if any) referred to in (a); and
 - (iii) position of any public or private water supply with which water is intended to be withdrawn.
 - (f) the means of access from the street to the buildings and to all other buildings, and to all other buildings, which the owner intends to erect upon his contiguous land referred to in (a);
 - (g) space to be left in land around the building to secure a free circulation of air, admission of light and access for scavenging purposes and detailed projection (if any) on to the open spaces;
 - (h) the width of the Street (if any) in front and of any street (if any) at the side or rear of the proposed building;
 - (i) the direction of North Point relative to plan of building;
 - (j) any existing physical features, such as wells, drains, trees etc;
 - (k) aerial, electric lines; and sewerage and drainage line upto discharge point and water supply lines;
 - (l) aerial electric supply line, water supply and drainage line; and
 - (m) such other particulars as may be prescribed by the Authority.
- (iii) Building Plan:- The plan of the buildings and elevations and sections accompanying the application shall be drawn to a scale not less than 1:100. The plan shall:
- (a) include the floor plans of all floors together with the covered areas clearly indicating the size and spacings of all framing members and sizes of rooms and the position of staircases, remarks and lift wells shall include tabula-statement showing plinth area and details of covered area including the compound wall, gate, cantilevered porch and portico, slide swing, uncovered staircase, chajjas on all floors;
 - (b) show the use of occupancy of all parts of the building;
 - (c) show exact location of essential services, for example WC sinker bath and the like including the water supply and drainage line;
 - (d) include sectional drawings showing clearly the size of footings thickness of basement wall, wall constructions size and spacing of framing members of floor slab and roof slabs with their materials and size locations of doors, windows and other openings. The section shall indicate the heights of building and rooms and also the heights of the parapets; and the drainage and of slope, of the roof. At least 1 section should be taken through the staircase;
 - (e) show all street elevations;

- (f) give dimensions of the permissible projected portions within open spaces;
- (g) include terrace plan indicating the drainage and the slope of the roof; and
- (h) give indications of the North Point relative to the plan and scale used.

(iv) Service Plan:- Plans, elevations and sections of private water supply and sewage disposal system independent of municipal services, if any, shall also be included. Further the service plan shall indicate the following;

- (a) The intended line/lines of the drainage of the building for the discharge of the rain water and sullage and sewage separately (each in separate distinguishing colour);
- (b) the intended size, depth and inclination of each drain;
- (c) the position of any sewer/drain with which the drainage is intended to be connected;
- (d) the position and section of private water supply line (in a separate distinguishing colour);
- (e) the details of the arrangement proposed for the ventilation of the drain.

(v) Ownership Title:- Every application for building permit shall be accompanied by the following as proof of Ownership;

- (a) attested copy of the original sale/lease deed; and
- (b) attested copy of Revenue Survey Sheet/Municipal Survey Sheet with Mutation Record No.; or
- (c) affidavit or other documents acceptable to the Commissioner, MCH.

4.2.1. Supervision :- The application for building permit shall be further accompanied by a certificate in the prescribed form given in Appendix-B for undertaking the supervision by the licensed technical personnel.

4.2.2. Sitting the Plans:- All the plans shall be prepared and duly signed by the licensed technical personal and shall indicate their names, addresses, qualification and licence numbers allotted by Authority. Further the plans shall be signed by the owner.

4.2.3. Qualifications of licensed Technical Personnel and Competence of Work:- The technical personnel for the preparation of various plans and design and construction of building schemes shall be licensed by the Authority as competent to do the work for which they are employed. The qualifications of the technical personnel and their competence to carry out different jobs, procedure for licensing and duties shall be as given in Appendix-C.

5. Fees for Building permit :-

5.1. No application for building permit as referred to in Bye-law Nos.4.1 to 4.2 shall be deemed valid and unless and until the person giving notice has paid fees as per Bye-law No.5.2 and attested copy of the receipt of such payment is attached with the application.

5.2. Building Permit Fee:- The scales of the fees for building permit shall be as decided by the Authority.

- (a) for re-erection of existing buildings, the fees chargeable shall be as the same erection of new buildings.

(b) for additions and alterations in the existing building the fees shall be chargeable on the added portions only, on the same scale as for a new building.

(c) No permit fee shall be chargeable for re-submission of revised plan by the party within six months where area does not exceed the area of previous sanctioned plan. In case where revised plans are submitted after the expiry of six months 50 per cent of original permit fee shall be chargeable.

(d) in case of additions and alterations of buildings if the use of the building is also changed, then the chargeable fees shall be calculated on the use proposed;

(e) in case of basements, for the purpose of calculating fee, the area covered under the basement shall be counted towards the covered area irrespective of the occupancy.

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

5.3. Withdrawal of Application:- The applicant may withdraw his application and plans at any time prior to the sanction and such withdrawal shall terminate all proceedings with respect to such application by the fees paid shall, in no case, been refunded.

6. Grant of Refusal Building Permit :-

6.1. The Authority may either sanction or refuse the proposal or may sanction them with such modifications or directions as it may deem, necessary and there upon shall communicate the decision to the owner in the prescribed form given in Appendix-D.

6.2. Clearance of Sites Adjoining Government property:- In case of a notice (application) of intention to earth or re-erect to make material alteration in a building or to make or enlarge a wall abutting a road maintained by a Public Works Department or the property of Military Authority or Government or other statutory Body the notice shall be in duplicate and the building and site plans shall be in quintuplicate. Once copy of the notice with plans and the site plan shall be forwarded by the authority to the Officer-in-Charge of the Government Department, Military Authority or Officer-in-Charge of the statutory Body of State whether he has any objection to the purposed construction. If no such report is received from such officer within 15 days it will be construction. If no such report is received from such officer within 15 days it will be deemed that the said department authority has no objection to the grant of the deemed that the said department authority has no objection to the grant of the permission. No permission shall be refused on the basis of any objection which is not sustained by any provisions of these bye-laws or any other law applicable thereto.

6.3. If within 30 days of the receipt of the application, the Authority fails to intimate in writing to the person, who has given the notice, of its refusal or sanction the application with its annexures shall be deemed to have been sanctioned, provided the fact is immediately brought to the notice of the Authority in writing by the person who has given notice and who has not received any intimation from the Authority within 7 days of giving such written notice., Subject to the conditions mentioned in this clause, nothing shall be constructed to authorise any person to do nothing in contravention of or against the terms of lease or titles of the land or against any other regulations, bye-laws or ordinances operating or in the site of work.

6.4. In the case of refusal, the Authority shall quote the reason and relevant

provisions, of the Bye-laws which the plans contravene. The Authority shall as far as possible advise all the objection to the plans and specification in the Annexure that no new objections are raised when they re-submitted after compliance of earlier objections.

6.5. Once the plan has been scrutinized and objections have been pointed out, the owner giving application shall modify the plan statement to comply with the objections raised and resubmit them. The Authority shall scrutinize the resubmitted plan and if there be further objections, the plan shall be rejected.

7. Duration of Sanction of Building Permit :-

7.1 The sanction once accorded shall remain valid upto three years, one year for commencement and two years for completion during this period completion certificate shall have to be submitted and if this is not done, the permit shall be got revalidated before the expiry of this period, Revalidation shall be subject to the rules then in force. The application for revalidation shall be treated as for a new building permit.

8. Notice for Commencement of Building Work :-

8.1. The owner, upon commencement for his work under building permit shall give notice to the Authority that he starts the work in prescribed proforma given in Appendix-E and the Authority shall cause inspection of the work to be made within 14 days following the receipt of notice to verify that the building has been located in accordance with the sanctioned plans. If, however, the Authority fails to make the inspecting within these specified period, it shall be presumed that the Authority has no objection to the construction.

9. Deviation during Building Construction :-

9.1. During the course of construction of the building if any deviation from the sanctioned plan is intended to be made, permission of the Authority shall be obtained before the proposed deviation is executed. It shall be incumbent upon every person, whose plans have been approved, to submit amended plans for any deviation, he proposes to make. The procedure laid down for other documents heretofore shall apply to all such amended plans excepting that the time limit specified under Bye-law No.6.3. shall be three weeks.

10. Inspection :-

10.1. All construction work for which a building permit is required shall be subject to inspection by the Authority periodically.

(a) on receipt of notice of commencement of work.

(b) on completion of footings or foundation base and before constructing foundation walls;

(c) any other intermediary stages of construction;

(d) on completion of work after the receipt of completion certificate.

11. Cancellation of permission for Building Work :-

11.1. If at any time, construction done not according to sanctioned plan, the Authority may by written notice as specified in Appendix-F direct the permit holder (owner) to stop further construction and cause anything done contrary to the sanctioned plan to be amended so as to be in conformity with the said plan.

11.2. If at any time, after permission to proceed with any building work has been given the Authority is satisfied that such permission was granted consequence of any material in representation of fraudulent statement contained in the application given or information furnished, the authority may cancel such permission by serving notice as per Appendix and any work done thereunder shall be deemed to have been done without permission.

11.3. Offences and penalties:- Any person who contravenes any of the provisions of these bye-laws or any requirements or obligations imposed on him by virtue of these bye-laws or who interfere with or obstructs any person in the discharge of his duties shall be guilty of an offence and upon conviction shall;

(a) be punished by a fine as fixed by the Authority;

(b) take suitable actions including demolition of unauthorised work as decided by the Authority; and

(c) take suitable action against licensed technical personnel which may include cancellation of the licence and debarring him from further practice for a period of one year.

12. Completion Certificate :-

12.1. On completion of the building work, the licensed technical personnel shall give notice to the Authority in prescribed form as given in Appendix-G, in pursuance of sub-section (1) of Section 455 of the Act.

13. Occupancy Certificate :-

13.1. Occupancy Certificate:- No building hereafter erected, re-erected or altered materially shall be occupied in whole or in part until the issue of an occupancy certificate by the Authority affirming that such building is for occupation, ask per proforma given in Appendix under Clause (a) or sub-section (2) of Section 455 of the Act.

13.1.1. On receipt of the completion certificate the Authority shall inspect the completed building and premises to ensure that the work has been completed as per the sanctioned plan and other permissions. Based on the same, the occupancy, certificate shall be issued or not issued. In such an inspection the following items of work may be particularly kept in view.

(a) No building shall be left with unfinished portions including projections, re-inforcing bars, which in the opinion of the Authority are unsightly and on the direction of the Authority the person erecting the building shall bring the elevation of the frontage of the building suitably to the locality.

(b) All wires, poles, masts, stays, struts, lighting conductors, and similar fixtures on a new buildings shall be straight and of good appearance.

(c) Permanent dumps of scrap iron, firewood, coal and similar material shall in all areas, except those classified as factory areas by the Authority be allowed only in places enclosed with walls of bricks or other similar non-cumbustible materials.

(d) No disfigured or damaged materials which in the opinion of the Authority results in an unsightly appearance of a building shall be allowed.

13.1.2. Provided that if the Authority fails to issue the occupancy certificate within twenty one days (as per Act) of the date of receipt of completion certificate by the

Authority for issue of such certificate, the building may be occupied without waiting for the certificate, but information to this effect shall have to be sent to the Authority by the owner before occupying the same.

13.1.3. Temporary Occupancy:- Upon the request of the licensed technical personnel, the Authority may issue a temporary certificate of occupancy for a building or a part thereof before the entire work covered by the building permit shall have been completed provided such portion or portions may be occupied safely prior to full completion of building without endangering life or public welfare.

14. Unsafe Building :-

14.1. All unsafe buildings shall be considered to constitute danger to public safety and shall be restored by repairs or demolished or dealt with as otherwise directed by the Authority. This would cover existing buildings as well as defective buildings constructed in the immediate past.

14.2. Examination of unsafe building:- The Authority shall examine or cause to be examined every building reported to be unsafe or damaged, and shall make written record of such examination.

14.3. Notice to Owner, Occupier:- Whenever the Authority finds any building or portion thereof to be unsafe, it shall, in accordance with established procedure for legal notice, give to the owner and occupier of such building written notices stating the defects thereof. This notice shall require the owner or the occupier within a stated time either to complete specified repairs or improvements or to demolish and remove the building or portion thereof.

14.3.1. The Authority may direct in writing that the building which in his opinion is dangerous, or has no provision for exit if caught fire, shall be vacated or improved or altered to make it safe and free from danger immediately or within the period specified for the purpose; provided that the Authority concerned shall keep a record of the reasons for such action with him. If any person does not comply with the orders of vacating a building the Authority may direct the police to remove the persons from the building and the police shall comply with the orders.

14.4. Disregard of Notice:- In case the owner or occupier fails, neglects or refuses to comply with the notice to repair or to demolish the said building or portion thereof, the Authority shall cause the danger to be removed whether by demolition or repair of the building or portion thereof or otherwise.

14.5. Causes of Emergency:- In case of emergency (except in the case of two residential houses upto 7.5m in height), which, in the opinion of the Authority involves imminent danger to human life or health, the decision of the Authority shall be final. The Authority shall forthwith or with such notice as may be possible promptly cause such building or portion thereof to be rendered safe or removed. For this purpose, the Authority may at once enter such structure or land on which it stands, or abutting land or structure with such assistance and at such cost as may be deemed necessary. The Authority may also get the adjacent structures vacated and protect the public by an appropriate fence or such other means as may be necessary.

14.6. Cost :- Costs incurred under Bye-law No.14.4 and 14.5 shall be charged to the owner of the premises involved. Such costs shall be charged on the premises in respect of which or for the benefit of which same has been incurred, and shall be recoverable (as provided under the laws).

15. Demolition of Buildings :-

15.1. Before a building have service connections with the building such as water, electric, gas, sewer and other connections is demolished, the owner shall notify all concerned bodies. A permit to demolish a building shall not be issued until a release is obtained from the utilities stating that their respective service connections and appurtenant equipment, such as metres and regulators have been removed or sealed and plugged in a safe manner.

15.2. No building of historical or architectural importance shall be demolished unless approved by the Authority.

16. Architectural Control :-

16.1. For the buildings coming up in the important areas or fronting on major roads or streets or in the case of important monumental buildings or in the proximity of buildings of historical importance, the buildings schemes may be cleared from the architectural/aesthetic point of view. The Commissioner shall notify from time to time streets and areas to ensure the above in consultation with Hyderabad Urban Development Authority in such cases of buildings which are proposed to be constructed in certain defined area.

16.2 The relevant clearance from the Authority and (Hyderabad urban Development Authority) is necessary in such cases of buildings which are proposed to be constructed in certain defined areas. The following consideration shall be kept in view in such cases:

(i) No building shall be erected which the opinion of the Authority constitutes a disfigurement to or interferes with the aesthetic or other amenities of the area.

(ii) No construction or alterations which in the opinion of the Authority will depreciate neighboring properties or cause annoyance to inhabitants in the neighborhoods shall be permitted.

17. Sites Containing Deposited Refuse :-

No building shall be constructed on any site on any part of which there is deposited refuse, excreted or other offensive matter and to which the Medical or Health Office objects until such refuse, excreta or other offensive matter has been removed therefrom the site has been prepared or left in a manner suitable for building purposes to the satisfaction of the Authority.

17.3. Site to be properly drained:- No building intended for human habitation shall be erected upon site incapable of being property drained.

17.3. Site Liable to Floods:- No permission to construct a building on a site shall be granted, if the site is within nine (9) meters of the highest watermark of a tank, unless the owner satisfies the authority that he will take such measures as will prevent any risk of the domestic drainage building passing into the tank. Further the Authority may require the floor of the lowest storey of such building to be raised above the normal minimum flood level of the adjoining ground to such other level as the Authority may prescribe.

17.5. Damp Sites:- Wherever the dampness of a site or the nature of the soil renders such precautions necessary, the ground surface of the site between the walls of any building erected thereon shall be rendered damp proof to the satisfaction of the Authority.

17.6. Surface water Drains:- Any land passage or other area within the cartilage of a building shall, if the Authority so requires, be effectively drained by surface water drains or other means. The written approval of the Authority shall be obtained for connecting any subsoil or surface water drain to a sewer.

17.7. Without the written permission of the Commissioner no building, wall or other structure shall be newly erected and no street or railway shall be constructed over drain, sewer line, water main electricity supply line.

17.8. Violation of Zoning Regulations:- No proposed construction shall contravene any of the Zoning Regulations.

17.9. Distance from Electric Lines:- No verandah, balcony, SAIBAN or the like shall be allowed to be erected or re-erected or any additions or alterations made to a building within the distance quoted below in accordance with the current Indian Electricity Rules and its amendments from time to time between the building and any overhead electric supply line:

		Vertically m	Horizontally m.
(a)	Low and medium voltage lines and services lines	2.5	1.2
(b)	High voltage lines upto and including 33,000 V	3.5	2.0
(c)	Extra high voltage lines beyond 33,000 V	3.7	2.00
		(Plus 0.3 m for every additional 33,000 V or part there)	(Plus 0.3 for every additional 13,000 V or part thereof)

17.10. Construction of Housing Board and Wakf Land:- When any constructions of additions or alterations are proposed on the houses of land belonging to or vested in the Andhra Pradesh, Housing Board, Hyderabad Urban Development Authority Muslim Wakf Board or the Hindu Religious and Charitable Endowment Board the plans shall be in the first instance be referred to the said department for the issue of 'No Objections Certificate' in respect of construction or additions or alterations. The Department should within 15 days remit the plans back to the Municipal Commissioner with their opinion failing which the Commissioner would proceed on the assumption that the said departments have no objection to the plans of the applicant being considered and permission granted if they satisfy the provisions contained in these bye-laws (See-law No.6.2).

17.11. Acquisition of Land:- The Authority may refuse to grant permission for any construction or addition or alteration of building in respect of any site intended to be acquired by the Government for any public purpose or by the Corporation or any other local body and for which a notification under Section 4 of the Land Acquisition Act or any other Act, has been published.

17.12. In the case of plots, proposed to be sub-divided the sanction of the Authority for such sub-division shall be obtained. No building will be permitted on such plots unless earlier sanction of the Authority is obtained for sub-division. The mere fact that there is already a katcha approach giving access to the existing building in that compound cannot be taken cognizance of and new structure permitted to abut on to such an unrecognised approach.

18. Requirements of parts of Buildings :-

18.1. Size and Area Requirements

18.1.1. Habitable Room:- No habitable room shall have a floor area of less than 9.5 m. and the minimum width of a room shall be 2.4 m. In the case of hostels in educational institution the minimum size of a habitable room for single person shall be 7.5 sq.m. In case of buildings with two rooms, one of this shall not be less than 9.5 sq.m. and the other not less than 7.5 sq.m.

18.1.2. Kitchen:- The area of kitchen shall be not less than 5.0 metres with the minimum width of 1.8 m. Where there is a separate store, the size of the kitchen may be reduced to 4.5 sq.m. A kitchen which is intended for eating purposes also, shall have a floor area of not less than 9.5. sq.m. with a minimum width of 2.4 m.

18.1.3. Bathrooms and Water Closets:- The size of a bathroom shall not be less than 1.8 sq.m. with the minimum width of 1.2m. If it is a combine bath and water closet its floor area shall not be less than 2.8 sq.m. with the minimum width of 1.2m. The minimum floor area for the closet shall be 1.1 sq.m. with a minimum width of 0.9 m.

18.1.4. Mezzanine Floor:- The minimum size of mezzanine floor if it is used as a living room shall be 9.5. sq.m. The aggregate area of mezzanine floor shall be not more than 33.3% plinth of the area of the building.

18.1.5. Loft:- Where lofts are provided in kitchen and other areas of the maximum coverage shall be limited to 25% of the room size. Lofts in residential dwellings shall be permitted above the corridor space, water closets, bathrooms, 100% of the area,

18.1.6. Ledge:- A ledge or Tand in habitable rooms shall not cover more than 25 per cent of the area of the floor on which it is constructed and shall not interfere with the ventilation of the room under any circumstances.

18.1.7. Garages:- The minimum size of a garage shall be 2.72m. x 5 m. or 4m.

18.2. Height:-

18.2.1. Habitable Room:- The height of all rooms used for human habitations shall be 3.00m. measured from the surface on the floor to the lowest point of the ceiling (bottom of slab.) In case of air-conditioned rooms, a height of not less than 2.4m. measured from the surface of the floor to the lowest point of air-conditioning duct or false ceiling shall be provided. The minimum head room under beams shall be 2.4m.

18.2.2. Kitchen:- The height of the kitchen shall not be less than 3.00 m. and minimum head room under beams shall be 2.4 m.

18.2.3. Bathrooms and Water Closets:- The Height of a bath room or water closet measured from the surface of floor to the lowest point of ceiling shall not be less than 2.2m.

18.2.4. Loft:- The head room for the loft shall be not more than 1.5m. In the case of pitched roof it shall have an average height of 1.5. m.

18.2.5. Ledge:- The ledge shall be provided at a minimum height of 2.2. m.

18.2.6. Mezzanine Floor:- The minimum height of mezzanine floor shall be 2.2m.

18.2.7. Staircase:- The minimum head room in a passage under the landing of a staircase and under the staircase shall be 2.2m.

18.2.8. Industrial Building:- The ceiling height shall not be less than 3.6m;

18.2.9. Corridor:- The minimum head room under corridor shall be 2.4.m.

18.2.11. Parapet:- The height of parapet wall shall not be less than 1.0 m; not more than 1.2m.

18.3 Other Requirements of Parts of Building:-

18.3.1. Kitchen:- Every room to be used as kitchen shall have:-

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

(ii) an impermeable floor;

(iii) a flue, if found necessary; and

(iv) in case of multi-storeyed buildings more than 5 storeys in height, refuse chutes (which may be provided). They shall be constructed in accordance with I.S.: 6924-1973 Code or Practice for the construction of refuse chutes in multi-storeyed buildings.

18.3.2. Bathrooms and Water Closets:- Every bathroom and water closet shall:

(a) be so situated that at least one of its walls shall open to external air (see Bye-law 19.43.);

(b) not be directly over or under any room other than another latrine, washing place, bath or terrace, unless it has a water-tight non-absorbent material;

(c) have the platform or seat made of water-tight floor;

(d) be enclosed by walls or partitions and the surface of every such wall or partition shall be furnished with a smooth impervious materials to a height of not less than 1m. above the floor of such a room; and

(e) be provided with an impervious floor covering, sloping towards the drain with a suitable garden and not towards varandah or any other room.

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

18.3.3. Mezzanine Floor:- A mezzanine floor may be permitted over a room or a compartment provided that;

(i) it conforms to the standards of living rooms as regards lighting and ventilation;

(ii) it is so constructed as not to interfere under any circumstances with the ventilation of the space over and under it;

(iii) such mezzanine floor is not sub-divided into small compartments;

(iv) such mezzanine floor or any part of it shall not be used as a kitchen; and

(v) in no case a mezzanine floor shall be sub-divided so as to make it liable to be covered into unventilated compartments.

18.3.4. Plinth:- The plinth of any part of building shall be so located with the respect of the surrounding ground level or crest of the road level provided adequate drainage

of site is issued. In no case shall this be less than 0.6m. Every interior court-yard or garage shall be raised at least 0.15 m. above the level of surrounding ground level and shall be satisfactorily drained.

18.3.5. Roofs:-

(i) The roof of a building shall be so constructed or framed as to permit effectual drainage of the rain-water therefrom by means of sufficient rain-water pipes of adequate size, wherever required, so arranged jointed and fixed as to ensure that the rain-water is carried away from the building without causing dampness in any part of the walls or foundations of the building or those of an adjacent building.

(ii) The Authority may require rain-water pipes to be connected to a drain or sewer through a covered channel formed beneath the public footpath to connect the rain-water pipe to the road gutter or in any other approved manner.

(iii) Rain-water pipes shall be affixed to the outside of the walls of the building or in recesses or chases cut or formed in such walls or in such other manner as may be approved by the Authority.

18.3.6. Boundary walls:-

(i) The maximum height of the front compound wall shall not exceed 1.5 m. above the centre line of the front street.

(ii) The rear and side compound walls shall not have height more than 2.2 m. above the central line of the service road in case it exists; otherwise 2 m. shall be measured above the central line of the front street.

(iii) In case of a corner plot the height of the boundary wall shall be restricted to 0.75 m. for a length of 5m. on the front and side of the inter section and remaining height of 1.5m. shall be made up of railing.

(iv) However, the provisions of (i), (ii) and (iii) are not applicable to boundary walls of jails, sanitoriam, factories and educational institutions.

(v) No building boundaries shall be surrounded by barbed wire fence, prickly pear or other objectionable plant or milk hedge.

18.4. Lighting and Ventilation Requirements:

18.4.1 Lighting and Ventilation of rooms:- Rooms shall have for the admission of light and air, one more aperture such as windows and fan lights opening directly to external air or into an open varandah, not less than 3m. in width. No portion of a room shall be assumed to be lighted if it is more than 7.5 m. from the opening assumed for lighting that portion. Open space measurements applicable to different categories of the buildings will be as mentioned in zoning regulations.

18.5 Requirements for low Income Housing shall be as per Appendix-C of Zoning Regulations.

19. Provisions of Lifts :-

19.1 Provision of lift shall be made for all building more than 15 m. in height.

20. Arrangement of exits :-

Exits shall be so located so that the travel distance on the floor shall not exceed 22.5 m. for residential, educational institution and hazardous occupancies and 30 m. for assembly, business, mercantile, industrial and storage occupancies.

20.2. Capacity of Exits:-

(i) The unit of exit width used to measure capacity of any exist shall be 50 cm. A clear width of 25 cm. shall be counted as an additional half unit, Clear width less than 25 cm. shall not be counted for exit width.

(ii) The occupants per unit exit width shall be given in Table 4.

TABLE 4

Occupants for unit Exit Width

Sl.No.	Group of Occupancy	Number of Occupants	
		Stairways	Doors.
(1)	(2)	(3)	(4)
1.	Residential	25	75
2.	Educational	25	75
3.	Institutional	25	75
4.	Assembly	60	95
5.	Business	50	75
6.	Mercantile	50	75
7.	Industrial	50	75
8.	Storage	50	75
9.	Hazardous	25	25

20.3. The number of exits:-

(i) The location, width number of exits shall be in accordance with the travel distance, capacity for unit exit width and the population of building based on the occupant load as given in Table 5.

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

TABLE 5

Occupant Load

Sl.No.	Group of Occupancy	Occupant load-grss Area in m ² /person
(1)	(2)	(3)
1.	Residential	12.5
2.	Educational	4.0
3.	Institutional	15.0
4.	Assembly (a) with fixed or loose seats and danger floors	8.6
	(b) without seating facilities including dining rooms	1.5
5.	Mercantile : (a) Street-floor and sales basement	3.0
	(b) Upper sale floors	6.0
6.	Business and industrial	10
7.	Storage	30
8.	Hazardous	10

20.4 Other requirement of exits :-

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

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

(iii) Exit doorways shall open outwards, that is, away from the room shall not obstruct the travel along any exit. No door, when opened, shall reduce the required width of stairway or landing to less than 90 cm., overhead or sliding doors shall not be installed.

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

(v) Exit doorways shall be openable from the side which they serve without the use of a key.

(b) Revolving Doors.

(i) Revolving doors shall not be used as required exits except in residential, business and mercantile occupancies, but shall not constitute more than half the total required door width.

(ii) When revolving doors are considered as required exit way the following assumptions shall be made.

(1) Each revolving door shall be credited one half a unit exit width.

(2) Revolving doors shall not be located at the foot of a stairway. Any stairway served by a revolving door shall discharge through a lobby or foyer.

(c) Stairways:-

(i) Interior stairs shall be constructed of noncombustible materials throughout.

(ii) Interior staircase shall be constructed as a self contained unit with at least one side adjacent to an external wall and shall be completely enclosed.

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

(iv) Hollow combustible construction shall not be permitted.

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

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

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

(viii) Handrails shall be provided with a minimum height of 90 cm from the centre of the tread.

(d) Fire Escapes of External Stairs.

(i) Fire escapes shall not be taken into account in calculating the evacuations of a building.

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

- (iii) Entrance to fire escape shall be separate and remote from the internal staircase.
- (iv) The route to fire escape shall be free of obstructions at all times, except a doorway leading to the fire escape which have required fire resistance.
- (v) Fire escape shall be constructed of non-combustible materials.
- (vi) Fire escape stair shall have straight flight not less than 70 cm. wide with 20 cm. treads and risers not more than 79 cm. The number of risers shall be limited to 16 per flight.
- (vii) Handrails shall be of a height not less than 100 cm.
- (e) Spiral stairs (fire escape). The use of spiral stair case shall be limited to low occupant load and to a building of height 9 cm. unless they are connected to platforms, such as balconies and terraces to allow escape to pause. A spiral fire escape shall not be less than 150 cm. in diameter and shall be designed to give adequate headroom of not less than 2.1 m.
- (f) Ramps:- Ramps with a slope of not more than 1 in 10 may be substituted for and shall comply with all the applicable requirements of required stairways as to enclosure, capacity and limiting dimensions. Larger slopes shall be provided for special uses but in no cases greater than 1 in 8. For all slopes exceeding 1 in 10 and where the use in such as to involve danger of slipping, the ramp shall be surfaced with approved non slipping material.

21. Fire Safety Requirements :-

21.1. Building shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with Part IV fire protection of National Building Code of India, unless otherwise specified in these bye-laws. In the case of Special Buildings like multi storeyed buildings above 15m. in height and buildings, with more than 500 sq.m. ground coverage and all other buildings of industrial, storage, assembly and hazardous type (as identified in Bye-law No.4.2.1.), the building schemes shall also be cleared by the Director of Fire Service.

22. Structural Design :-

22.1 The structural design of foundations, masonry, timber, plain concrete, reinforced concrete, prestressed concrete and structural steel shall be carried out in accordance with Part VI structural design, Section 1-Loads, Section 2 - Foundation, Section 3- Wood Section 4 - Masonry, Section 5 - Concrete Section 5 - Steel of National Building Code of India.

23. Quality of Materials and Workmanship :-

23.1. All materials and workmanship shall be of good quality conforming generally to accepted standards of Public Works Department of Andhra Pradesh and Indian Standards Specification and Codes as included in Part V Building Materials and Part VIII Constructional Practices and Safety of National Building Code of India.

24. Building Services :-

24.1. The Planning, design and installation of electrical installation air conditioning and heating work, installation of lifts and escalators shall be carried out in accordance with Part VIII Building Services Section 2 - Electrical Installations, Section 3 -Air conditioning and Heating, Section 5 Installation of Lifts and Escalators of National

Building Code of India.

25. Plumbing Services :-

25.1. The Planning, design, construction and installation of water supply, drainage and sanitation and gas supply systems shall be in accordance with Part IX Plumbing Services Section 1- Water supply, Section 2- Drainage and Sanitation and Section 3 - Gas supply of National Building Code of India.

25.2. Requirements of Water supply in Buildings. The requirements of water supply for various occupancies shall be given in Table 6.

25.3. The sanitary fittings and installations for different occupancies shall be as given in Tables 7,8,9,10,11,12,13,14,15, 16, 17 and 18.

26. Signs and Outdoor Display Structures :-

26.1 The display of advertising signs and buildings and lands shall be in accordance with Part X-signs and Outdoor display structure of National Building Code of India.

26.2. The type, design and construction of street furniture including bus shelters shall be to satisfaction of the Authority. The appearance shall be as prescribed by the Authority for harmonization with neighboring area. No hoarding shall be permitted within a radius of 50 metres from the inter-section point.

TABLE 6

Per Capita Water Requirements For Various Occupancies.

Sl.No.	Type of Occupancy	Consumption per head per day (in litres)
(1)	(2)	(3)
1.	Group A - Residential	
(1)	(2)	(3)
2.	Group B - Educational: (a) Day Schools (b) Boarding Schools	45 135
3.	Group C - Institutional (Medical): (a) No. of beds not exceeding 100 (b) No. of beds exceeding 100 (c) Medical quarters and hostels	340 450 135
4.	Group D - Assembly (per seat of accommodation)	15
5.	Group E - Government and Semi-public business	45
6.	Group F - Mercantile (Commercial) : (a) Restaurants (per seat) (b) Hotels with lodging accommodation (per bed) (c) Other business building	70 180 45
7.	Group G - Industrial	45
8.	Group H - Storage (including warehousing)	30
9.	Group J - Hazardous	30
10.	Intermediate stations (excluding mail and express stopes)	45(25)
11.	Junction stations	70(45)
12.	Terminal stations	45
13.	International and Domestic Airports	70

TABLE 7

Sanitation Requirement for Hotels

Sl. No.	Fitment	For residential Public &	For public rooms	For non-residential

		Staff				
			for males	for females	for males	for females
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1.	Water closet	One per 8 persons omitting occupants of the room with attached water closet; minimum of 2 of if both sexes are lodged	One per 100 persons upto 400 persons for over 400 and at the rate of one per 250 persons or part thereof.	2 for 100 person upto 200 persons over 200 add at the rate of one per 100 persons or part thereof	1 for 1-15 persons 2 for 16-35 persons 3 for 36-65 persons 4 for 66-100 persons	1 for 1-12 persons 2 for 13-25 persons 3 for 26-40 persons 4 for 41-57 persons
2.	Ablution Taps	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet	One in each water-closet
One water tap with drainage arrangement shall be provided for every 50 persons or part thereof in the vicinity of water closet and urinals.						
3.	Urinals	.....	One for 50 persons or part thereof	.....	Nil Upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons	
4.	Wash Basins	One per 10 persons omitting the wash basins installed in the room suits	One per water closet and urinals provided	One per water closer provided	1 for 1-15 persons 2 for 16-35 persons 3 for 36-65 persons 4 for 66-100 persons	1 for 1-15 persons 2 for 13-35 persons 3 for 26-40 persons 4 for 41-57 persons 5 for 58-77 persons 6 for 78-100 persons
5.	Baths	One per 10 persons omitting occupants of the room with bath in suits	.....	.....	.....	.....
6.	Slop sinks	One per 30 bed rooms (one per floor min.)	.....	.....	.....	.....
7.	Kitchen sinks	One in each kitchen	One in each kitchen	One in each kitchen	One in each kitchen	One in each kitchen

TABLE 8
Sanitation Requirement for Educational Occupancy

Sl. No.	Fitments	Nursery school	Boarding institution		Other Education institutions	
			for Boys	for Girls	for Boys	for Girls
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1.	Water closet	One per 15 pupils and part thereof	One/every 8 pupils	one/every 6 pupils	one/40 pupils or part thereof	one/25 pupils or part thereof

			or part thereof	or part thereof		
2.	Ablution taps	One in each water closet	One in each water closet	One in each water closet	One in each water closet	One in each water closet
One water tap with draining arrangements shall be provided for every 50 persons or part thereof, in the vicinity of water closets and urinals						
3.	Urinals	.....	One per every 20 pupils or part thereof	.....	One per every 25 pupils or part thereof	.....
4.	Wash-basin	One per 15 pupils or part thereof	One for every 8 pupils or part thereof	One for every 6 pupils or part thereof	One for 40 pupils or part thereof	One per 40 pupils or part thereof
5.	Baths	One bath sink per 49 pupils	One for every 8 pupils or part thereof	One for every 6 pupils or part thereof	One for 40 pupils or part thereof	One per 40 pupils or part thereof
6.	Drinking water fountains	One for every 50 pupils or part thereof	One for every 50 pupils or part thereof	One for every 50 pupils or part thereof	One for every 50 pupils or part thereof	One for every 50 pupils or part thereof
7.	Cleaners sink	.....	One per floor minimum	One per floor minimum	One per floor minimum	One per floor minimum

TABLE 9
Sanitation Requirement for Institutional (Medical) Occupancy Hospital

Sl. No.	Fitments	Hospital with indoor patients for males and females	Hospital with Out-Door Patients		Administration Buildings	
			for males	for males	for males personnel	for female personnel
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1.	Water closet	One per every 8 beds or part thereof.	One for every 100 persons or part thereof	Two for every 100 persons or part thereof.	One for every 25 persons or part thereof.	One for every 25 persons or part thereof.
2.	Ablution taps	One in each water closet plus one water tap with draining arrangement in the vicinity of water closets and urinals for every 50 beds or part thereof.	One in each water closet	One in each water closet		One in each water closet
			One water tap with draining arrangements shall be provided for every 50 persons or part thereof, in the vicinity of water closets and urinals thereof.			
3.	Wash-basins	2 upto 30 beds; and one for every additional 30 beds	One for every 100 persons or part thereof. One for every 25 persons or part thereof.			

		or part thereof.				
4.	Bath with shower.	One bath with shower for every 8 beds or part thereof.			One on each floor	One on each floor
5.	Bed pan washing sinks	One for each ward				
6.	Cleaners sinks.	One for each ward			One per floor min.	One per floor min.
7.	Kitchen sinks and dish washers (Where kitchen is provided	One for each ward				
8.	Urinals		One for every 50 persons of part thereof		Nil upto 6 persons 1 for 7-20 persons 2. for 21-45 persons. 3. for 46-70 persons 4. for 71-100 persons 5. for 101-200 persons add at the rate of 3% for over 200 persons add at the rate of 2.5%	

TABLE 10
Sanitation Requirement for Institutional (Medical) Occupancy (Staff Quarters and Hospitals)

Sl. No.	Fitments	Doctor's Dormitories		Nurses Hostel
		for male staff	for female staff	
(1)	(2)	(3)	(4)	(5)
1.	Water closer	One for 4 persons	One for persons	One for 4 persons or part thereof.
2.	Ablution taps	One in each water closet.	One in each water closet.	One in each water closet.
		(1 water tap with draining arrangements shall be provided for every 50 persons or part thereof, in the vicinity of water closets and urinals.)		
3.	Wash-basins	One for every 8 persons or part thereof.	One for every 8 persons or part thereof.	One for every 8 persons or part thereof.
4.	Baths (with showers)	One for 4 persons or part thereof.	One for 4 persons or part thereof.	One for 4 persons or part thereof.
5.	Cleaner's sink	One per floor minimum	One per floor minimum	One per floor minimum

TABLE 11
Sanitation Requirement for Government or Semi-Public Business Occupancies

Sl.No.	Fitment	For male personnel	For male personnel
--------	---------	--------------------	--------------------

(1)	(2)	(3)	(4)
1.	Water closet	One for every 25 persons or part thereof.	One for every 15 persons or part thereof.
		One in each water closet	
2.	Ablution taps	one water tap with draining arrangements shall be provided for every 50 persons or part thereof, in the vicinity of water closets and urinals.)	One in each water closet
3.	Urinals	Nil upto 20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons from 101 to 200 persons add at the rate of 3 % for over 200 persons, add at the rate of 2.5%	
4.	Wash-basins	One for every 25 persons or part thereof.	
5.	Drining water fountains	One for every 100 persons with a minimum of one for each floor.,	
6.	Baths	Preferably one for each floor	
7.	Cleaner's sink	One per floor minimum preferably in or adjacent to sanitary	

TABLE 12
Sanitation Requirements for Assembly Occupany Buidlings (Theatres, Auditoriums and Cinemas)

Sl. No.	Fitment	For public		For staff	
		Male	Female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
1.	Water closets	1 per 100 persons upto 400 persons For over 400 persons, add at the rate of 1 per 250 persons or part thereof.	1 per 100 persons upto 200 persons For over 200 persons, add to the rate of 1 per 100 persons or part thereof. 1 in each water closet	1 for 1-15 persons 2 for 16-35 persons	1 for 1-12 persons 2 for 13-25 persons
2.	Ablution taps	1 in each water closet	1 in each water closet	1 in each water closet	1 in each water closet
		one water tap with draining arrangements shall be provided for every 50 persons or part thereof, in the vicinity of water closets and urinals.			
3.	Urinals	1 for 50 persons or part thereof		Nil upto 6 persons	
4.	Wash-basins	1 for every 200 persons or part thereof.	1 for every 200 persons or part thereof	1 for 1-15 persons 2 for 16-35 persons	1 for 1-12 persons 2 for 13-25 persons

TABLE 13
Sanitation Requirement for Assembly Occupancy Buildings (Art Galleries, Libraries and Museums)

Sl. No.	Fitments	For public		For staff	
		Male	Female	Male	female
(1)	(2)	(3)	(4)	(5)	(6)
1.	Water closets	1 per 200 persons upto 400 persons For over 400 persons, and at the rate of 1 per 250 persons or part thereof.	1 per 100 persons upto 200 persons For over 200 persons, and at the rate of 1 per 100 persons or part	1 for 1-15 persons 2 for 16-35 persons	1 for 1-12 persons 2 for 12-25 persons

			thereof.		
2.	Ablution taps	1 in each water closet	1 in each water closet	1 in each water closet	1 in each water closet
		one water tap with draining arrangements shall be provided for every 50 persons or part thereof, in the vicinity of water closets and urinals.			
3.	Urinals	1 for 50 persons		Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 1 for 1-15 persons 2 for 16-35 persons	1 for 1-12 persons 2 for 13-25 persons
4.	Wash-basins	1 for every 200 persons or part thereof. For over 400 persons, add at the rate of 1 per 100 persons or part thereof.	1 for every 200 persons or part thereof. For over 400 persons, add at the rate of 1 per 100 persons or part thereof.		

TABLE 14
Sanitation Requirements for Assembly Occupancies (Restaurants)

Sl. No.	Fitments	For public		For staff	
		Male	female	Male	Female
(1)	(2)	(3)	(4)	(5)	(6)
1.	Water closets	1 for 50 seats upto 200 seats for over 200 seats add at the rate of 1 per 100 seats or part thereof.	1 for 50 seats upto 200 seats for over 200 seats add at the rate of 1 per 100 seats or part thereof	1 for 1-15 persons 2 for 16-35 persons 3 for 36-65 persons 4 for 66-100 persons	1 for 1-12 persons 2 for 13-25 persons 3 for 26-40 persons 4 for 41-57 persons 5 for 58-77 persons 6 for 78-100 persons
2.	Ablution taps		1 in each water closet		
		one water tap with draining arrangements shall be provided for every 50 persons or part thereof, in the vicinity of water closets and urinals.			
3.	Urinals	1 for 50 seats		Nil upto	

				1-20 persons 1 for 1-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons	
4.	Wash basins	One for every water closet provided			
5.	Kitchen sinks & dish washers	One in each kitchen			
6.	Slop or service sinks	One in the restaurant			

TABLE 15
Sanitation Requirements for shops and Commercial Offices

Serial No.	Fitments	For personnel
(1)	(2)	(3)
1.	Water closet	One for every 25 persons or part thereof exceeding 15 including employees and customers). For female personnel one per every 15 persons part thereof exceeding 10.
2.	Drinking water fountain	One for every 100 persons within a minimum of one each floor.
3.	Wash basin	One for every 25 persons or part thereof.
4.	Urinals	Same as Sl.No.3 to table 11.
5.	Cleaner's sink	One per floor minimum, preferably in or adjacent to sanitary rooms.

TABLE 16
Sanitation Requirements for Factories

Sl.No.	Fitments	For male personnel	For female personnel
(1)	(2)	(3)	(4)
1.	Water closets	1 for 1-15 persons 2 for 16-35 persons 3 for 36-65 persons 4 for 66-100 persons for 101-200 persons, add at the rate of 3% For over 200 persons, add at the rate of 25%	1 for 1-12 persons 2 for 13-25 persons 3 for 26-40 persons 4 for 41-57 persons for 101 to 200 persons, add at the rate of 5% For over 200 persons, add at the rate of 4%
2.	Ablution taps	One in each water closet One water tap with draining arrangements shall be provided for every 50 persons or part thereof, in the vicinity of water closets and urinals.	
3.	Urinals	Nil upto 6 persons 1 for 1-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons from 101 to 200 persons add at the rate of 3% for over 200 persons, add at the	

		rate of 2.5%,	
4.	Washing taps with draining arrangements.	One for every 25 persons or part thereof.	One for every 25 persons or part thereof.
5.	Drinking water fountains	One for every 100 persons with a minimum of one for each floor.	
6.	Baths (Preferably showers)	As required for particular trades or occupations	

TABLE 17
Sanitation Requirements for Residences

Sl. No.	Fitments	Dwellings with individual conveniences	Dwellings without Individual conveniences
(1)	(2)	(3)	(4)
1.	Bath Room	1 provided with water tap.	1 for every two tenements
2.	Water closet	1	1 for every two tenements
3.	Sink or Nahani in the floor	1	
4.	Water Tap	1	1 with draining arrangements in each tenements.
			1 in Common water closets.

TABLE 18
Sanitary Requirements for Large Stations and Airports

Sl. No.	Place	WC for Males	WC for Females	Urinals for Males only
(1)	(2)	(3)	(4)	(5)
1.	Junction stations, intermediate stations and bus stations.	3 for 100 persons and 1 for every subsequent 1000 persons or part thereof.	4 for first 1000 persons and 1 for every additional 100 persons	4 for every 1000 persons and 1 for every additional 1000 persons
2.	Terminal stations and bus terminals	4 for 1000 persons and 1 for every subsequent 1000 persons or part thereof	5 for first 1000 persons and 1 for every subsequent 2000 persons or part thereof.	6 for first 1000 persons and 1 for every subsequent 100 persons or part thereof.
3.	Domestic ariports, Min. for 200 persons for 400 persons for 600 persons for 800 persons for 1000 persons	2 5 9 12 16 18	4 8 15 20 26 29	2 6 12 16 20 22
4.	International airports for 200 persons for 700 persons for 1000 persons	6 12 18	10 20 29	8 16 22

27. . :-

Mercantile and Storage Buildings.

27.1.

28. Rat proofing of Buildings :-

Every building or part thereof that is designed or intended for use for the handling, storage or scale of food stuff, shall conform to the requirements as follows:

(1) Every such building unless supported on posts shall have continuous foundation walls, extending from atleast 6 cm. below ground level to atleast 15 cm. above ground level or shall have a continuous floor of masonry. reinforced concrete or other equally rat proof materials.

(2) All opening in such foundations or floors, window, and drains and all junctions between foundation, wall and building wall shall be effectively rat i.e., windows and doors shall be tight fitting, other openings shall be securely covered with rat proof screening or grillage or shall be tightly closed with metal sheetings, concrete or other proofed rat proof materials.

28A. Industrial Buildings :-

28.1. Notwithstanding anything contained in these bye-laws and subject to the rules issued under the Indian Factories Act, 1948, every factory buildings, or a part thereof shall comply with the additional requirements of bye-laws No.28.2 to 28.5.

28.2. The locating of the factory site shall be governed by the provisions of the zoning Regulations. For areas having no development plans, the factory site shall have to be approved by the Authority.

28.3. In the case of factories constructed or converted for use as a factory after the date of enforcement of these bye-laws, the following additional requirements shall apply:-

(a) Exit and fire safety requirements shall conform to Part IV fire protection of National Building Code of India (See bye-law No.21).

(b) Disposal of Trade Water and Effluent:- In the case of a factory where, drainage system is proposed to be connected to the public sewerage system, prior approval of the arrangements shall be obtained from the Authority and a copy of the approval shall be attached with the notice. All drainage systems shall be connected by a suitable trap so as to exclude volatile and other objectionable matters.

(c) Requirements of water supply and sanitary installations shall be in accordance with Part IX plumbing Services Section 1 - water supply and Section 2 - Drainage and sanitation of National Building Code of India. Further, the number and location of the spittoons to be provided shall be to the satisfaction of the Chief Inspector of Factories or other appropriate authority (See Bye-law Nos.26.2. and 26.3).

28.4 Separate access shall be provided to be basement containing storage materials.

28.5 Absolute minimum width of any exit, corridor stair case shall be 1.5m.

29. Educational Buildings :-

29.1 The minimum size of study room, or rooms used for the purpose of instruction shall be 5.5 m and 4.5 m.

29.2 Every assembly room, gymnasium, class room or any room used for the purpose of instruction, shall have a clear height of 3.6 m. except under the girder which may project 60 cm. below the required ceiling height provided that such clear height for an assembly room or gymnasium need not exceed 2.5 m. either above or below a balcony or gallery.

29.3. No basement or cellar room shall be designed, constructed, altered, converted or used for the purpose of study or instructions.

30. Hotels :-

Restaurants, Boarding and Lodging Establishments.

30.1. The functional requirements of hotels and restaurants shall be in accordance with 15:6074:1971 Code for Functional Requirements.

30.2. There shall be an intervening room or vestibule between any toilet room and any room in which food or drink is prepared, served or stored, or in which the utensils are handled or stored.

30.3. The doors of the urinals, bath and toilet rooms, kitchen rooms, shall have automatic door closers.

30.4. All openings to the outer air including windows, sky lights shall be effectively screened with fly proof mesh.

30.5. The floors of all rooms in which food or drinks are stored prepared or served and all washing places shall be of such construction as to be impervious and capable of easily cleaned.

30.6. The walls of all rooms in which food and drinks are prepared or utensils are washed and the side walls of water closets, urinals and bath and toilet room shall have smooth washable surface upto a height of 1.5 cm. from the floor.

31. Assembly Buildings :-

31.1. No permission for construction of a building for a cinema or other purpose shall be granted by the Authority unless the construction of such building conforms to the rules under the Andhra Pradesh Cinema (Regulations) Act, and the zoning Reg. under the A.P.U.A. Law Act, 1975 or other relevant enactment.

31.2 In addition, assembly buildings shall conform to IS: 4878- 1968, bye-laws for Construction of Cinema buildings.

31.3. Exits and fire safety requirements shall be in accordance with Part IV Fire protection of National Building Code of India (see Bye-laws Nos. 21 and 22).

31.4. Requirements of water supply and sanitary installations shall be in accordance with part IX plumbing services Section 1 - water supply, Section 2- Drainage and sanitation of National Building Code of India (see bye-laws Nos.26.2 and 26.3).

31.5. Sites for Assembly Buildings other than Cinema Buildings.

31.6.1. Theatres and Public Assembly Halls other than cinema Halls. No person shall be permitted to erect or re-erect a building intended to be used as a theatre or a public assembly hall within a radius of 200m. of an existing theatre or public assembly hall. No such building shall be permitted in predominantly residential area unless such area is earmarked either in the layout or in the development plan.

31.6.2. The site of such building having a seating capacity of more than 200 persons shall be within a distance of 60 m. and such of the building having a seating capacity of 200 persons or less shall not be within a distance of 25 m. from a junction of two or more roads.

31.6.3. The site of theatre or public assembly hall shall not be within a distance of 180m. from a school, hospital or a palace or workshop and 50 m. from a petrol station.

31.7. If any portion of such building is intended to be used for residential purpose, such portion [except accommodation for the caretaker and his family] shall comply with the provisions of the bye-laws relating to the residential buildings.

32. Hazardous Buildings :-

(1) Special Bye-laws for petrol-cum-filling stations:-

(i) No pump shall be permitted within 60.96 meters from the centre of the nearest edge of any road junction.

(ii) No new pump shall be permitted within a distance of 182.88 metres from an existing pump measured along the road on which it abuts. The Commissioner, may relax this distance depending upon the circumstances.

(iii) No new pump shall be permitted on a site measuring less than 1,672.2 sq. metres.

(iv) The construction of a pump shall not be permitted within 15.24 metres of any residential building if it is likely to cause any public nuisance to the neighbourhood or hazard to public property or safety.

(2) Distance of the pump from the Carriage way:- The distance of the pump from the central line of the existing or proposed carriage way on which it abuts shall not be less than 19.812 metres.

(3) Frontage:- For easy flow of vehicles into and out of the station, the site shall be provided with a separate entrance and exit of not less than 6.096 metres wide and with easy curves at the entrance and exit so as to have a drive 9.144 metres away from the edge of the road. Set back of petrol pump from central line to the road frontage (width of plot): Up to 19 1/2 metres 30 More than 19 1/2 metres 36 metres.

(4) Buffer Strip:-

(1) A buffer strip of atleast 12 metres long and not less than 3 metres wide shall be provided with 16.00 cm. high kerbs on the periphery of the buffer strip to avoid vehicles crossing it. The Commissioner, M.C.H. may relax this rule if there is sufficient justification for the same with suitable notification;

(2) No structure or hoarding except approved standard identification signs and poles providing a clearance of atleast 3 metres above ground level shall be erected on the buffer strip. Cycle tracks, footpaths, etc., where they are necessary may be provided on the buffer strip.

(5) Visibility:-

(i) No structure shall be allowed between the pump and the road so that vehicles entering or leaving the stationary fully visible to the traffic using the main road;

(ii) No hedges of plants more than 0.6 meter high shall be grown on or around the buffer strip.

(6) Layout of entrance and exit:- The entrance and exit shall be atleast 9 metres wide with easy curves, with minimum radius of 15 mts. and the entire space required for the passage of vehicles shall be formed with asphalt or cement concrete.

(7) Lubratorium:- No structure of any kind shall be located with 3.6 metres from the fuel pump kurbing. Atleast one urinal and lavatory connected to the sewerage or to a separate tank shall be provided at a suitable place within the filling station area.

(8) Sign Boards and Lights:- An out sign board shall be put up for guidance of vehicles during the day, and shall be properly lit up during night. Alternatively red and green lights may be installed for use at night to indicate "exit" and "entrance" respectively. 2. Minimum angle of inter-section of drive way with the street pavement. 20° 3. Minimum distance from any drive way to any exterior property line. 7m 4. Minimum distance from any drive way to any interior plot line. 3m. 5. Minimum

distance between curb cuts. 10m

32.9. Sign Boards and Lights:- An out door design board shall be put up for guidance of vehicles during the day and shall be properly lit up during night. Alternatively red and green lights may be installed for use at night to indicate 'Exit' and 'Entrance' respectively. (see Bye-law No.27.2).