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NOTIFICATION

No. B.13017/8/2012-UD&PA, the 20th December, 2012. The following Regulations “**The Aizawl Municipal Council Building Regulations, 2012**” is hereby published for general information.

Sd/- **R.L. RINAWMA**

Principal Secretary to the Govt. of Mizoram,
UD & PA Department.

CONTENTS

Page No.

CHAPTER - I

DEFINITIONS AND ADMINISTRATION

1. Short title, extent and commencement	7
2. Applicability	7
3. Definitions	7
4. Application for building/demolition permission	18
5. Information accompanying application for building permission	20
6. Submission of Application and Payment of Fees	25
7. Grant or Refusal of Building Permission	26
8. Duration of Validity of Building Permission	26
9. Withdrawal of Application	27
10. Cancellation of Permit	27
11. Suspension of Permit	27
12. Notice for commencement of building work	27
13. Deviation during building construction	27
14. Inspection	28
15. Responsibilities and powers of Local Councils	28
16. Completion Certificate	28
17. Offences and Penalties	28
18. Unsafe Building/Structure	28
19. Architectural Control	29
20. Fees for building permission	29

CHAPTER - II

BUILDING REQUIREMENTS

21. Requirements of sites	30
22. Set Backs and Open Spaces	31
23. Minimum plot sizes	33

24. Distance from Electricity Lines	34
25. Minimum Off-Street Parking Space	34
26. Requirements of Parts of Building	35
27. Provision of Lift	36
28. Exits and Means of Access	36
29. Other Requirements of Exits	37

CHAPTER - III

STRUCTURAL SAFETY AND SERVICES

30. Structural Design	39
31. Quality of Materials and Workmanship	39
32. Building Services	39
33. Plumbing Services	39
34. Signs and Outdoor Display Structures	40
35. Fire Safety, Detection and Extinguishing System	40
36. Solar water heating system	40
37. Discharge of rain and waste water	41

CHAPTER - IV

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

38. Requirements of sanitary fittings for shops and commercial offices, hotels, educational occupancy, institutional medical occupancy (hospitals, staff quarters and hostels), Government and public business occupancies and offices, assembly occupancy buildings (cinema, theatre, auditorium etc.), assembly buildings (art galleries, libraries and museums), restaurants and factories shall be as shown in ANNEXURE G (a) to (k).	41
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CHAPTER - V

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

- | | |
|--|----|
| 39. Maximum permissible Floor Area ratio (F.A.R.)
height limitation, Maximum permissible coverage
and types of occupancy | 42 |
|--|----|

CHAPTER - VI

FACILITIES TO BE PROVIDED FOR PHYSICALLY CHALLENGED PERSONS

- | | |
|---------------------------|----|
| 40. Building Requirements | 44 |
| 41. Lift | 44 |
| 42. Toilet | 44 |

CHAPTER - VII

ERECTION OF TELECOMMUNICATION TOWERS

- | | |
|---|----|
| 43. Application | 45 |
| 44. Information accompanying application
for erection of telecommunication tower | 45 |
| 45. Location | 46 |
| 46. Type of Structure | 46 |
| 47. Fees for erection of telecommunication tower | 46 |

CHAPTER - VIII

MISCELLANEOUS PROVISIONS

48. Reporting of Contravention of Building Regulations	47
49. Relaxation	47
ANNEXURE - A.....	48
ANNEXURE - A-I.....	49
ANNEXURE - B.....	50
ANNEXURE - B-I.....	54
ANNEXURE - C.....	56
ANNEXURE - C-I.....	57
ANNEXURE - C-II.....	58
ANNEXURE - D.....	59
ANNEXURE - E.....	60
ANNEXURE - F.....	62
ANNEXURE - G.....	65
ANNEXURE - H.....	76

DEFINITIONS AND ADMINISTRATION

1. Short title, extent and commencement:—

- (1) These regulations may be called the Aizawl Municipal Council Building Regulations, 2011.
- (2) They shall apply to all the areas covered by the Aizawl Municipal Council.
- (3) They shall come into force on such date as the Aizawl Municipal Council may notify by notification in the Official Gazette.

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

namely:

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

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

- (1) **'Act'** means the Mizoram Municipalities Act, 2007 (Act No. 6 of 2007);
- (2) **'Advertising Sign'** means any surface or structure with characters, letters or illustrations applied thereto and displayed in any manner whatsoever out of doors for the purpose of advertising or to give information or to attract the public to any place, person, public performance, article or merchandise whatsoever, and which surface or structure is attached to or forms part of or is connected with any building, or is fixed to a tree or to the ground or to any pole, screen, fence or hoarding or displayed in space;

- (3) **'Alteration'** means a change from one occupancy to another, or a structural change or change of any component of the buildings;
- (4) **'Apartment'** means a building arranged/intended /designed for occupation by families independent of each other for the purpose of sale or lease to individual families;
- (5) **'Approved'** means approved by the Aizawl Municipal Council or any officer or person to whom appropriate power has been delegated by the Aizawl Municipal Council;
- (6) **'Applicant'** means every person who applies to the Aizawl Municipal Council for permission under these regulations;
- (7) **'Area'** in relation to a building means the superficies of a horizontal section thereof made at the plinth level inclusive of the external walls and of such portions of the party walls as belong to the building;
- (8) **'Balcony'** means a horizontal projection of a building including hand-rail, balustrade or a parapet to serve as a passage or a sitting out place;
- (9) **'Basement or Cellar'** means the lower storey of building below or partly below ground level;
- (10) **'Building'** means any structure constructed for whatsoever purpose and of whatsoever materials and every part thereof, whether used as human habitation or not and includes foundations, plinths, walls, floors, roofs, chimneys, plumbing and building services, fixed platforms, verandah, balcony, cornice or projection, part of a building or anything affixed thereto or any wall enclosing or intended to enclose any land or space and signs and outdoor display structures, monuments, memorials or any contrivance of permanent nature/stability built under or over ground.

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

- a) **'Multi-storied building'** means a building having a height of 15 metres or more.

- b) **'Special building'** means a building such as educational, assembly, institutional, industrial, storage, hazardous and mixed occupancies with any of the aforesaid occupancies having covered area more than 500 sq. metres.
- (i) **'Ordinary building'** Ordinary building means a building constructed with first class wooden posts, RCC posts up to the skirting level of the ground floor, wooden plank floor, bamboo or tile or sheet wall and thatched or GCI (galvanized corrugated iron) sheet roof covering;
- (ii) **'Semi-Permanent (Semi-Pucca) Building'** Semi-permanent (semi-pucca) building means a building constructed with RCC (reinforced cement concrete) column footings, RCC columns and RCC beams of pre-designed dimensions and specifications upto a height not exceeding 7.5 metres having timber flooring, brick/ concrete block masonry wall up to skirting level, AC sheet or bamboo walling above skirting, timber roof truss with G.C.I. sheet roofing;
- (iii) **'Permanent Building'** Permanent building means-
- (a) a building constructed with RCC foundation, column, beam, floor, roof and brick walling, or
- (b) a building constructed with steel structural members.
- (11) **'Building, Height'** of means —
- (i) in the case of flat roofs or hip type roofs, the vertical distance from the ground floor to the highest terrace level;
- (ii) in case of pitched roofs, the vertical distance from the ground floor up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof;
- (iii) in case of multi-storeyed buildings constructed on a slope having multiple ground floor levels, the vertical distance between any ground floor level and the corresponding highest point of the building directly above it.

- (iv) Architectural features serving no other function except that of decoration shall be excluded for the purpose of taking heights. The height of the building shall be taken up to the terrace level for the purpose of fire safety requirements.
- (12) **'Canopy'** means a projection from the face of the wall over an entry to the building at the lintel or slab level provided that -
- (i) it shall not project over the set back line;
 - (ii) it shall not be lower than 2.3 metres when measured from ground, and
 - (iii) there shall be no structure on it and the top shall remain open to the sky.
- (13) **'Chajja'** means a projection or horizontal structure overhang usually provided over opening of external walls to provide protection from sun and rain or from architectural consideration;
- (14) **'Coverage'** means the quotient obtained in terms of percentage by dividing the plinth areas of ground floor by plot area, i.e.,

$$\text{Coverage} = \frac{\text{Plinth area of ground floor} \times 100}{\text{Plot area}}$$

- (15) **'Covered Area'** means the ground area immediately above the plinth level covered by the building but does not include the space covered by -
- (i) garden, rockery, well and well structures, plant nursery, water pool, swimming pool (if uncovered), platform round tree, tank, fountain and bench;
 - (ii) drainage, culvert, conduit, catch-pit, gully-pit, chamber, gutter and the like, and
 - (iii) compound wall, gate, slide/swing door, canopy, and areas covered by chajja or similar projections and staircases which are uncovered and open at least on three sides and also open to the sky;

- (16) **'Density'** means concentration of population expressed in terms of the number of persons per hectares in a particular area;
- (17) **'Drain'** means a conduit or channel for the carriage of storm water, sewage or other used water and includes all fittings and equipments, such as manhole, inspection chambers, traps, gullies and floor traps used for the drainage of a building. It also includes open channel used for conveying surface water;
- (18) **'Demolition'** means total dismantling of an existing building;
- (19) **'Drainage'** means a system constructed for the purpose of removal of waste and surface water;
- (20) **'Dwelling'** means a building or a portion thereof which is designed or used wholly or principally for residential purposes for a family;
- (21) **'Exit'** means a passage, channel or means of egress from any building or floor area to a street or open space;
- (22) **'External Wall'** means an outer wall of a building not being a party wall even though adjoining to a wall of another building and also means a wall abutting on an interior open space of any building;
- (23) **'Floor'** means the lower surface in a storey on which one generally walks in a building, and does not include a mezzanine floor. The floor at ground level or immediately above the ground level shall be called the 'ground floor' and the floor above it shall be termed as the 'first floor' with the next higher floor being termed as the 'second floor' and so on;
- (24) **'Floor Area Ratio' (F.A.R.)** means the quotient obtained by dividing the total covered area (plinth area) of all floors by the area of a plot, i.e.,

$$\text{F.A.R.} = \frac{\text{Total covered area of all floors}}{\text{Plot area}}$$

- (25) **'Footing'** means a foundation unit constructed in brick-work, stone masonry or concrete under the base of a wall or column for the purpose of distributing the load over a larger area;
- (26) **'Foundation'** means that part of the structure which is in direct contact with the ground and which transmits load over it;
- (27) **'Garage'** means a building or portion thereof designed and used for parking of vehicles;
- (28) **'Ground Level'** means the level of the natural ground surface or the finished surface after leveling from where erection of the building starts;
- (29) **'Habitable Room'** means a room occupied or designed for occupancy by one or more persons for study, living, sleeping, eating, kitchen if it is used for a living room, but not including bathrooms, water closet compartment, laundries, corridors, cellars, attics and spaces that are not used frequently;
- (30) **'Licensed Structural Engineer/ Engineer/ Architect/ TownPlanner/ Supervisor/ Group or Firm'** means a qualified Structural Engineer etc., who has been given licence or recognised by the Aizawl Municipal Council. An architect who is registered as an architect by the Council of Architecture under the Architects Act, 1972 (20 of 1972) may be deemed to be licensed by the Aizawl Municipal Council by virtue of his/her registration with the Council of Architecture provided he/she enrolls himself/herself with the Aizawl Municipal Council.
- (31) **'Ledge'** means a shelf-like projection, supported in any manner whatsoever, except by means of vertical supports within a room itself but not having projection wider than one metre;

- (32) **'Lift'** means a mechanically guided car, platform for transport of persons and materials between two or more levels in a vertical or substantially vertical direction;
- (33) **'Loft'** means an intermediate floor between two floors or a residual space in a pitched roof, above normal floor level with a maximum height of 1.5 metre and which is used for storage purposes;
- (34) **'Master Plan'** means the Master Plan for Aizawl as approved by the Government under the Act which shall extend to the Aizawl Municipal Council area;
- (35) **'Mezzanine Floor'** means an intermediate floor between two floors above ground level;
- (36) **'Open Space'** means an area forming an integral part of the plot, left open to the sky;
- (37) **'Owner'** means a person or group of persons, a company, trust, institute, registered body, State or Central Government Departments and offices under them in whose name is vested the ownership dominion or title of the property and includes a receiver, executor or administrator, or a person who is legally empowered to construct or execute work on a building unit or structure or a manager appointed by any court of competent jurisdiction to have the charge of or to exercise the rights of the owner.
- (38) (1) **'Occupancy'** means the function or use of the building;
(2) (a) **Residential A:** These include any building in which sleeping accommodation is provided for normal residential purposes not exceeding 150 sq.m floor area.

- (b) **Residential B:** These include one or two or multi-family dwellings with residential accommodation exceeding 150 sq.m floor area.
- (c) **Special Residentials:** These include all lodging houses, dormitories, hostels and hotels with residential accommodation.
- (d) **Educational Buildings:** These include any building or part thereof used for school, college, primary and nursery school, education or research purpose and recreation not covered under Institutional.
- (e) **Mercantile (Commercial) Buildings:** These include any building or part of the building which is used for display or sale of merchandise such as shops, stores, markets etc., either whole-sale or retail, banking and financial institutions, private business houses and professional establishments of doctors, dentists, tailors etc. beauty parlour, barber shops, new stands, milk booth, lunch counters and restaurants.
- (f) **Institutional (Medical) Buildings:** These include any building or part thereof, which is used for purposes such as medical or other treatment or care of persons suffering from physical or mental illness, diseases or infirmity. Buildings and structures under this use shall include hospitals, clinics, homes for the aged and infirm, convalescent homes and orphanages, mental hospitals etc.
- (g) **Government Buildings:** These include any building or part of a building which is used for the transaction of Government business, for records keeping, accounts and similar purposes. Local Government and Semi-Government offices, court houses, public utility buildings including slaughter houses, jails and prisons etc., will be covered by this use.

- (h) **Assembly Buildings:** These include any building or part of a building where group of people (exceeding 100) congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and other purposes; for example, theatres, cinemas, assembly halls for educational, dramatic or theatrical presentation, auditorium, exhibition halls, art galleries, museums, libraries.
 - (i) **Industrial Buildings:** These include any building or part of building or structure in which products or materials of all kinds and properties are fabricated, assembled or processed e.g., workshops, assembly plants, laboratories, laundries, dairies, saw mills, power plants etc.
 - (j) **Storage Buildings:** These include any building or part thereof used primarily for the storage or shelter of goods, wares or merchandise and include buildings used as warehouse, cold storage, freight depot, transit shed, store house, public garage, hanger, truck terminal, grain elevator, barn and stables.
 - (k) **Hazardous Buildings:** These include any building or part of a building which is used for the storage, handling, manufacture or processing of highly combustible, explosive, poisonous, irritant, toxic or noxious materials or products or materials producing dust.
- (39) **'Parapet'** means a low wall or railing built along the edge of a floor or a roof;
- (40) **'Parking Space'** means an enclosed or unenclosed covered or open area sufficient in size to park vehicles. Parking spaces shall be served by a driveway connecting them with a street or alley and permitting ingress and egress of vehicles;

- (41) **'Party Wall'** includes
- (i) a wall forming part of a building and being used and constructed to be used in any part of the height or length of such wall for separation of adjoining buildings belonging to different owners or constructed or adopted to be occupied by different persons, and
 - (ii) a wall forming part of a building and standing in any part of the length of such wall, to a greater extent than the projection of the footing on one side or ground of different owners;
- (42) **'Permission or Permit'** means a valid permission or authorisation in writing by the Aizawl Municipal Council or any person authorised by it in this behalf to carry out development or work regulated by these regulations;
- (43) **'Plinth'** means the portion of a structure between the level of the ground and the floor immediately above the ground;
- (44) **'Plinth Area'** means the built-up covered area measured at the floor level of the ground floor or of any storey;
- (45) **'Plot or Site'** means a parcel or piece of land enclosed by definite boundaries;
- (46) **'Road/Street'** means any highway, street, land, pathway, alley, stairway, passageway, carriageway, footway, square, place or bridge, whether a thorough-fare or over which the public have a right of passage or access or have passed and have access uninterruptedly for a specified period, whether existing or proposed in any scheme and includes all bends, channels, ditches, storm water drains, culverts, sidewalks, traffic islands, roadside trees and hedges, retaining walls, fences, barriers and railings within the street lines;

- (47) **'Room Height'** means the vertical distance measured from the finished floor surface to the finished ceiling surface;
- (48) **'Sanctioned Plan'** means a set of plans and specifications submitted under these regulations in connection with a building and duly approved and sanctioned by the Aizawl Municipal Council;
- (49) **'Set Back'** means the open space from the proposed building to the plot boundaries beyond which nothing can be constructed towards the boundaries;
- (50) **'Spiral Staircase'** means a staircase having treads forming continuous winding curve round a central point or axis provided in the open/covered/semi-covered space;
- (a) Stair cover or Mumty means a structure with a roof over a staircase and its landing built to enclose only the stairs for the purpose of providing protection from weather and not used for human habitation.
- (51) **'Storey'** means the portion of building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between any floor and the ceiling next above it.
- (52) **'To make Material Alterations'** means to make any modification in any existing building by way of addition or alteration or any other change which may affect the appearance, occupancy and safety of the building.
- (53) **'Total Floor Area'** means the area of all floors of a building including habitable rooms, attic, basement and mezzanine floor;
- (54) **'Travel Distance'** means the distance an occupant has to travel to reach the exit from the remotest point;

- (55) **'Unauthorised Construction'** means the erection or re-erection, addition or alteration which is not approved or sanctioned by the Aizawl Municipal Council;
- (56) **'Verandah'** means a covered/semi-covered/open area with at least one side open to the outside and the floor of which is resting on the ground;
- (57) **'Local Council'** means a Local Council constituted under sub-section (3) of section 23 of the Mizoram Municipalities, Act 2007 (as amended in 2009);
- (58) **'Water Closet'** or 'W.C.' means a privy with an arrangement for flushing/cleaning the pan with water;
- (59) **'Wheel Chair'** means a device used by a disabled person for mobility;
- (60) Words and expressions used but not defined in these regulations shall have the same meaning and sense as in the Mizoram Municipalities Act, 2007 (as amended in 2009) and the Rules made thereunder.

4. Application for building/demolition permission:—

- (1) Every person, including Central and State Government Departments and Semi-Government Departments/Organisations excluding the Defence Ministry, who intends to erect, re-erect or make material/structural alterations (except internal alterations which do not affect the safety of the building) shall obtain a building permit by giving an application to the Aizawl Municipal Council in the prescribed form given in Annexure A to be purchased from the office of the Aizawl Municipal Council. The application shall be accompanied by the prescribed fees and three copies each of the documents mentioned in regulations 5(1) to 5(4) below. One copy each of these documents shall be returned to the applicant after issue of permission or refusal.

- (2) In the case of proposal for demolition of any building, application may be submitted to the Aizawl Municipal Council on plain paper. The application shall contain proof of ownership, reason for the proposed demolition, location of the building, the date of the proposed demolition, the possible danger which the proposed demolition is likely to cause to the adjoining areas, if any, the over-all effect of the demolition on the locality, and No Objection Certificate (NOC) from the Local Council within whose jurisdiction the building is situated and other relevant information.
- (3) In regard to vertical extension of a building, for erection/ construction of mummy, overhead water tank, greenhouse or other building services within the prescribed set backs, no permission is required if the height of the proposed erection/ construction is up to a maximum of 3 metres."
- (4) In the case of horizontal extension of a building, for addition/ extension of building/building services up to a maximum of 1.82m (6 ft.) between two adjacent columns within the prescribed set backs, application may be made on plain paper enclosing NOC from the concerned Local Council and an attested copy of land lease;
Provided that, if the proposed extension is likely to affect the structural safety of the building, the Aizawl Municipal Council shall have the power to require submission of application for building permission in the usual/prescribed manner or demand a certificate of structural safety.

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

Provided further that no permission for demolition of a building shall be necessary in case of ordinary buildings except those situated along the motorable (black top) road.

5. **Information accompanying application for building permission:—**

- (1) In the case of **ordinary building**, the following information shall accompany the application for building permission:
 - (i) Ownership Title.
 - (ii) NOC from the concerned Local Council.
 - (iii) A certificate of structural soundness of the existing building in case of proposed addition.
 - (iv) Receipt of Latest Property Tax paid.
- (2) In the case of **semi-permanent building**, the following information shall accompany application for building permission:
 - (i) Ownership Title;
 - (ii) NOC from the concerned Local Council.
 - (iii) Sketch plan and undertaking of structural safety prepared by Aizawl Municipal Council and Technical License Holder registered under AMC.
 - (iv) A certificate of structural soundness of existing building in case of proposed addition.
 - (v) Receipt of Latest Property Tax paid.
- (3) In the case of **concrete building**, the following information shall accompany the application for building permission:
 - (i) Site Plan
 - (ii) Ownership title;
 - (iii) Building Plans;
 - (iv) NOC from the concerned Local Council;
 - (v) Structural drawing, and
 - (vi) Specifications.
 - (vii) A certificate of structural soundness of the existing building in case of proposed addition.
 - (viii) Receipt of Latest Property Tax paid.
 - (ix) NOC shall be obtained from the Local Fire Station for building above 15m.

Provided that in the case of building up to G+2 or 10 metres in height, (v) and (vi) above shall not be necessary if an undertaking of structural safety by Design Cell, Aizawl Municipal Council or by a competent technical person registered under Aizawl Municipal Council is enclosed with the application.

Provided that if the applicant and the LSC holder is not same, then NOC from the LSC holder countersigned by concerned Local Council shall be enclosed. In case, if the LSC holder is a deceased then Heirship Certificate shall be enclosed.

- (4) If a Local Council refuses to issue No Objection Certificate to any person for building construction as indicated in regulations 5(1) to 5(3) above, and if such person is aggrieved by such refusal, he may approach the Aizawl Municipal Council by submitting an application on plain paper. On receipt of such application, the Aizawl Municipal Council shall ascertain from the concerned Local Council the reason or reasons for refusing the No Objection Certificate and make necessary investigation. Thereafter, the Aizawl Municipal Council shall take a decision as to whether or not construction of building is permissible.
- (5) **Site Plan** shall be drawn to scales as shown below :

Sl.No.	Size of Plot (in sq.m)	Scale
1	Up to 150	1:50, 1:75, 1:100
2	From 151 to 250	1:100, 1:150, 1:200
3	From 251 to 500	1:200, 1:250, 1:300
4	Above 500	1:300, 1:350, 1:400, 1:500

and shall show :-

- (i) boundaries of plot with dimensions;
- (ii) position of the plot in relation to the neighbouring streets;
- (iii) position of the proposed building in relation to north direction of the site;
- (iv) plot area, coverage and F.A.R;

- (v) sewerage and surface drains, position and sizes of septic tank and soak pit;
 - (vi) set backs of the building;
 - (vii) all existing structures on the plot, and
 - (viii) any other particular as may be prescribed by the Aizawl Municipal Council;
- (6) **Building plans** accompanying the application shall be drawn to a scales of 1:50, 1:75, 1:100, 1:125 or 1:150. In case of exceptionally large buildings, a key plan to a scale of 1:200 shall also accompany the drawings. The **Building Plans** shall :
- (i) include floor plans of all floors indicating the use of each floor of the building;
 - (ii) indicate height of the building and parapet;
 - (iii) give dimensions of the projected portions;
 - (iv) include a roof plan indicating drainage and roof slope in case of building proposal having pitch roof(s);
 - (v) specify the total floor area of the building;
 - (vi) include one elevation and sectional elevation in longitudinal directions indicating staircases, fire escape, lift well etc., and ground profile;
 - (vii) provide for parking space, where necessary;
 - (viii) include site development and permanent structures like retaining wall, surface drain, approach road, steps etc., pertaining to the building, and
 - (ix) include provision for a suitable rain water harvesting facility.
- (7) **Specifications:-** General specifications shall indicate the types and grades of materials to be used.
- (8) **Structural Drawings:-** The structural drawings shall be prepared by a competent engineer/structural engineer as per the relevant provisions of the Indian Standard Code of Practice as given in **ANNEXURE - F**.

- (9) **Ownership Title:-** An attested copy of land settlement certificate (LSC) or house pass or sale/lease deed shall also accompany the application.
- (10) **Colour Code:-** The plans accompanying the applications shall have the colour scheme as specified in the Table given below and such colour scheme shall be indicated in the legend of the plan.

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

- (11) **Planning, Designing and Supervision of Building Works and signing of plans:** - Every building work for which permission is sought under these Regulations, except building works relating to ordinary buildings, shall be planned, designed and supervised by licensed/registered technical personnel. All plans and drawing shall be duly signed by the applicant and by the licensed/registered technical person who has planned and designed the same.

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

- (12) **Qualifications and Competence of Technical Personnel:-**
The qualifications and competence of the technical personnel and licence fees shall be as given in Annexure B.
- (13) A fine ranging from rupees one thousand to rupees five thousand may be imposed on a technical person by any person authorized by the Aizawl Municipal Council on this behalf for any of the following reasons:
- (i) failure to supervise construction of a building in respect of which he signs the plans and drawings;
 - (ii) failure to give completion certificate in the form as prescribed under Regulation 12 read with Annexure D;
 - (iii) failure to report deviation from the sanctioned plan as required under Regulation 13;
 - (iv) failure to give commencement certificate in the form as prescribed under Regulation 16 read with Annexure E;
 - (v) preparation, on more than two occasions, of plans and drawings of a project which are not in conformity with the requirements of the Regulations, and
 - (vi) Failure to comply with any of the Duties & Responsibilities of Technical persons as stated in ANNEXURE B- 1.

Provided that the technical person concerned shall be given a reasonable opportunity to explain why such fine shall not be imposed on him/her.

- (16) Every technical person, including a Group or Firm except Architects registered under Council of Architecture (COA), shall make a security deposit with the Aizawl Municipal Council as follows:

(a)	Group/Firm	.....	~	30,000.00
(b)	Structural Engineer	.....	~	15,000.00
(c)	Engineer	.....	~	10,000.00
(d)	Town Planner	.....	~	10,000.00
(e)	Supervisor	.....	~	5,000.00

However, any of the enlisted Architect under Aizawl Municipal Council found to contravene Regulation 5(13) of Aizawl Municipal Council Building Regulation shall be informed to the Council of Architecture (COA) for cancellation/suspension of his/her registration.

Technical person or Group/Firm from outside the State of Mizoram/Non Tribal shall possess valid Inner Line Permit (ILP) with atleast 2 years validity and other necessary documents which includes valid registration under AMC, work permit from the concerned Department etc. in order to provide professional expertise within the Aizawl Municipal Council Area. In addition , Technical person or Group/Firm from outside the State of Mizoram/Non Tribal shall pay the double of the entire License fee and security.

The security deposit, or the balance thereof after deduction of fine, if any, shall be reimbursed to the technical person concerned at the expiry of his/her license/registration.

- (17) **Duties and responsibilities of technical personnel and applicant/owner:** - The duties and responsibilities of technical personnel and the applicant/owner shall be as in ANNEXURE B-I.

- 6. Submission of Application and Payment of Fees:—**
Application in the prescribed form and complete in all respects shall be submitted to the office of the Aizawl Municipal Council. If the application is found to be in order and complete in all respects, the amount of fee payable shall be calculated under Regulation 20 of the Aizawl Municipal Council Building Regulations, 2012 and the same shall be paid to the Aizawl Municipal Council by the applicant for which two copies of receipt shall be issued. The applicant shall enclose the duplicate copy of the receipt with his application which is to be submitted to the Aizawl Municipal Council. If the application is found to be not in order, the same shall be returned to the applicant.

7. Grant of Building Permission :—

- (a) The Aizawl Municipal Council may grant permission or may grant permission after modification(s), based on conformity or otherwise with these regulations and shall communicate its decision to the applicant. Grant of permission shall be communicated to the applicant in the prescribed form given in ANNEXURE C. A copy thereof shall be endorsed to the concerned Local Council and the concerned technical person.

Provided that if, within 30 days of receipt of the application complete in all respects along with a duplicate copy of receipt for payment of the prescribed fee, the Aizawl Municipal Council fails to intimate to the applicant its refusal or sanction or any intimation, the application with its plans and specifications shall be deemed to have been sanctioned provided the fact is brought to the notice of the Aizawl Municipal Council in writing by the applicant within seven days.

- (b) Refusal of Building Permission: If permission is to be refused, the applicant shall be given an opportunity to show cause why permission as sought for should not be refused in the form prescribed in ANNEXURE C-I. A copy thereof shall be endorsed to the concerned Local Council and the concerned technical person.

Provided that if the applicant did not comply to the show cause notice given within a specific period. The application shall be refused in the form prescribed in ANNEXURE C-II.

8. Duration of Validity of Building Permission : —

The building permission once accorded shall remain valid up to one year. Fees for extension every year, which may for a period up to one year, shall be one-fourth of the original fees paid earlier.

9. Withdrawal of Application : —

The applicant may withdraw his application at any time prior to sanction, and such withdrawal shall terminate all proceedings with respect to such application, but the fees paid shall not be refunded.

10. Cancellation of Permit : —

If, at any time after the issuance of the permit, if the Aizawl Municipal Council is satisfied that such permit was granted in consequence of any material misrepresentation or fraudulent statement contained in the application given or information furnished, the Aizawl Municipal Council has the right to cancel the permit and any work done or rendered shall be deemed to have been done without permission.

11. Suspension of Permit : —

Building permit granted under these Regulations shall be deemed to be suspended in case of resignation by the technical person who supervises the building work till new technical person is engaged and the Aizawl Municipal Council is informed of such engagement by the permit holder. Any work done during the period of suspension shall be treated as unauthorised construction.

12. Notice for commencement of building work :—

Before the commencement of the work the owner shall give notice to the Aizawl Municipal Council in the prescribed proforma given in Annexure D indicating the date on which he proposes to commence the work and the Aizawl Municipal Council shall inspect the work within fourteen days from the date on which the work is to commence as indicated in the proforma.

13. Deviation during building construction :—

For any deviation from the sanctioned plan during any stage of construction, permission of the Aizawl Municipal Council shall be obtained by the person who has obtained permission for building construction and if the construction is not according to the approved plan; action shall be taken as per the provisions of the Act. Any deviation from the sanctioned plan shall be immediately reported to the Aizawl Municipal Council by the technical person who supervises the work of building construction.

14. Inspection : —

The Aizawl Municipal Council shall carry out inspection of the construction works, from the receipt of commencement of work to the receipt of completion certificate, at various stages of construction to ascertain whether the work is proceeding as per the provisions of these Regulations and the sanctioned plan.

15. Responsibilities and powers of Local Councils:—

It shall be the responsibility of the concerned Local Council to ensure general compliance with the provisions of these Regulations by everybody in its jurisdiction. In particular, the Local Council shall ensure that no person constructs a house or modifies or alters it without obtaining permission from the Aizawl Municipal Council and that the requirements of set backs for front, sides and rear of a building are strictly observed. The concerned Local Council is, by virtue of this provision, empowered to give a stay of construction of a building for any violation of the provisions of these Regulations or the Master Plan/Zonal Development Plan or violation of the conditions of the building permission. If a stay is given by the Local Council, a copy of the stay order shall immediately be forwarded to the Aizawl Municipal Council which may confirm or cancel the stay after necessary enquiry and verification.

16. Completion Certificate :—

On completion of the building, the owner through the licensed engineer, registered architect etc., who has supervised the construction shall give completion certificate to the Aizawl Municipal Council in the form as given in Annexure E.

17. Offences and Penalties:—

Contravention of any of these regulations shall be dealt with as per the provisions of Sections 137, 374 and 386 of the Act'.

18. Unsafe Building/Structure:—

Any building/structure reported to be unsafe or damaged shall be examined by a technical committee to be constituted by the Aizawl

Municipal Council which shall make a written record of its finding and recommendations. The Aizawl Municipal Council shall, after taking the recommendations of the committee into consideration, give necessary direction to the owner or occupier to complete repairs as may be specified or to demolish the building within specified time and shall be dealt with as per the provision of Section 165 and 335 of the Act.

Provided that the Aizawl Municipal Council shall have the power to get any building which has been declared as unsafe evacuated at any time with the help of police, if necessary.

19. Architectural Control :—

Any proposal for construction of a building in an important area of Aizawl city or of an important monumental building or of a building in the proximity of an area or building of historical importance may be referred to a Committee to be formed by the Aizawl Municipal Council. The Aizawl Municipal Council may, after taking the recommendations of the committee into consideration, give necessary direction which shall be complied with by the person who proposes to construct such building.

20. Fees for building permission:—

Fees to be paid on application for building permission shall be as per the provisions which are as under:

Sl.No.		<i>For the first storey</i>	<i>Second and subsequent storey</i>
		<i>Rupees</i>	<i>Rupees</i>
1	For a ground area upto 100 sq. m	100	200 per storey
2	For a ground area of more than 100 sq.m but not exceeding 250 sq.m	200	400 per storey
3	For ground area of more than 250 sq.m but not exceeding 500 sq.m	400	800 per storey
4	For ground area of more than 500 sq.m but not exceeding 1000 sq.m	800	1600 per storey
5	For a ground area of more than 1000 sq.m and above.	2000	4000 per storey

Explanation:

- (i) For the purpose of calculation of fees, ground area shall mean the area of the portion which is proposed to be built upon including the internal courtyard.
- (ii) For purposes of the above table, the basement, where provided, will be regarded as the first storey, the ground floor over the basement as the second storey and so on.
- (iii) In case an application is rejected 5% of the fee due shall be retained and the balance shall be refunded to the applicant under the orders of Secretary of the Aizawl Municipal Council.

CHAPTER - II

BUILDING REQUIREMENTS

21. Requirements of sites : —

Any piece of land can be used as a site for construction provided –

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

22. Set Backs and Open Spaces:

(i)The following setbacks and open spaces are mentioned below

Items	As per Regulations
<i>Front Set Back</i>	a) Small Plot area above (46.45 sq.m to 93 sq.m) : 1.2m
	b) Plot area above (93 sq.m to 130 sq.m) : 1.5m
	c) Plot area above 130.00 sq.m : 2.0
	d) Plot depth less than 9m : 1.2.m
	e) Plot having road reserve of 3-5m or more : (provided formation width of road fronted is at least 6m) : 0.9m
	f) Plot having road reserve of 5m or more : (provided formation width of road fronted is at least 6m) 0.6m
	g) Plot situated along on existing row of commercial buildings : to be decided on merit of individual case.
	h) irregular shaped plots: The average of the prescribed values subject to a minimum of 0.6m
	i) Plot where immediate neighbouring plots on the both adjacent sides have constructed their buiding up to the edge of the road fronting their plots and up to their plot lines at the sides: 1.2m front setback (from the road reserve, if any).
<i>Side Set Back</i>	a) Small plot area above (46.45 sq.m to 93 sq.m) : 0.6m
	b) Plot area above (93 sq.m upto 130 sq.m) :0.9m
	c) Plots area above 130.00 sq.m : 1.2m
	d) Plot width upto 9 m : 0.6m
	e) Plot is situated along an existing row of commercial buildings: No setback required.
	f) Irregular shaped plots: The average of prescribed values subject to a minimum of 0.6m.
	g) Plot where immediate neighbouring plots on both adjacent sides have constructed their building up to the edge of the road fronting their plots and up to their plot lines at the sides: 0.6m (side and rear set back).
	<i>Rear Set Back</i>	a) Small plot area above (46.45 sq.m to 93sq.m) : 0.6m
b) Plot area above (93 sq.m upto 130 sq.m) : 0.9m	
c) Plots area above 130.00 sq.m : 1.2m	
d) Plot width upto 9 m : 0.6m	

(ii) In case where the site fronts two or more streets, the frontage would be on the street having the longer or longest width. In cases where the streets are of the same width, then the longer/ longest side of the plot will decide the frontage and open spaces.

(iii) The minimum distance between any two or more buildings within one plot shall be 2.4 m if one of the buildings or both the buildings is/are multi-storied; otherwise, it shall be 1.2m provided that in the former case where the buildings are not parallel, the average of the prescribe distance may be acceptable with a minimum distance of 1.2m.

(iv) For plots above 130 sq. m not fronted by a vehicular access/ approach, the front setback shall be relaxed to 1.2m. For plots above 93sq.m and upto130sq.m, the front setback may be 0.90m. For small plots, the front setback may be relaxed to 0.6m and It may however be noted that for the various plot sizes the corresponding side and rear setbacks shall remain the same.

(v) In respect of a plot situated along an existing row of commercial buildings, setbacks may be decided on merit of individual case after taking the recommendation of the Committee on Relaxation into consideration.

(vi) For vertical extension/addition of an existing building wherein any further lateral development is restricted by the Regulations, the existing structural columns and non-cantilevered beams lying in the specified side and rear set backs may be allowed to continue in the vertical extension/addition. No other structure except structural columns and non-cantilevered beams, floor slabs and safety measures such as railings shall be allowed within the prescribed set back area or side set back area.

(vii) Steps or ramps constructed along the existing ground profile or slope may be allowed in the prescribed set back areas. In addition, building services such as underground water tanks, septic tank, soak pit, inspection chamber, etc may be allowed within the prescribed set back areas, provided that such structures remain flushed with the adjoining ground/slope.

(viii) Chajjas, sunshades and rain gutters may be allowed to project up to 0.45m (1½ ft.) within the prescribed setback area, provided that there is a minimum of 1.2 m wide setback on the respective side.

(xi) In case of very small plots (less than 46.45 sq m) setbacks may be decided in consultation with leaders of the Local Council.

(x) If, in the interest of the public, it becomes necessary to prescribe a larger set back (that is to say, the front, sides and rear open spaces), taking into consideration the Master Plan/Zonal Development Plan, the size of the plot, the area in which the building is situated, the height of the building or any other relevant factor, the Aizawl Municipal Council shall have the power to do so and the reason or reasons thereof shall be communicated to the applicant in writing.

23. Minimum plot sizes:

- (i) **For residential:** - The minimum plot size shall be 93 sq.m, with a minimum width of 8m.
- (ii) **For commercial:-** The minimum plot size shall be 50 sq.m, with a minimum width of 6m.
- (iii) **For service, small-scale and cottage industries:-** The minimum size of plot shall not be less than 50 sq.m. For automobile workshop, the minimum plot size shall be 300 sq.m.
- (iv) **For medium industry:-** The minimum size of plot shall be 1800 sq.m.
- (v) **For auditorium, museum, library:** The minimum size of plot shall be 800 sq.m.
- (vi) **For LIG / EWS Housing:-** The minimum plot size shall be 46.45 sq.m per unit.

Explanation:

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

24.Distance from Electricity Lines:

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

Sl.No	Distance from Electricity Lines	Vertically	Horizontally
1	Low and Medium Voltage lines and services lines.	2.5 metres	1.2 metres
2	High voltage lines up to and including 33.000V.	3.7 metres	2.0 metres
3	Extra high voltage lines beyond 33.00V.	3.7 metres <i>(plus 0.3m for every additional 30,000v or part thereof)</i>	2.0 metres <i>(plus 0.3m for every additional 30,000v or part thereof)</i>

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

Sl.No	Type of occupancy	One parking space for every	Size
1	Residential A	100 sq.m of floor area	2.5m x 4.5m
2	Residential B	—do—	—do—
3	Special Residential	200 sq.m of floor area	2.5m x 5m
4	Educational	75 sq.m of floor area	—do—
5	Mercantile (Commercial)	75 sq.m of floor area for plots above 250 sq.m	—do—
6	Institution	15 beds	—do—
7	Govt. or Semi-Public	75 sq.m of floor area	—do—
8	Assembly		—do—
	(a) Theatres, cinemas, auditorium, assembly halls, stadium etc.	25 seats	—do—
	(b) Museums, exhibition halls, galleries, libraries etc	100 sq.m of floor area	—do—
9	Industrial	200 sq.m of floor area	—do—
10	Storage	—do—	—do—
11	Hazardous	—do—	—do—

Provided that depending on occupancy requirements, the AMC shall have powers to insist upon provisions for parking of medium and heavy vehicles in addition to the scales prescribed above.

26. Requirements of Parts of Building:

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

Sl.No	Parts of building	Minimum width	Minimum Floor area	Minimum Floor height
1	Habitable room	2.4m	7.5 sq.m	2.4m
2	Kitchen	1.8m	5.0m 5.0 sq.m	2.4m
3	(a) Bathroom (single)	1.2m	1.8m 1.8sq.m	2.2m
	(b) Combined bath & Water Closet	1.2m	2.8sq.m	2.2m
	(c) Water Closet	0.9m	1.1 sq.m	2.2m
4	Mezzanine floor	Maximum coverage of 33.3% of Plinth area of the building	9.5 sq.m	2.2m
5	Loft	Maximum coverage of 26% of room size	—	1.5m
6	Ledge	Maximum coverage of 25% of room size	—	2.2m
7	Parking Space	—	a) Residential 2.5m x 4.5m	2.4m
			b) Others 2.5m x 5.0m	2.4m
8	Parapet	—	—	1.0m
9	Staircase	Maximum height of of Riser: 20cm (8")	Width of tread: 25.4cm (10")	1.2m. 2.2m below landing of a staircase.

Provided that other than those mention above, the requirement of parts of buildings may be regulated as per the provisions of the National Building Code, 2005.

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

- (a) **Plinth:** The plinth of any part of a building may be raised above ground level or road level so that adequate drainage of site is assured. This may preferably be not less than 0.45 metre. Every interior court-yard or garage may be raised by a minimum of 0.15 metre above ground level and may be satisfactorily drained.
- (b) **Roofs:** The roofs shall be so constructed to permit effective drainage of the rain water thereof by means of rain gutters and closed conduits of suitable material and adequate capacity, joined and fixed so as to ensure that rain water is properly discharged at ground level by pipe and dampness does not occur in any part of the walls or foundations of the buildings or those of adjacent buildings, and no spout should be allowed to drain into the road or public area or within the adjacent compound or building. For buildings with RCC roofing, water proofing material shall be used at the roof level.

Any incomplete floor or completed flat roof which is accessible shall be provided with safety measures such as fencing or parapet.

27. Provision of Lift:

Provision of lifts shall be made mandatory for special residential, mercantile, institutional and government or semi-public buildings having four floors or more. In counting the number of floors for provision of lift, a floor which has a separate and independent entrance shall not be counted.

28. Exits and Means of Access:

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

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

29. Other Requirements of Exits:

- (1) **Doorways:** The minimum width of an exit doorway shall not be less than 90 cm. and the minimum height shall not be less than 195 cm.
- (2) **Stairways:**
 - (i) The minimum width of an internal staircase shall be 120 cm., except in the case of residential dwellings where the minimum width shall be 100 cm.
 - (ii) In the case of residential buildings, the minimum width of treads without nosing shall be 25.4 cm for an internal staircase. In case of other buildings, the tread shall be 30 cm.
 - (iii) The maximum height of riser shall be 20 cm.
 - (iv) Handrail shall be provided with a minimum height of 90 cm. from the centre of the tread.
- (3) **Fire escape or external stairs:** All buildings with Ground + three floors shall have at least one fire escape other than the main stairs. In large buildings, the fire escape placements shall be dictated by the traveling distance, the maximum of which should not be more than 22 metres.

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

Fire escapes shall be regulated as under:

- (i) All fire escapes shall be directly connected to the ground.
 - (ii) Entrance to fire escapes shall be separated and remote from internal staircase.
 - (iii) The route to fire escapes shall be free of obstructions at all times, except a doorway leading to the fire escape which shall have the required fire resistance.
 - (iv) Fire escapes shall be constructed of non-combustible materials.
 - (v) It shall have straight flight not less than 75 cm wide with 20 cm tread and riser not more than 19 cm. The number of risers shall be limited to 16 per flight.
 - (vi) The height of hand rails shall not be less than 100 cm.
- (4) **Spiral Stairs (Fire Escape):** The use of spiral staircase shall be limited to low occupant load and to buildings of the height of 9 metres unless it is connected to platform such as balconies and terraces.
- (5) **Ramps:** Ramps shall be provided within or as an appendage to a building if required by the function of the building. In general, ramps shall have a minimum width of 1.5 metre and a maximum slope of 1 vertical: 10 horizontal. In special cases, steeper slopes may be allowed but in no case greater than 1: 6. In case of hospitals, the minimum width shall be 2.2 metre. The ramps shall be finished with non-slip surface and handrails with a minimum height of 90 cm. shall be provided on the free edges. Level platforms of at least 1.8 metre x 1.8 metre size shall be provided at every turn and at intervals of at least 9.5 metre for the purpose of rest and safety. Each ramp shall have at least 1.8 metre x 1.8 metre size platform at the top and bottom.

CHAPTER - III

STRUCTURAL SAFETY AND SERVICES

30. Structural Design:

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

31. Quality of Materials and Workmanship:

All materials and workmanship shall be of good quality conforming generally to the accepted standards of Public Works Department of Mizoram and the Indian Standards Specifications and Codes as included in Part V-Building Materials and Part VIII - Constructional Practices and Safety of the National Building Code of India, 2005.

32. Building Services:

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

33. Plumbing Services:

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

A septic tank of appropriate capacity with soak pit or any other suitable sludge disposal system shall be provided for all water closets/latrines. Such provisions shall not be located within a radius of 15 metres from a water source.

A suitable rain water harvesting facility shall also be provided in all buildings.

34. Signs and Outdoor Display Structures:

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

35. Fire Safety, Detection and Extinguishing Systems:

- (i) The Aizawl Municipal Council while according permission shall take into consideration the Code of Practice and Standards of Requirements recommended in the National Building Code of India, 2005.
- (ii) All buildings in their design and construction shall generally ensure safety of life from fire, smoke, flames and panic arising from these or similar other causes.
- (iii) Fire protection and extinguishing system shall conform to accepted standards and shall be installed as recommended in the National Building Code of India, 2005.
- (iv) Fixed fire fighting equipments shall be suitably located in all types of buildings except in residential buildings not more than 15m height and shall be clearly marked by illuminated signs.

36. Solar water heating system:

A suitable solar heating system in accordance with the order/ notification of the Government of Mizoram shall be installed in all buildings as specified by the Government which are as follows:

- 1) Hospitals and Nursing Home
- 2) Guest Houses
- 3) Tourist Lodges
- 4) Bungalows
- 5) Schools, Colleges, Training Centres.
- 6) Barracks of Armed Forces and Police
- 7) Functional Buildings of Airports like Waiting Rooms, Rest Rooms, Catering Units.
- 8) Community Centres
- 9) All Government Buildings which are in need of hot water.

The detailed specifications, capacity etc. of the system to be installed shall be determined in the light of the guidelines issued by the Government of India.

37. Discharge of rain and waste water:

- (i) If, in the interest of public safety, it is necessary to discharge rain and waste water of a building through the land of another person, the owner of such land/plot shall allow construction of a closed conduit in his land for discharging rain and waste water. If any damage, including excavation of earth, is caused to the property of the owner of the land through which the closed conduit is constructed, it shall be the responsibility of the person who constructs the closed conduit to repair/ replace the damaged property and restore it to its original condition.

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

- (ii) Cement concrete or stone/brick masonry surface drain/closed conduit of adequate capacity to the nearest public drain shall be provided for proper disposal of surface and waste water.
- (iii) Any buildings having covered area of 500sq.m or minimum discharge of 1000 lts. and above per day shall incorporate waste water recycling system. The recycled water should be used for non-drinking purposes.

CHAPTER - IV

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

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

CHAPTER - V

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

39. Maximum permissible Floor Area Ratio (F.A.R.), height limitation, Maximum permissible coverage and types of occupancy:

(1) Maximum Permissible Floor Area Ratio (F.A.R.) shall be regulated as under:

Sl.No.	Type of occupancy	Maximun permissible F.A.R
1	Residential - A	3.0
2	Residential - B	2.5
3	Special Residential	2.0
4	Educational	2.0
5	Mercantile (Commercial)	2.5
6	Institutional (Medical)	2.0
7	Government or Semi-Government	2.5
8	Assembly	1.5
9	Industrial	1.5
10	Storage	2.0
11	Hazardous	1.2

Provided that any floor space used for parking or plant room shall not be taken into account in calculating F.A.R.

Provided further that in the case of vertical extension/addition, F.A.R. may be relaxed on the merit of each case.

- (2) **Height Limitation:** The height of building shall be restricted to 19m (64'4"); Provided that if an entire floor is used as a parking space, that floor shall not be taken into account while calculating height subject to the condition that the total height of the building shall not exceed 22m. In case of plots smaller than 93 sq.m the height of a building shall not exceed 12.85m (42'2") and in case of plots of size 93 to 130 sq.m the height of building shall not exceed 16m (52'6");

Provided further that staircase cover or mumty and safety installations shall not be taken into account while calculating height.

- (3) **Maximum permissible coverage:** The maximum permissible ground coverage shall be as follows:

SI.No	Size of Plots (in sq.m)	Maximum Permissible Coverage (%)
1	Less than 93	71
2	93—250	68
3	251—400	67
4	401—600	66
5	601—800	65
6	801—1000	60
7	Above 1000	50

- (4) **Occupancy:** The occupancy of any building or part thereof shall be governed by the following provisions:

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

CHAPTER - VI

**FACILITIES TO BE PROVIDED FOR
PHYSICALLY CHALLENGED PERSONS**

40. Building Requirements: The following are the requirements to be provided for the physically challenged persons in public buildings:

- (1) **Ramp Entrance to Public Buildings:** Every public building shall have at least one ramp entrance/exit accessible to physically challenged persons and it shall be indicated by proper signage.
- (2) Such entrance/exit shall have a minimum width of 1 metre and a maximum gradient of 1:12. The length of ramp should not exceed 9 metres. Handrail of the height of 0.90 metre on both sides of the ramp may be provided.

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

- (3) **Staircase:** If a staircase can be provided for the physically challenged persons, the requirements shall be as follows:
 - (a) The maximum width shall be 1.350 metres.
 - (b) The maximum height of rise shall be 0.15 metre.
 - (c) The minimum width of tread shall be 0.275 metre.
 - (d) The maximum number of steps on each flight of staircase shall be 10.

41. Lift: Lift capable of accommodating standard wheelchair shall be provided in any public building having G + 3 floors and more.

42. Toilet: In public buildings where toilets are required to be provided, if the required number of toilet is one, that shall be of European-type. If the required number is more than one in a floor, at least one shall be European-type. The European-type toilets shall be indicated by proper signage.

CHAPTER - VII

ERECTION OF TELECOMMUNICATION TOWERS

- 43. Application:** Application for erection of telecommunication tower shall be made in the prescribed application form (ANNEXURE - H).
- 44. Information accompanying application for erection of telecommunication tower:** Application for erection of telecommunication tower shall be accompanied by the following in triplicate:
- (1) Ownership title of the plot/house on which the tower is proposed to be erected;
 - (2) NOC from owner of the plot/house and from all the adjacent neighboring plots;
 - (3) NOC from the concerned Local Council;
 - (4) NOC from the Mizoram Pollution Control Board (MPCB) for installation of generator set at the site of the tower;
 - (5) Registration certificate from the Department of Communication, Govt. of India.
 - (6) Clearance from Standing Advisory Committee on Frequency Allocation (SACFA) for the proposed site.
 - (7) Certificate of structural soundness for the tower as well as the building on which the tower is to be erected from a licensed Structural Engineer under Aizawl Municipal Council. Special precaution for fire safety (such as fire extinguishers) and lightning (such as lightning conductors) shall be provided;
 - (8) Structural drawing;
 - (9) Site Plan indicating:
 - (a) plot boundaries with dimensions,

- (b) position of plot in relation to neighbouring streets;
 - (c) set backs;
 - (d) all other existing structures on the plot;
 - (e) height of buildings/structures on neighbouring plots, and
 - (f) type of buildings/structures on neighbouring plots.
- (10) Any other information as may be required by the Aizawl Municipal Council.

45. Location:

The telecommunication tower may be erected on a building or on the ground.

46. Type of Structure:

The type of structure of telecommunication tower shall be as follows:

- (a) Steel fabricated tower or antennae on M.S. pole;
- (b) Pre-fabricated shelters of fiber glass or P.V.C. on the building roof top/terrace for equipment;
- (c) Masonry structure/shelter on the ground for equipment;
- (d) Sound proof cover, as may be necessary, to reduce the noise generated by generator to permissible level. Provided that the Aizawl Municipal Council shall have the power to accept any other type of structure approved by a competent authority.

47. Fees for erection of telecommunication tower:

The fee for erection of telecommunication tower shall be ` 60,000. In case the tower is shared by other cellular phone operator/operators, an additional amount of ` 30,000 per sharing shall be charged.

CHAPTER - VIII

MISCELLANEOUS PROVISIONS

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

Provided that the buildings with an existing structural frame (before 2nd May 2008) either above or below the road level, such floors may be allowed to be completed without any permission provided the mandatory setbacks as per plot size is maintained and an NOC from the concerned Local Council is submitted.

ANNEXURE - A

**FORM OF APPLICATION FOR ERECTION, RE-ERECTION,
DEMOLITION, OR ALTERATION OF A BUILDING**

(Regulation 4 of the Aizawl Municipal Council Building Regulations, 2012)

To,

The Secretary,
Aizawl Municipal Council,
Aizawl, Mizoram.

Sir,

I/We _____ [Name(s) in full], owner(s)/
lessee(s) of the land/building the particulars of which are given below, hereby apply
for permission to erect/re-erect/make alteration in the building in Plot No. _____
Ward _____ in the locality of _____ (Veng) and in accordance
with Regulation 4 of the Aizawl Municipal Council Building Regulations, 2012, I/we
forward herewith the following documents in triplicate duly signed by me/us and the
Licensed Structural Engineer/ Engineer/Architect/ Supervisor/Group/Firm.

- 1) Site Plan (where applicable);
- 2) Building Plan (where applicable);
- 3) General Specifications (where applicable);
- 4) Structural Drawings (where applicable) along with a certificate from the
Engineer/Structural Engineer/Architect who prepared the structural
drawings to the effect that while designing the structure, the provisions of
Regulation 31 have been complied with;
- 5) A certificate of structural soundness, in Annexure A-I, from a competent
technical person (where applicable);
- 6) Ownership title;
- 7) Copy of receipt of fee for building permission;
- 8) No Objection Certificate (NOC) in prescribed form from the concerned
Local Council;
- 9) Receipt of latest Property Tax paid.

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

Date: _____

Yours faithfully,

Signature of applicant : _____
NAME in block letters : (_____)
Address with House No. : _____
Phone No. : _____

ANNEXURE A-I

**FORM OF CERTIFICATE OF STRUCTURAL SOUNDNESS
IN CASE OF PROPOSED EXTENSION/ADDITION
OF AN EXISTING BUILDING**

[Regulation 5 of the Aizawl Municipal Council Building Regulations, 2012]

CERTIFICATE OF STRUCTURAL SOUNDNESS

Certified that the structural soundness of the existing building owned by Pu/Pi, covered by LSC/Pass No..... in Veng has been verified by me with reference to the relevant Indian Standards for Structural Design as mentioned in Annexure F of the Aizawl Municipal Council Building Regulations, 2012 and the building is structurally sound for the proposed extension/ addition of the building as per his/her application to the Aizawl Municipal Council.

Date: _____

Signature : _____
NAME : (_____)
License Regn. No. : _____

ANNEXURE - B

REQUIREMENTS FOR REGISTRATION, COMPETENCE OF PROFESSIONALS AND LICENCE FEES

(Regulation 5(12) of the Aizawl Municipal Council Building Regulations, 2012).

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

A-2 **Architect:** The minimum qualifications for an architect shall be the qualifications as provided for in the Architects Act, 1972 for registration with the Council of Architecture.

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

- (a) All plans and information connected with building permit;
- (b) Structural details and calculation for building up to four storeys or 12.85 metre in height;
- (c) Issuing certificate of supervision and completion for all buildings;

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

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

- (a) All plans and information connected with building permit;
- (b) Structural details and calculations for buildings up to five storeys or 16 metre in height;
- (c) Issuing certificate of supervision and completion for all buildings;

A-4 Structural Engineer: The minimum qualifications for structural engineer shall be graduate in civil engineering of recognized Indian or foreign university, or Corporate Member of Civil Engineering Division of Institution of Engineers (India) or equivalent overseas institution and with minimum 3 years relevant experience in structural engineering practice with designing and field work under a qualified structural engineer OR a qualified engineer after a minimum of 3 years relevant experience in structural engineering practice with designing and field work and completion of the AMC examination for structural engineer.

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

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

- (a) All plans and information connected with building permit;
- (b) Structural design, details and calculations for all buildings;
- (c) Issuing certificate of supervision and completion for all buildings;

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

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

- (a) All plans and related information connected with building permit for residential buildings on plot up to 200 sq. m and up to three storeys or 10 metre in height, and
- (b) Issuing certificate of supervision and completion for all buildings.

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

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

A-8 Town Planner: The minimum qualification for a town planner shall be the Associate Membership of the Institute of Town Planner or graduate or post graduate degree in Town & Country Planning.

Competence: The registered town planner shall be competent to carry out the work related to the development permit as given below:

- (a) Preparation of plans for land sub-division / layout and related information connected with development permit for all areas.
- (b) Issuing of certificate of supervision for development of land of all areas.

Note: However, for land layouts for development permit above 5 Ha. in area, landscape architect shall also be associated, and for land development infrastructural services for roads, water supplies, sewerage / drainage, electrification etc. the registered engineer for utility services shall be associated.

B. LICENCE FEES FOR TECHNICAL PERSONNEL

(a) License fees for Structural Engineer/Engineer/Town Planner Supervisor/ Group/Firm:

- (i) *For individual Structural Engineer/Engineer/Town Planner* : ` 1000.00 (one thousand)
- (ii) *For Supervisor* : ` 500.00 (five hundred)
- (iii) *For Group/Firm* : ` 2,000.00 (two thousand)

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

- (i) *For individual Structural Engineer/Engineer/Town Planner* : ` 500.00 (five hundred)
- (ii) *For Supervisor* : ` 250.00 (two hundred fifty)
- (iii) *For Group/Firm* : ` 1000.00 (one thousand)

Note:

- (a) Architect who has been registered with the Council of Architecture need not pay license fees but should register himself with the Aizawl Municipal Council by submitting valid registration letter.
- (b) A duplicate copy of the license may be issued on payment of fee equivalent to the renewal fee.

ANNEXURE B-I

**DUTIES AND RESPONSIBILITIES OF TECHNICAL PERSONNEL
AND APPLICANT/OWNER**

[Regulation 5(17) of the Aizawl Municipal Council Building Regulations, 2012]

I Duties and responsibilities of Engineers, Structural Engineers, Architects, Supervisors and Groups/Firms:

- (1) They shall be well-conversant with the provisions of the Act, these Regulations and all relevant rules and regulations made under the Act and shall prepare plans, sections, elevations and other structural details as per the provisions of these Regulations.
- (2) They shall submit all plans as may be necessary together with all documents and other details which are required to be submitted under these Regulations.
- (3) They shall comply with all directions of the Aizawl Municipal Council in connection with the buildings for which they have prepared plans/ drawings expeditiously and fully. When they do not agree with such directions, they shall state their objections in writing within the stipulated time.
- (4) They shall immediately intimate corrections or other changes made by them in the plans as per direction from the Aizawl Municipal Council to the owner.
- (5) They shall not take up preparation of plans, if the same are intended to be executed in contravention of the provisions of the Regulations.
- (6) They shall give all facilities to the Aizawl Municipal Council to inspect and examine the work in progress.
- (7) They shall be held responsible for any work executed on site in contravention of the provisions of the Regulations.
- (8) They should not deviate or allow any deviation from the sanctioned plan in the execution of work at site.
- (9) They shall submit certificates in regard to commencement of work at site, and completion up to plinth level within 10 days of completion and completion certificate within 30 days after the work is completed.

- (10) They shall be deemed to have continued their supervision of construction of the building unless they have given notice in writing to the Aizawl Municipal Council that they have ceased to serve as the technical person for the building and shall be held responsible for the work executed up to the date of intimation.
- (11) The Aizawl Municipal Council may, in the case of violation of any of the provisions of the Act and the Regulations, take action against any technical person in accordance with the provisions of these Regulations.
- (12) If it affects the neighbour's land/property, the owner / offender shall be fined to borne the expenditure for demolition, repairs and reconstruction of the neighbour's land/property.

II Duties and Responsibilities of Applicant/Owner:

- (1) He / She shall appoint/engage a technical person as required under these Regulations.
- (2) He / She shall provide safety of workers and others during construction from commencement to completion.
- (3) He / She shall ensure that no undue inconvenience is caused to others in the course of the construction activities.
- (4) He / She shall observe and perform directions of the Aizawl Municipal Council issued from time to time and all terms and conditions of the building permit and the provisions of the Act, Rules and Regulations relating to building construction.
- (5) He / She shall be responsible for non-compliance of instructions, details and specifications supplied by the technical person during construction of the building.
- (6) He / She shall not allow any deviation from the sanctioned plan in the course of construction of the building.
- (7) He / She shall be responsible for providing firefighting equipment before the occupancy of the building.

ANNEXURE C

FORM OF GRANT OF BUILDING PERMIT

(Regulation 7 (a) of the Aizawl Municipal Council Building Regulations, 2012)

No..... Dated

To

Pu/Pi _____

With reference to your application recorded as No _____ dated _____ for grant of permit for erection/ re-erection/ alteration / addition of a semi-permanent / permanent _____ building on a plot covered by LSC/Pass No. _____ in _____ Ward in the locality of _____ (Veng), I hereby inform you that -

- permission has been granted as per the approved drawings/ statement enclosed herewith.
- permission has been granted with the following modifications/ conditions:

- (1) _____
- (2) _____
- (3) _____

*Period of validity of building permission:
One year from the date of issue of this letter.*

Date _____

Signature of the authorized officer _____

NAME :

Designation :

(Office Seal)

Copy to:

- 1) *Chairman, Local Council, _____
for favour of inf. and necessary action.*
- 2) *Technical person concerned.*
- 3) *Guard File.*

ANNEXURE C-I

**FORM OF SHOW CAUSE NOTICE BEFORE
PERMISSION IS REFUSED.**

[Regulation 7(b) of the Aizawl Municipal Council Building Regulations, 2012]

No.....

Dated

To,

Sir/Madam,

With reference to your application for building permission dated _____, it is proposed to refuse permission on the following ground(s):

- (1) _____
- (2) _____
- (3) _____

You are called upon to show cause, within seven days of the receipt of this notice, why permission shall not be refused.

Date _____

Signature of the authorized officer _____

NAME :

Designation :

(Office Seal)

Copy to:

- 1) *Chairman, Local Council, _____
for favour of inf. and necessary action.*
- 2) *Technical person concerned.*
- 3) *Guard File.*

ANNEXURE C-II

FORM OF REFUSAL OF BUILDING PERMIT

[Regulation 7(b) of the Aizawl Municipal Council Building Regulations, 2012]

No.....

Dated

To,

Pu/Pi _____

With reference to your application recorded as No_____dated_____ for grant of permit for erection/re-erection/alteration/addition of a semi-permanent/ concrete _____ building on a plot covered by LSC/Pass No. _____ in _____ Ward in the locality of _____ (Veng), I hereby inform you that permission cannot be granted on the following grounds:

- (1) _____
- (2) _____
- (3) _____
- (4) _____

Building Plans etc. are returned herewith.

Date _____

Signature of the authorized officer _____

NAME :

Designation :

(Office Seal)

Copy to:

- 1) *Chairman, Local Council, _____ for favour of inf. and necessary action.*
- 2) *Technical person concerned.*
- 3) *Guard File.*

ANNEXURE - D

FORM OF NOTICE FOR COMMENCEMENT OF BUILDING WORK

(Regulation 12 of the Aizawl Municipal Council Building Regulations, 2012)

To,

Secretary,
Aizawl Municipal Council,
Aizawl, Mizoram

Sir,

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

Date

Yours faithfully,

Signature : _____
Name in block letter : _____
Address with House No : _____

ANNEXURE - E

FORM OF COMPLETION CERTIFICATE

(Regulation 16 of the Aizawl Municipal Council Building Regulations, 2012)

To

Secretary,
Aizawl Municipal Council,
Aizawl, Mizoram

Sir,

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

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

Date

Yours faithfully,

Signature : _____
Name in block letter : _____
Address with House No : _____

CERTIFICATE

I hereby certify that the work has been supervised by me and completed in accordance with the building plan; specifications etc. approved by the Aizawl Municipal Council and no provisions of the Aizawl Municipal Building Regulations, 2012 have been violated.

Date:

Signature : _____
Name (in block letters) : _____
of Supervisor] : _____
Licence / Registration No.: _____

ANNEXURE - F

**INDIAN STANDARDS TO BE TAKEN INTO CONSIDERATION
FOR STRUCTURAL DESIGN OF BUILDINGS AND STRUCTURES.**

(Regulation 30 of the Aizawl Municipal Council Building Regulations, 2012)

For General Structural Safety

1. IS 456:2000 : Code of Practice for Plain and Reinforced Concrete.
2. IS 800-1984 : Code of Practice for General Construction in Steel.
3. IS 801-1975 : Code of Practice for Use of Cold Formed Light Gauge Steel Structural Members in General Building Construction.
4. IS 875 (Part 2) : 1987 Design Loads (other than Earthquake) for Buildings and Structures Part 2 Imposed Loads.
5. IS 875 (Part 3) : 1987 Design Loads (other than Earthquake) for Buildings and Structure Part 3 Wind Loads.
6. IS 875 (Part 4) : 1987 Design Loads (other than Earthquake) for Buildings and Structures Part 4 Snow Loads.
7. IS 875 (Part 5) : 1987 Design Loads (other than Earthquake) for Buildings and Structures Part 5 Special Loads and Combination.
8. IS 883:1966 : Code of Practice for Design of Structural Timber in Building Building.
9. IS 1904:1987 : Code of Practice for Structural Safety of Buildings : Foundation.
10. IS 1905:1987 : Code of Practice for Structural Safety of Buildings : Masonry Walls.

11. IS 2911(Part1) : Section 1:1979 Code of Practice for Design and Construction of Pile : Foundation Section.
- Part 1 : Section 2 Based Cast in situ Piles.
- Part 1 : Section 3 Driven Precast Concrete Piles.
- Part 1 : Section 4 Based Precast Concrete Piles.
- Part 2 : Timber Piles.
- Part 3 : Under Reamed Piles.
- Part 4 : Load Test on Piles.

For Cyclone/Wind Storm Protection

12. IS 875 (3)-1987 : Code of Practice for Design Loads (other than Earthquake) for Buildings and Structures, Part 3, Wind Loads.
13. Guidelines (Based on IS 875 (3)-1987 for Improving the Cyclone Resistance of Low-rise Houses and other Buildings.

For Earthquake Protection

14. IS 1893-2002 : Criteria for Earthquake Resistant Design of Structures (Fifth Revision)
15. IS 13920-1993 : Ductile Detailing of Reinforced Concrete Structures subjected to Seismic Forces Code of Practice.
16. IS 4326-1993 : Earthquake Resistant Design and Construction of Buildings-Code of Practice (Second Revision)
17. IS 13828-1993 : Improving Earthquake Resistance of Low Strength Masonry Buildings- Guidelines.
18. IS 13827-1993 : Improving Earthquake Resistance of Earthen Buildings-Guidelines
19. IS 13935-1993 : Repair and Seismic Strengthening of Buildings-Guidelines.

For Protection of Landslide Hazard

20. IS 14458 (Part 1) 1998 : Guidelines for Retaining Wall for Hill Area: Part1: Selection of Type of Wall.
21. IS 14458 (Part 2) 1997 : Guidelines for Retaining Wall for Hill Area: Part 2 Design of Retaining/ Breast Walls.
22. IS 14458 (Part 3) 1998 : Guidelines for Retaining Wall for Hill Area: Part 3 Construction of Dry Stone Walls.
23. IS 14496 (Part 2) 1998 : Guidelines for Preparation of Landslide-Hazard Zonation Maps in Mountainous Terrains: Part 2 Macro-Zonation.

ANNEXURE -G

REQUIREMENTS OF SANITARY FITTINGS IN PUBLIC BUILDINGS
(Regulation 39 of the Aizawl Municipal Council Building Regulations, 2012)

(a) Requirements of sanitary fittings for Office buildings:

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

(b) Requirements of Sanitary fittings in Shops and Commercial Offices.

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

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

(d) Requirements of Sanitary fittings for Special Residentials :

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

(d) Requirements of Sanitary fittings for Educational Occupancy

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

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

Sl.No	Fitments	Hospitals with indoor patient wards for male & females	Boarding Institution		Other Educational Institution	
			For Males	For Females	For Males Personnel	For Females Personnel
1.	Water Closet	One for every 6 beds or part thereof	One for every 100 persons or part thereof	One for every 100 persons or part thereof	One for every 25 persons or part thereof	One for every 15 persons 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 drainage arrangements shall be provided for every 50 persons or part thereof, in the vicinity of water closet and urinals						
3.	Urinals		One for every 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 from 101 to 200 persons add @ of 3% for over 200 persons add @ of 25%	
4.	Wash Basins	2 upto 30 beds; add one for every additional 30 beds or part thereof	One for every 100 persons or part thereof	One for every 100 persons or part thereof	One for every 100 persons or part thereof	One for every 100 persons or part thereof
5.	Baths with shower or part thereof	One bath with shower for every 8 beds or part thereof				
6.	Bed pan washing sinks	One for each ward			One on each floor	One on each floor
7.	Kitchen sink and dish washers (where kitchen is provided)	One for each ward				
8.	Cleaner's sink	One for each ward	One per floor (minimum)	One per floor (minimum)	One per floor	

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

Sl.No.	Fitments	Doctor's Dormitories		Nurse Hotels
		For Male Staff	For Female Staff	
1.	Water Closet	One for 4 persons	One for 4 persons	One for 4 persons and part thereof
2.	Ablution Taps	One in each water closet	One in each water closet	One in each water closet
3.	Wash Basins	One for every 8 persons or part thereof	One for every 8 persons or part thereof	One for every 8 persons or part thereof
4.	Baths (with shower)	One for every 4 persons or part thereof	One for every 4 persons or part thereof	One for every 4-6 persons or part thereof
5.	Cleaner's sink	One per floor (minimum)	One per floor (minimum)	One per floor (minimum)

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

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

**(h) Requirements of Sanitary fittings for Assembly Occupancy Buildings
(Cinema, Theatres, Auditoria etc.)**

SI.No.	Fittings	For Public		For Staff	
		Males	Females	Males	Females
1.	Water Closet	One per 100 persons upto 400 persons. For over 400 persons, add @ of 1 per 250 persons or part thereof	Two per 100 persons upto 200 persons. For over 200 persons, add @ of 1 per 100 persons or part thereof	One for every 1-15 persons Two for 16-35 persons	One for every 1-12 persons Two for 13-25 persons
	Ablution Taps	One in each water closet	One in each water closet	One in each water closet	One in each water closet
2.	One water tap with drainage arrangements shall be provided for every 50 persons or part thereof, in the vicinity of water closet and urinals.				
3.	Urinals	One for every persons or part thereof		Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons	
4.	Wash Basins	One for every 200 persons or part thereof	One for every 200 persons or part thereof	1 for 1-15 persons 2 for 16-35 persons	1 for 1-12 persons 2 for 13-25 persons

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

(i) Requirements of Sanitary fittings for Assembly Buildings (Art Galleries, Libraries and Museums).

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

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

(i) Requirements of Sanitary fittings for Restaurants

Sl.No.	Fittings	For Public		For Staff	
		Males	Females	Males	Females
1.	Water Closet	One for 50 seats upto 200 seats. For over 400 seats, add @ of 1 per 100 seats of part thereof	One for 50 seats upto 200 seats. For over 200 seats, add @ of 1 per 100 seats or part thereof	One for every 1-15 persons Two for 16-35 persons Three for every 36-65 Four for every 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	One in each water closet	One in each water closet	One in each water closet	One in each water closet
One water tap with drainage arrangements shall be provided for every 50 persons or part thereof, in the vicinity of water closet and urinals					
3.	Urinals	One per 50 seats		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 for every water closet		
5.	Kitchen sinks and dish washer		One in each Kitchen		
6.	Stop or service sink		One in the Restaurant		

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

(k) Requirements of Sanitary fittings for Factories:

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

ANNEXURE - H

**FORM OF APPLICATION FOR ERECTION OF
TELECOMMUNICATION TOWERS**

(Regulation 44 of the Aizawl Municipal Council Building Regulations, 2012)

To,

Secretary,
Aizawl Municipal Council,
Aizawl, Mizoram.

Sir/Madam,

I/We _____ [name(s) in full] hereby apply for permission to erect a Telecommunication Tower on/in _____ in the locality of _____, Ward No. _____ under Regulation 44 of the Aizawl Municipal Council Building Regulations, 2012. I enclose herewith the following documents in triplicate:

- (1) *Ownership title (attested copies of LSC/Pass);*
- (2) *NOC from owner of the house/plot and the adjacent neighbouring house/plot;*
- (3) *NOC from the concerned Local Council;*
- (4) *NOC from the Mizoram Pollution Control Board (MPCB) for installation of generating sets at the site of the tower;*
- (5) *Registration certificate from the Dept. of Communication, Govt. of India.*
- (6) *Clearance from Standing Advisory Committee on Frequency Allocation (SACFA) for the proposed site.*
- (7) *Certificate of structural soundness for the tower as well as the building on which the tower is to be erected from a licensed Structural Engineer under Aizawl Municipal Council. Special precaution for fire safety (such as fire extinguishers) and lightning (such as lightning conductors) shall be provided;*
- (8) *Structural drawing;*
- (9) *Site Plan indicating -*
 - (i) *plot boundaries with dimensions;*
 - (ii) *position of plot in relation to neighbouring streets;*
 - (iii) *set backs;*
 - (iv) *all other existing structures on the plot;*
 - (v) *height of buildings/structures on neighbouring plots; and*
 - (vi) *type of buildings/structures on neighbouring plots.*
- (10) *Any other information as may be required by the Aizawl Municipal Council.*

I request that permission may kindly be issued to me.

Yours faithfully

Date _____

Signature of the Applicant : _____
NAME in block letter : _____
Designation : _____
Address : _____
Phone No. : _____

