

Annexure III

Development Control Regulations (DCR's) and Building Bye- Laws

Considering the various land use categories and zones in the Lakshadweep islands simplified Development Control Regulation (DCR's) and Building Bye-laws are provided. At this stage no (i) maximum Floor Area Ratio/Floor Space Index, (ii) maximum coverage per plot and (iii) minimum parking provision within plots are being specified as the above DCR's serve as adequate settlement level controls for the UT islands. These DCR's are supported by a minimum of Building Bye-laws as below- primarily in terms of fire safety, structural safety, sanitation / sanitization, and hygiene.

1. Development Control Regulations (DCR's)

a) Access to Plots

(i). Every plot with a permanent building will have a direct access to a public road right-of-way(R/W) (as provided in the IIMP map with a 4 m R/W or 7 R/W).

(ii). Every other plot will have a direct access to a public pathway with right-of-way of 2 m (as shown on the IIMP Map). No four-wheel (and above) vehicles will be allowed in such plots.

b)Minimum set-back lines within plots

(i). No structure within plots will be permitted within 3.0 m of the prescribed R/W of roads and pathways.

(ii). All other set-back lines would have to be at a minimum of 1.0 m from the plot boundary.

(iii). If there are more than one permanent structure within plots, the minimum distance between such structures will be 2.0 m.

c) Maximum height of building within plots

(i). In local habitation plots/areas as shown on the IIMP Map. No building will have a height of more than 9.0 m, measured from ground level to the underside of the eaves of the roof (flat or sloping). No room will have a clear height of less than 3.0 m. This thus enables a maximum of 2 storeys with plinths and also stills (if desired).

(ii). In other plots/areas, the building heights can be upto 12.5 m with no room to have a clear height of less than 3.0 m. This thus enables a maximum of 3 storeys with plinth and stilts.

2. Basic Building Bye-law's Provisions for the islands

- a) Structural stability of buildings
 - (i). As the UT is in seismic zone 3 and as building on stilts help in the event of sudden storm surges, the structural stability of all new constructions as well as additions/alteration would have to be certified by the competent government department before development permission is given.
- b) Water and sanitation provisions in buildings
 - (i). For all new construction as well as additions/alteration, water and sanitation provisions in the buildings would have to be certified by the competent Government department before development permission is given
 - (ii). Water and soil pipes have to be at least 1.0 m apart. Water based disposal on plot through soakage pits or septic tanks or off-plot in Sewage Treatment Plants' must have correct specifications in the design of disposal chambers, soil traps, etc.,
 - (iii). The competent authority may ensure arrangements for water harvesting and augmentations of water supply in addition to normal supply to the island.
- d) Electricity provisions in buildings
 - (i). For all new constructions as well as addition/alteration, electricity provisions would have to be certified by the competent Government department before development permission is given.
 - (ii). For air-conditioners and loads larger than normal to be prescribed by the Administration, plot owners could be asked to make special on-plot arrangements for generators and the like.
- e) Ventilation in buildings
 - (i). No living/dining room, bedrooms, office and working space should be less than 10 sq.m carpet area. All such rooms as kitchens and other wet areas (bathrooms water closets) should have received natural ventilation and light of standards prescribed by the competent authority.

3. Tourist Facilities

All Tourist operations shall have a mandatory clearance from LCZMA, Lakshadweep Environment Department and respective Island Panchayat.

- a) *'Home Stays'* may be permitted by the Administrator in Habitated buildings upto 50% of which is occupied by the household based upon conditions / recommendation of the Grama Sabhas.
- b) *'Tourist Homes'* may be permitted by the Administrator either in ESZ-II or III with weightage given to conditions stipulated by the Grama Sabha.
- c) *'Tourist Resorts'* may be permitted by the Administrator in the un-inhabited islands.

- d) *'Tourist Resorts'* may be permitted by the Administrator in those islands which have less habited / non-habitation zone(ESZ-II) which is clearly demarcated in the IIMP of the respective island where the beaches are stable / accreting..
- e) *'Tourist Resorts'* may also be permitted by the Administrator in the unoccupied portion of other islands where the beaches are stable / accreting.