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GOVERNMENT OF INDIA
LAKSHADWEEP ADMINISTRATION
(LAKSHADWEEP PUBLIC WORKS DEPARTMENT)
CIRCLE OFFICE
KAVARATTI – 682555

F.No. 118/03/2014-S4

Dated: .02.2016.

NOTIFICATION

In exercise of the powers conferred by Section 82 (1) (g) of the Lakshadweep Panchayath Regulation, 1994,(4 of 1994) the Administrator, Union Territory of Lakshadweep is pleased to notify the following Building bye-laws.

CHAPTER- I

PRELIMINARY

1. (1) Short title, Extent and Commencement.

- (a) These Bye-laws may be called the Lakshadweep Building Bye-Laws, 2016.
- (b) These Bye-laws extend to the whole of U.T. of Lakshadweep.
- (c) It shall come into force from such date as notified in the Official Gazette.

2. (a) In these Bye-Laws, unless the context otherwise requires.

- (1) “**Accessory building**” means a building separated from the main building on a plot, and containing one or more accessory uses;
- (2) “**Accessory use**” means any use of the premises, subordinate to the principal use; and customarily incidental to the principal use;
- (3) “**Alley**” means a secondary public thoroughfare which affords a means of access to the abutting property;
- (4) “**Alteration**” means a structural change such as an addition to the area or height or the removal of part of the building, or any change to the structure, such as the construction of cutting into or removal of any wall, partition column, beam, joist, floor or other support, or a change to, or closing of any required means of ingress or egress or a change to the fixtures or equipment.

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- (5) “**Appeal**” means an appeal filed by owner against the decision of the authority.
- (6) “**Appellate authority**” means the Administrator, U.T. of Lakshadweep or any other authority so authorised to exercise the powers of appellate authority.
- (7) “**Authority**” means an officer of the Lakshadweep administration, who has been authorised by the Administrator to exercise powers under these Bye-Laws.
- (8) “**Balcony**” means a horizontal projection, including a handrail or balustrade to serve as passage or sitting out place.
- (9) “**Barsati**” means a covered space open at least on one side, constructed on a terraced roof and used for shelter during rains.
- (10) “**Basement**” means the lower storey of a building below or partly below ground level. This word is synonymous with cellar.
- (11) “**Bathroom**” means a receptacle for bathing.
- (12) “**Bazar**” means a place or area reserved or licensed by Authority for the erection of a group of shops or stalls.
- (13) “**Biological toilet**” means biological toilet conforming to specification and modality of sewage disposal notified by Department of Science and Technology, Lakshadweep Administration.
- (14) “**Building**” means any structure for whatsoever purpose and of whatsoever materials constructed and every part thereof whether used for human habitation or not and includes foundation, plinth, walls, floors, roofs, chimneys, plumbing and building services, fixed platforms, verandah, balcony, cornice or projection, part of a building or intended to enclose any land or space and signs and outdoor display structures. **Tents, pandals, shamianahs and tarpaulin shelter or temporary structure erected for a particular occasion shall not be considered as buildings.**
- (15) “**Building line**” means a line which is beyond the street line and upto which the main wall of a building facing that street may lawfully extend and beyond which no portion of building may extend except as prescribed in these rules.
- (16) “**Carpet area**” means useable floor area excluding staircase, lift wells, escalators ducts, toilets and A.C Plant room.
- (17) “**Ceiling**” means the internal roof lining of any room; in case there is no such lining the roof membrane shall constitute the ceiling.
- (18) “**Chimney**” means an upright shaft containing and encasing one or more flues.
- (19) “**Cladding**” means those components of a building which are exposed to the outdoor and outdoor environment and are intended to provide protection against wind, water, vapour and heat.
- (20) “**Connected latrine**” means latrine connected to the sewerage system.
- (21) “**Corridor**” means an exit serving as a passage way communicating with separate rooms or different parts of building.
- (22) “**Coverage or covered area**” means ground area covered by the building at the ground level, but does not include the spaces covered by:
- (a) Garden, rockery, well and well structures, plant, nursery, water pool, platform around a tree, tank, fountain, bench and the like;

(b) Drainage culvert, conduit, catch-pit, gullypit, chamber, gutter and the like;

(c) Compound wall, gate, slide, swing, uncovered staircase, areas covered by the sunshade and the like.

(23) “**Damp proof course**” means a course consisting of some appropriate water proofing material provided to prevent penetration of dampness or moisture from any part of the structure to any other part at a height of not less than 15cm above the surface of the adjoining ground.

(24) “**Dead load**” means the weight of all permanent stationary construction becoming a part of the structure.

(25) “**Depth of plot**” means the mean horizontal distance between front and rear plot boundaries.

(26) “**Development of land**” means any material change on the use of land intended for sale or construction of any structure brought about by a process or combination of processes of permanent nature, involving sub division/partition, layout of roads and footpaths, provision of water supply, sewerage drainage, electrification, land scaping, land assignment of any location parks and any social & community services in, over or under the said land in accordance with a lay out/development plan. Legal partitioning of land shall not be considered as development of land;

(27) “**Development plan**” means a general planning scheme for the islands as a whole or any detailed planning scheme for any specified area;

(28) “**Drain**” means a sewer, pipe, ditch, channel and any other device for carrying off sewage, offensive matter, polluted water, sullage, wastewater, rain water or sub soil water and any ejectors, compressed air mains, sealed sewage mains and special machinery of apparatus for raising, collecting, expelling or removing sewage or offensive matter to the sewage outfall;

(29) “**Drainage**” means the removal of any liquid by a system constructed for the purpose.

(30) “**Dwelling**” means a building of a portion thereof which is designed or used wholly or principally for residential purposes;

(31) “**Dwelling unit**” means room or suit of rooms designed and intended for habitation by an individual or family in which facilities for cooking may or may not be provided;

(32) “**Exit**” means a passage, channel or means of egress from any building, storey or floor to a street or other open space of safety;

(33) “**External Wall**” means an outer wall of vertical enclosure of any building not being a party wall even though adjoining a wall of another building; it also means a wall abutting on a interior open space of any building;

(34) “**Factory**” means any premises including the precincts thereof:-

(a). wherein ten or more workers are working, or were working on any day of the preceding twelve months , and in any part of which a manufacturing process is being carried on with the aid of power , or is ordinarily so carried on; or

(b) wherein twenty or more workers are working , are working on any day of the preceding twelve months, and in any part of which a manufacturing process is being carried on without the aid of power or is ordinarily so carried on , but does not include a mine subject to the operation of the Indian Mines Act 1952 (Central Act 35 Of 1952) or a railway running shed.

(35) **“Family”** means a group of individuals normally related in blood or connected by marriage living together as a single house- keeping unit and having common kitchen arrangements. Customary resident domestic servants shall be considered as adjunct to the term “family”;

(36) **“Fire resisting material”** means any of the following materials and the like possessing certain degree of fire resistance and fulfils its function, for a certain time, of contributing to the fire safety of a building when subjected to prescribed conditions of heat and load or restraint;

(a) Masonry constructed with good hard, sound and well-burnt bricks, fire bricks, stone or other hard and incombustible materials, properly bounded and set in limesurkhi or lime- sand or neat cement or cement and mortar;

(b) Reinforced cement concrete and other incombustible cement products;

(c) Teak and other hardwoods when used alone for beams and posts or in combination with iron, the timber and iron being protected by a plastering or coating with an incombustible and non- conducting external coating not less than 5cm thick in the case of timber and not less than 2.5cm thick in the case of iron;

(d) Slates, tiles, bricks and terracotta when used for covering and corbelling;

(e) Concrete, not less than 10cm in thickness, composed of broken bricks, stone chippings or ballast and lime, cement or calcined gypsum when used for fillings in between floor joists;

(f) Any other materials approved by the Authority

(37) **“Floor”** means the lower surface in a storey on which one normally walks in a building.. The general term, floor unless otherwise specifically mentioned shall not refer to a “mezzanine floor”.

Note:- The sequential number of floor shall be determined by its relation to the determining entrance level. For floors at or wholly above ground level , the lowest floor in the building with direct entrance from road/street shall be termed as ground floor. The other floors above ground floor shall be called in sequence as first floor, second floor, third floor etc. with number increasing upwards;

(39) **“Floor area”** means the built up area of a building at any floor level;

(40) **“Floor area ratio (F.A.R)”** means the quotient obtained by dividing the total floor area on all floors by the area of the plot

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

(41) **“Flue”** means a confined space provided for the conveyance to the outer air of any product of combustion resulting from the operation of any heat – producing appliance or equipment employing solid, liquid or gaseous fuel;

(42) **“Footing”** means the off –set portions of a foundation to provide a greater bearing area;

(43) **“Foundation”** means the part of a structure which is below the lower most floor and which provides support for the superstructure and which transmits loads of the superstructure to the bearing materials;

(44) "**Frontage**" means side or part of a side of a plot which abuts on a street;

(45) "**Front Yard**" means an open space extending laterally along the front side (main entrance side) of a building and forming part of the plot;

(46) "**Gallery**" means an intermediate floor or platform projecting from a wall of an auditorium or a hall providing extra floor area, additional seating accommodation etc;

(47) "**Garage**" means a building or portion thereof, used or intended to be used for the shelter, storage or repair of any mechanically propelled vehicle;

(48) "**Grade**" means the officially established elevation of the centre line of the street upon which a plot fronts and if there is no officially established grade, the existing grade of the street at its mid-point;

(49) "**Ground Floor**" means that storey of a building to which there is an entrance from the outside of the adjacent ground or street;

(50) "**Habitable room**" means a room occupied or designed for occupancy by one or more persons for study, prayer, living, sleeping, eating, kitchen if it is used as dining room, but not including bathrooms, watercloset compartments, laundries, serving and storage pantries, corridors, cellars, attics and spaces that are not used frequently or during extended periods;

(51) "**Head room**" means the clear vertical distance measured from the finished floor surface to the finished ceiling surface; where a finished ceiling is not provided, the underside of the joists or beams or tie beams shall determine the upper point of measurement;

(52) "**Height of building**" means the vertical distance measured, in the case of flat roofs, from the average level of the ground contiguous to the building or the centre line of the adjoining street to the highest point of the building, adjacent to the street wall, and in the case of pitched roofs, upto the point where the external surface of the outer wall intersects the finished surface of the sloping roof, and in the case of gables facing the road, the mid-point between the eaves level and the ridge. Architectural features serving no other function except that of decoration shall be excluded for the purpose of taking heights;

(53) "**Height of room**" means the vertical distance between the floor and the lowest point on the ceiling;

(53-A) "**High tide line**" means high tide line as demarcated in Integrated Island Management Plan (IIMP) for Lakshadweep Islands

(54) "**House gully**" means a passage or strip of land entirely open to the sky, constructed, set apart or utilised for the purpose of serving as a drain or of affording access, to a privy, urinal, cesspool or other receptacle for filthy or polluted matter, to persons employed in the cleaning thereof or in the removal of such matter therefrom;

(55) "**Hut**" means any residential building which is constructed principally of mud, leaves, grass or thatch or such easily perishable material and of a temporary nature;

(56) "**Integrated Island Management Plan (IIMP)**" means Integrated Island Plan as approved by the Ministry of Environment and Forest and Climate Change for U.T. Lakshadweep;

(57) "**Latrine**" means a place set apart for defecating or urinating or both and includes a closet of the dry or water carriage type and urinal;

(58) "**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 0.75m;

(59) "**Live load**" means all loads except dead loads that may be imposed on a structure;

Note: - Wind and seismic loads shall be considered as imposed loads for the purpose of definition.

(60) “**Loft**” means a residential space in pitched roof, or any similar residual space, above normal floor level without any direct staircase leading to it which may be constructed or adopted for storage purposes;

(61) “**Market**” means any place set apart or ordinarily or periodically used for the assembling of persons for the sale or purchase of grain, fruit, vegetables, meat, fish or other perishable articles of food or for the sale or purchase of livestock or poultry or of any agriculture or industrial produce of any raw or manufacture products or any other article or any raw commodity necessary for the convenience of life;

(62) “**Masonry**” means an assemblage of masonry units properly bonded together with mortar;

(63) “**Masonry unit**” means a unit for masonry whose net cross-sectional area in every plane parallel to the bearing surface is 75 per cent or more of its gross cross-sectional area measured in the same plane. It may be either clay brick, stone, concrete block or sand-lime brick;

(64) “**Mezzanine floor**” means an intermediate floor in any storey overhanging and overlooking a floor beneath;

(65) “**No Development Zone (NDZ)**” means area so defined in Integrated Island Management Plan (IIMP) for Lakshadweep Islands.

(66) “**Occupancy group**” means the principal occupancy for which a plot, a building or a part of a building is used or intended to be used; for the purposes of classification of a plot or building according to occupancy, an occupancy shall be deemed to include the subsidiary occupancies which are contingent upon it;

(67) “**Open space**” means an area forming an integral part of the plot, left open to the sky;

(68) “**Operational construction**” means a construction whether temporary or permanent which is necessary for the operation, maintenance, development or execution of any of the services essential to the life or the community as declared by the Administrator of U.T. of Lakshadweep from time to time;

(69) “**Owner**” means the person who receives the rent for the use of land or building or would be entitled to do so if they were let and includes;

(a) an agent or trustee who receives such rent on behalf of the owner;

(b) a receiver, executor or administrator or a manager appointed by any court of competent jurisdiction to have the charge of, or to exercise the right of the owner;

(c) an agent or trustee who receives the rent of, or is entrusted with or is concerned with any building devoted to religious or charitable purposes;

(d) a mortgagee in possession and;

(e) a lessee in possession;

(70) “**Parapet**” means a low wall not more than 1.2m in height built along the edge of a roof or a floor;

(71) “**Parking space**” means an area enclosed or unclosed sufficient in size to park vehicles, together with a driveway connecting the parking space with a street or alley and permitting ingress and egress of vehicles;

(72) “**Passageway**” means a means of access;

(73) “**Pathway**” means road having width 2 metre, either constructed with cement concrete or with natural hard soil suitable for two wheelers/three wheeler movement.

(74) “**Permit**” means a permission or authorisation in writing given by the Authority to carry out work regulated by the rules;

(75) “**Plinth**” means the portion of a structure between the surface of the surrounding ground and surface of the floor, first above the ground;

(76) “**Plinth area**” means

(a). The total plinth area of a building shall be the sum total of the plinth area at every floor including the basement if any.

(b). Internal sanitary shafts shall not be included in the case of a residential building at any floor level

(c). In case of non residential buildings internal shafts for sanitary installations, air conditioning ducts, lifts etc shall be included in the plinth area of all floor level

(d). The area of a mumty at terrace level shall not be included in the plinth area. If a Barsati is provided jointly with the mumty then the area of the Barsati excluding mumty at the terrace level shall be included in the plinth area.

(e). Towers, turrents, domes projecting above the terrace shall not be included in the plinth area at the terrace level, but shall be allowed separately for costing purpose

(77) “**Plot**” means a parcel or piece of land enclosed by definite boundaries;

(78) “**Plot corner**” means a plot at the junctions of and fronting on two or more intersecting streets;

(79) “**Plot, depth of**” means the mean horizontal distance between the front and rear plot boundaries;

(80) “**Plot, double frontage**” means plot having a frontage on two streets other than a corner plot;

(81) “**plot, interior**” means a plot, access to which is by a passage from a street whether such passage forms part of the plot or not;

(82) “**Pollution Board**” means the Lakshadweep Board for prevention and control of pollution;

(83) “**Porch**” means a canopy supported on pillars or otherwise and used for the purpose of pedestrian or vehicular approach to a building;

(84) “**Privy**” means a latrine with or without flushing arrangement;

(85) “**Rain water harvesting system**” means a system to collect rain water as may be prescribed by Authority;

(86) “**Rear yard**” means the utility open space extending laterally along the rear side of the plot and forming part of the plot;

(87) “**Re- development of land**” means the revision or replacement of an existing land use and population distribution pattern and clearance and building of the area according to a development plan. It will involve the reduction or increase of population densities; the acquisition and clearance of deteriorated buildings, the repair, modernization and provisions of sanitary facilities, water supply and electricity provision of street , parks or other public improvements and preservation of predominantly built up areas that are in good condition;

(88) “**Road**” means ; Road having width of 3mtr or more constructed with cement concrete.

(89) “**Row housing**” means a row of houses with only front, rear and interior open spaces;

(90) “**Sanctioned plan**” means the set of drawings and statements submitted under these rules in connection with a building and duly approved and sanctioned by the Authority;

(91) “**Semi-detached building**” means a building detached on three sides;

(92) “**Service lane**” means a lane provided at the rear or side of a plot for service purposes;

(93) “**Set back**” means the clear distance which should be maintained as specified in the relevant clause.

(94) “**Sewage drain**” means a drain used or constructed to be used for conveying solid or liquid waste matter, excremental or otherwise, to a sewer;

(95) “**Shop**” means a building or part of a building where articles of food and of personal, domestic and household use and consumption are sold and goods of any kind are ordinarily sold. It does not include a workshop;

(96) “**Side yard**” means an open space extending laterally between any side of a building and the boundary of the plot facing that side other than front and rear/utility yard and forming part of the plot;

(97) “**Site**” means a plot and its surrounding precincts;

(94-A) “**Sloping roof**” means a roof constructed at an angle as determined by authority;

(98) “**Stair cover**” means cabin- like structure with a covering 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;

(99) “**Stall**” means any temporary structure other than a hut used solely for the display and sale of goods;

(100) “**Storey**” means the portion of a building included between the surfaces of any floor and the surface of floor next above it, or if there will be no floor above it, then the space between any floor and the ceiling above it;

(101) “**Street**” means access to building or sites;

(102) “**Street line**” means the line defining the side limits of a street;

(103) “**Street level**” means the level at the centre line of the street;

(104) “**Structure**” means anything that is built or constructed or building of any kind or any piece of work artificially built up or composed of parts joined together in some definite manner. The term “structure” shall include building; Structure does not include the compound wall/fencing

(105) “**Sunshade**” means a sloping or horizontal structure overhang usually provided over openings on external walls to provide protection from sun or rain;

(106) “**Tenement**” means a part of a building intended or used or likely to be used as a dwelling;

(107) “**To erect**” means :-

(a) to erect a new building on any site whether previously built up or not;

(b) to re- erect any building of which portions above the plinth level have been pulled down, burnt or destroyed ; and

(c) conversion from one occupancy to another;

(108) “**Travel distance**” means the distance an occupant has to travel to reach an exit;

(109) “**Unsafe buildings**” means buildings which are structurally unsafe, insanitary or not provided with adequate means of egress or which constitute a fire hazard or are otherwise dangerous to human life or which in relation to existing use constitute a hazard to safety or health or public welfare, by reason of inadequate maintenance, dilapidation or abandonment;

(110) “**Use group**” means the principal use for which a plot, a building or a part of a building is used or intended to be used;

(111) “**Verandah**” means a covered area with at least one side open to the outside with the exception of a parapet, trellis, jally or grill work on the open side;

(112) “**Warehouse**” means a building the whole or substantial part of which is used or intended to be used for the storage of goods whether for keeping or for sale or for any similar purposes but does not include a store room attached and used for the

(113) “**Water closet**” or “**WC**” means a latrine with arrangement for flushing the pan with water, but does not include a bathroom;

(114) “**Watercourse**” means an artificial or natural drainage canal;

(115) “**Yard**” means an open space at ground level between a building and the adjoining boundary lines of the plot unoccupied and unobstructed except by encroachment or structures specifically permitted by these rules, on the same plot with a building. All yard measurement shall be the minimum distance between the front, rear and side yard plot boundaries as the case may be and the nearest point of the building including enclosed porches. Every part of every yard shall be accessible from every other part of the same yard.

2. (b) Any other definition may be added or existing definition be modified or deleted by the Administrator by notification in official Gazetteer.

3. Applicability of the Bye- laws :-

(1) These Bye- laws shall apply to all public or private buildings as described below:

(a) Where a building is newly erected, the Bye- laws shall apply to the designs and construction of the building;

(b) Where the whole or part of the building is removed, the Bye- laws shall apply to all parts of the building whether removed or not;

(c) Where the whole or part of the building is demolished, the Bye- laws shall apply to any remaining part and to the work involved in demolition;

(d) Where the building is altered substantially or addition or extension is made to it ,Bye- laws shall apply to the whole building;

(e) Where the occupancy or a use of a building is changed, the Bye- laws shall apply to all parts of the building affected by the change.

(2) These Bye- laws shall also apply to all lands which are proposed to be developed or re-developed for construction of buildings.

(3) No addition or extension to a building shall be allowed unless the addition or extension is such as would be permissible if the whole building was reconstructed from the plinth with the open spaces required under these rules applicable to the site of the building at the time of the proposed addition; and no addition or extension to a building shall be allowed which would diminish the extent of air space below the minimum requirement under these Bye- laws;

4. Conformity to National Building Code of India:-

Recourse to National Building Code of India, 1970 published by the Indian Standard Institution shall be made for any item not dealt with specifically in these Bye- laws. The latest provision of the National Building Code shall be applicable at the time of enforcement of the Bye- laws;

5. Power of Administrator to exempt buildings:-

The Administrator may exempt any building from the operation of all or any of the provisions of these Bye- laws, subject to conditions if any, to be stipulated in the order, granting such exemptions;

CHAPTER - II

PERMIT AND ENFORCEMENT

6. Essentially of permit:

(1) No person shall develop or re-develop any parcel of land without first obtaining a Development permit for each such development or redevelopment from the Authority. No construction shall be carried out within the Non Development Zone (NDZ) of **Integrated Island Management Plan (IIMP) for Lakshadweep Islands**.

No person shall erect, re-erect or make alterations or demolish any building/hut or cause the same to be done without first obtaining a separate building permit for each such building from the Authority.

7. Application for Development permit:

(1) (a) Every person other than a Government Department who intends to develop or re-develop any parcel of land shall apply in writing to the Authority in the form set out under **Appendix 'A'** and such application shall be accompanied with plans and statements in triplicate as required under 7(2) and documents to prove ownership of the land concerned and payment of application fee. The plans shall be either ordinary prints on Ferro paper or any other type.. For huts application shall be in the form given in **Appendix 'C'**

(b) (i) Every department of Administration which undertake any development or re- development of land at an area to which these Bye-laws apply shall comply with all the provisions in these Bye-laws.

(ii) UT of Lakshadweep shall designate officer/authority to issue a certificate specifying that the rules have been followed in all respects. The certified copy of the layout plans and/or plans of the proposed plot subdivision and all other details shall be forwarded to the Authority for information and record, before commencement of the work.

(2) The application for a Development permit shall be accompanied by the site plan and service plan together with details and specifications and certificate of supervision as prescribed below.

(a) **Site plan:** - The site plan sent with application for permit shall be drawn to a scale of not less than 1 in 400 and shall show.

(i) the boundaries of the plot and of any contiguous land belonging to the owner thereof, including the revenue survey particulars in full;

(ii) the position of the site in relation to the neighboring street (s) and its main access;

(iii) the name of the street (s) if any;

(iv) all existing structures standing on, over or under the plot;

(v) all existing streets or footpaths within the plot;

(vi) the layout of streets or footpaths within adjoining or terminating at the site, existing or proposed to be widened or newly aligned;

(vii) the proposed plot subdivision, if any, and the areas and uses of each subdivision thereof;

(viii) the access to each plot subdivision, if any;

(ix) the layout of any service roads or footpaths and public parking spaces proposed or existing, if any;

(x) the area and location of any land within the plot, that is undevelopable such as rocky outcrops, steep terrains, marshes etc;

(xi) the area and location of any land within the plot, that is not proposed to be developed or redeveloped;

(xii) the area and location of any land that is proposed to be reclaimed;

(xiii) any other relevant information of the plot not specifically mentioned that may be required by the Authority; and

(xiv) the north direction and predominant wind direction in relation to the site;

(b) **Service plan:-**The service plan shall be drawn to a scale not less than the site plan and shall show:-

(i) The proposed plot subdivision, if any, and the uses of such subdivisions;

(ii) The layout of existing and proposed water supply, electricity, drainages and sewerage main lines from or to which connections are proposed to be given with dimensions and specifications;

(iii) The layout of existing and proposed water supply, drainages and sewerages lines within the plot, with dimensions, specifications and description of installation;

(iv) Any other relevant information not specifically mentioned that may be required by the Authority; and

(v) The north direction and predominant wind direction in relation to the site.

(Note 1:- All plans, drawing and specifications shall be signed by an Architect/ Engineer/ or agency or group who has taken license for that purpose)

(c) **Specifications:-** Specifications of both general and detailed nature in respect of the service plan.

8. Application for Building permit

(1) (a) every person other than a Department of the Administration, who intends to erect or re-erect a building or make alteration, addition in any place in a building, other than a hut or to make or enlarge a well shall apply in writing to the Authority in the form set out under **Appendix 'B'** and such application shall be accompanied by the plans and statements in triplicate as required under **8(3)** and documents to prove ownership on the land concerned and the payment of application fee. The plans shall be either ordinary print on ferro paper or any other type. For huts application shall be in the form given in **Appendix 'C'**.

(b) UT Administration shall designate officer to issue a certificate specifying that these rules have been followed in all respects. The certified copy of the building plans and layout plans and other details shall be forwarded to the Authority for information and record before commencement of the work.

(2) Notwithstanding anything contained in sub-clause (1), no building permit is necessary for the following alterations which do not otherwise violate any provisions regarding general building requirements, structural stability and fire safety requirement of the Bye-laws namely:-

- (i) Providing or removing of windows or doors or ventilators;
- (ii) Providing inter- communication doors;
- (iii) Providing partitions;
- (iv) Gardening excluding any permanent structures;
- (v) White or colour washing;
- (vi) Painting;
- (vii) Petty repairs to pitched roof; and
- (viii) Plastering and patch work.

(3) The applications for Building permit shall be accompanied by documentary evidence of plot ownership, the site plan, building plan, service plan,

(a) Site Plan:- The site plan sent with application for permit shall be drawn to a scale of not less than 1 in 400 and shall show.

- (i) the boundaries of the plot and of any contiguous land belonging to the owner thereof, including the revenue survey particulars;
- (ii) the position of the plot in relation to neighboring street;
- (iii) the names, if any of the street along which the building is proposed;
- (iv) all existing building standing on, over or under the plot;
- (v) the position of the building and of all necessary buildings (if any) which the applicant intends to erect upon his contiguous land referred to in sub-clause (3) (a) (i) to (v) in relation to-

(A) The boundaries of the plot (in case the site has been partitioned, the boundaries of the portion owned by the applicant and also the portions owned by the others)

(B) all adjacent streets, buildings, (with number of storeys) and premises within a distance of 12 metre of the plot and of the contiguous land (if any)

(C) the nearest existing street,

(vi) The access from the street to the building and to all other buildings (if any) which the applicant intends to erect upon his contiguous land referred to in sub-clause (3)(a)(i to v) of which the access shall be clearly marked by a distinguishing colour;

(vii) the width of the street (if any) in front and of the street (If any) at the sides or rear of the buildings;

(viii) free passage or way in front of the building;

(ix) space to be left about the building to secure a free circulation of air and admission of light.

(x) space proposed as garden;

(xi) the position and form of kitchen, out- houses, external staircase, privies, urinal, drains, cattle sheds, wells, and other appurtenance of the building;

(xii) north direction in relation to the site;

(xiii) such other particulars as may be required by the Authority.

(b) Building Plans:- The plans elevations and sections, of the buildings accompanying the application shall be accurately drawn to a scale of not less than 1:100, and shall-

(i) Include floor plans of all floors together with the covered area, accessory buildings and basement floor, if any; and such drawings shall clearly indicates the sizes and spacing of all framing members, sizes of rooms, position of staircases, ramps, etc.

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

(iii) Show the exact location of essential services like water closets, sink, bath etc;

(iv) Include section drawings showing clearly the sizes of the footings, thickness of wall, wall construction, size and spacing of framing members, floor slabs and roof with their materials and section shall indicate the height of buildings and rooms and also the height of the parapet. At least one section should be taken through the staircase;

(v) Show the direction of north.

(vi) Specify total floor area of the building.

(c) Service Plan:-Service plan shall be drawn to the same scale as the building plan and shall include plans and sections of private Water Supply and Sewage Disposal System, location of septic tanks and well.

Note 1:- The size of all site plans, building plans and service plans shall not be less than 21cm by 30 cm (A4).

Note 2:- All plans, drawings, designs, calculations, and specifications shall be signed by Architect / Engineer/prescribed authority.

(d) Specifications:- Specifications of both general and detailed nature giving type and grade of materials to be used.

(4) In the calculation of floor area from the drawings, the following guide-lines shall be taken into account:-

(a) General:-

- (i) The total plinth area of a building shall be the sum total plinth areas at every floor, including basement if any;
- (ii) Internal sanitary shafts shall be included in the plinth area in the case of residential buildings at any floor levels;
- (iii) In the case of non-residential buildings, internal shafts for sanitary installations, air conditioning ducts, lifts etc shall be included in the plinth area at all floor levels.
- (iv) The area of mumty at terrace level shall not be included in the plinth area. If a Barsati is provided jointly with mumty, then the area of the Barsati excluding the mumty at the terrace level shall be included in the plinth area.

(b) Floor area of ground floor:-

- (i) The floor area of ground floor shall be calculated at the plinth level; excluding plinth off-sets (if the off-set does not exceed 5cm).
- (ii) In the cases where the building consists of columns projecting beyond cladding, the plinth area shall be taken up to the external face of the cladding and shall not include the projections of the columns;
- (iii) If open verandahs with parapets are provided at the ground floor, projecting out of the building surface, the full floor area shall be taken, up to the outer line of the external verandahs lintel, and only 50% of the area shall be taken if there are no sunshade or balconies projecting to protect the verandahs; and
- (iv) Open platforms and terraces at ground floor and porch shall not be included in the plinth area, but shall be allowed separately for costing purposes.

(c) Floor area of upper floor:-

- (i) The floor area of upper floors shall be calculated at the relevant floor levels, architectural bands, cornices etc, shall not be included in the floor area; vertical sun-breakers or box louvers also shall not be included, and
- (ii) In the case of projecting balconies protected to their full width by sunshades, or full width roof projections or by upper balconies, their full area shall be included in the floor area and in the case of unprotected balconies 50% area may be included.

(d) Floor area of Galleries, Mezzanine floors and lofts:-

- (i) area of galleries i.e. upper floor of seats in an assembly hall, auditorium, theatre etc. shall be fully included in the floor area;
- (ii) area of mezzanine floors shall be included in the Floor area
- (iii) the area of a loft shall not be included.

(4) Operational construction:- The following operational construction of the Government whether temporary or permanent which is necessary for the operation, maintenance, development or execution of any of the following services shall be exempted from these Bye-laws.

- (a) Ports/jetties
- (b) Airways, Aerodrome and helibase
- (c) Posts and Telegraph, Telephones, Wireless broadcasting and other like forms of communications.

(d) Regional grid for electricity.

(e) Any other service which the Administrator may, if he is of opinion that the operation, maintenance, development or execution of such service is essential to the life of the community, by notification declare to be a service for the purpose of this clause.

9. Sanction, Refusal, Validity and Revocation of permission:-

(1) (a) The plans, drawings and specifications may be sanctioned with or without such modifications or directions as are deemed necessary or refused by the Authority after first satisfying himself of the bonafides of the boundaries and ownership of the plot (or evidence of lease of plot referred to in sub-clause (3) (a) of Bye-law 8) and shall thereafter communicate his decision to the applicant in the form given in Appendix 'D'.

(b) In the case of refusal, Authority shall quote the reasons and relevant sections of the Bye-laws which the plans, drawings or specifications contravene.

(c) After the Authority has scrutinised the application and pointed out the objections in it, the applicant shall modify the plans, drawings or specifications and resubmit them for sanction.

(d) The orders of sanction or refusal of permit in respect of development of land or erection of buildings shall be issued by the authority within 30 days of the receipt of the application.

(2) The permit once sanctioned shall remain valid upto three years. The development/ redevelopment/ building construction/alteration shall be commenced during the first year of such period and shall be completed not later than the valid period of the permit. If the construction is still not complete, the permission shall be revalidated on application subject to the Bye-law then in force and on payment of prescribed fee.

(3) The Authority may revoke any permission issued under these Bye-laws whenever it is found that there has been any false statement or any misrepresentation of any material fact in the application on which the permit was passed.

(4) In case of refusal of sanction, owner is free to appeal against the decision of authority to appellate authority within 15 days receipt of intimation.

(5) Appellate authority is empowered to grant exemption in respect of any/all clause of the Bye-laws to any building.

10. Deviations during construction:-

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

(2) Minor alteration in the nature of shifting the position of access to plots in respect of layouts and in the nature of shifting the position of windows, doors, ventilators in respect of building construction/reconstruction/alteration which do not conflict with these Bye-laws shall however be made by the applicant without obtaining prior sanction from the Authority; provided that these minor alteration shall be incorporated in the completion plan and submitted along with the Completion Certificate.

11. Defective work:-

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

12. Responsibilities and Duties of the Owner:-

(1) Neither the granting of the permit, nor the approval of the drawings and specifications, nor inspections made by the Authority during the erection of the building shall in any way relieve the owner of such building of full responsibility for carrying out the work in accordance with the requirements of the Bye-laws.

(2) Every owner shall-

(a) permit the authority or any other duly authorized official to enter the plot/ building or premises for which the permit has been granted at any time between 7am to 7pm for the purpose of enforcing the Bye-laws.

(b) submit a proof of ownership of the plot/lease of the plot concerned;

(c) obtain from the authority, sanction for any other allied matter connected with the land development/redevelopment/construction/alteration;

(d) give notice to the Authority of the intention to start work on the land development/redevelopment/construction/alteration as given in Appendix 'E'.

(e) give notice to the Authority on completion of the demarcation of roads and footpaths, plot sub-division, and all other land assignments as per the sanctioned plan, in respect of land development/redevelopment/and shall give notice after the completion of work up to plinth level with a view to enable the Authority to ensure that the work is carried out in accordance with the sanctioned plans and the Authority shall carry out inspection within 15 working days from the receipt of such notice and give them permission for carrying out further construction works as per sanctioned plans. If no action is taken by the authority within the 15 days then the permission is deemed to be given

(f) give written notice to the Authority regarding completion of the work described in the permit as given in **Appendix 'F'** through the licensed technical personnel;

(g) obtain a development certificate from the Authority prior to any sale or transaction of plot sub-division or any building construction in development or redeveloped plots as given in **Appendix 'G'** and/or

(h) obtain an occupancy certificate from the Authority prior to any occupancy of the building or part thereof, after construction or alteration of the building or part thereof, or change the class of occupancy of any building or part thereof as given in **Appendix 'H'**.

(3) As soon as any development/redevelopment/building construction/alteration is completed all rubbish, refuse or debris of any description shall be removed by the owner/lessee from the plot or plots on which, such operations have been carried out or from any adjoining land which may have been used for depositing of materials and debris.

(4) A copy of the permit together with a copy each of sanctioned plans, drawings and specifications referred to in sub-clause (2) (a), (b) and (c) of Bye-law 7 and sub-clause (3) (a), (b), (c) and (d) of Bye-law 8 and result of tests if any, on any materials used for construction shall be kept in safe custody throughout the validity period of such permit and produce before the Authority or his authorized representative for inspection on demand.

13. Completion Certificate, Development Certificate and Occupancy Certificate:-

(1) On completion of the land development/redevelopment/building construction/alteration for which the permission has been sanctioned, a completion certificate shall be forwarded to the Authority in Appendix 'F'.

(2) A development certificate shall be issued by the Authority after his inspection of the developed/ redeveloped land for which he has received the completion certificate, provided it is in conformity in all respects with the development permit sanctioned by him and has not contravened any provisions of these Bye-laws and **Integrated Island Management Plan (IIMP) for Lakshadweep Islands**. The Development certificate shall be as given in **Appendix 'G'**.

(3) An occupancy certificate shall be issued by the Authority after his inspection of the building for which he has received the completion certificate, provided it is in conformity in all respects with the building permit sanctioned by him and has not contravened any of the provisions of these Bye-laws and **Integrated Island Management Plan (IIMP) for Lakshadweep Islands**. The occupancy certificate shall be as in **Appendix 'H'**.

(4) If the owner of a building for which a building permit has been sanctioned, intends to occupy that building prior to its completion/prior to the issuance of a completion certificate, the Authority shall issue on application, a temporary occupancy certificate for occupancy of a building or part thereof, provided that the occupancy of such portion or portions of the incomplete building shall not in any way endanger life or public welfare.

(5) The Development Certificate or Occupancy Certificate shall be issued by the Authority within 15 days after the receipt of completion certificate.

CHAPTER - III

GENERAL SITE AND BUILDING REQUIREMENTS

14. General Requirements :-

(1) No land development /redevelopment shall be made and no building shall be constructed on any plot ,on any part of which there is deposited refuse, excreta or other offensive matter , which in the opinion of the Authority is considered objectionable, until such refuse, excreta, or other offensive matter has been removed therefrom and the plot has been prepared or left in manner suitable for land development , redevelopment or building purposes, to the satisfaction of the Authority.

(2) No land development /redevelopment shall be made, and/or no building shall be constructed on a plot, which comprises or includes a pit , quarry or other similar excavation or any part thereof unless such plot has been prepared or left in a manner or condition suitable for land development, redevelopment or building purposes to the satisfaction of the Authority.

(3) No land development /redevelopment shall be made, and /or no building shall be erected on a plot liable to flood or on a slope forming an angle of more than 45° with the horizontal or on soil unsuitable for percolation or in sandy beds, unless it is proved by the owner to the satisfaction of the Authority that erection of such building will not be dangerous or injurious to health and the site will not be subjected to flooding or erosion or cause undue expenditure or public funds in the provisions of roads, sanitation, water supply or other public services.

(4) No building or part of the building shall be allowed to be erected or re erected and no additions or alteration to any existing building shall be allowed in the intervening spaces between the building and any overhead electric supply line.

(5) No building will have a height of more than 12.50 (twelve point five zero) metre measured from ground level to the underside of the eaves of the roofs (flat or sloping) except those on stilt.

a. Clear height of a room shall not be less than 3 metre.

b. In case the construction with stilt, the height of the building shall not be more than 15.5 Metre (This is to encourage construction of stilt)

(6) No building or part of building shall be erected or re erected and no addition or alteration to any existing building shall be allowed in No Development Zone declared by **Integrated Island Management Plan (IIMP) for Lakshadweep Islands**

(7) Access: -

(a) Every plot with a permanent building will have a direct access to a public path way.

(b) The G+2 buildings shall have direct access to cement concrete road of not less than 3 metre width.

(c) The plots which has no direct access to such road, G+1 building is permitted provided there shall be a 1.5 metre width pathway free from obstacles. This should be considered at the time of issuing diversion certificate.

(d) The access to any building shall be maintained free from any obstruction and no portion any building shall be permitted to overhang or to project into such a passage.

(e) Every person who erects a building shall not at any time erect or cause or permit to erect or re-erect any building which in any way encroaches upon or diminishes the area set apart as access

(f) No building shall be erected so as to deprive any other building of access.

(g) Every person who erects a building or undertakes construction work on a building shall not reduce the access to any building previously existing below the minimum width required under these bye- laws.

(h) The space so set apart as access shall be separately distinguished from any house gully or open space required to be provided under any other rule.

(i) Every such access shall be drained and lighted to satisfaction of the Authority and manhole covers or other drainage, water or any other fittings laid in such access shall be flush with the finished surface level so as not to obstruct safe travel over the same.

(j) Notwithstanding anything contained in sub Clauses (a) to (j), the Authority shall be empowered to prescribe a width of accesses for any building in conformity with provisions of any detailed development plans, for the area in which such building is located.

(8). Floor Area Ratio (FAR)

The maximum permissible FAR as per the use of occupancy is given below:

SI.No	Building use of occupancy	Maximum permissible FAR
1.	Residential	1.5
2.	Special residential	1.5
3.	Educational	1.2
4.	Institutional(Medical)	1
5.	Assembly	0.70
6.	Govt. or semi public businesses	1.5
7.	Commercial	1.5*
8.	Industrial	1.2
9.	Storage	2
10.	Hazardous	0.7

(9) Coverage

The maximum permissible plot coverage as per the use of occupancy is given below:

SI.No	Building use of occupancy	Maximum permissible (coverage % of plot area)
1.	Residential Building	70%
2.	Special Residential Building	70%
3.	Education/Hospital/Govt. Office	60%
4.	Commercial building	70%
5.	Other buildings	50%

15. Building Line open spaces-

(1) Exterior or interior open air spaces: - Every room intended for human habitation shall abut on a exterior or interior open spaces or verandah open to such exterior or interior open space. Such open spaces shall be maintained for the benefit of such building exclusively and shall be entirely within the owners own premises and shall be open to the sky and is barred from being subdivided, partitioned or legally bifurcated or transacted in any manner whatsoever till such date when the structures itself is demolished, and shall be kept free from any erecting thereon, subject to the provisions in sub – clause.

(2) The distance between edge of the road and the structure shall not be less than 1 (one) metre. Structure does not include the compound wall/fencing.

(3) Front set back shall be 1 metre from plot boundary.

(4) All other setbacks (rear and side) shall not be less than 1 (one) metre from plot boundary for plot sizes greater than 200 sq.m and shall not be less than 0.75 metre for plot sizes less than 200 sq.m.

(5) Projection into street: - No construction or any sort shall be permitted to project outside the boundaries of the site into street.

(6) A well, Latrine pit, fuel shed or any other building not intended for human habitation and not exceeding a height of 2.4 meters above ground level may however be permitted in the rear and side yards specified in these Bye – Law, provided that the minimum distance between these structures and the main building shall not be less than 1.5 Metres at any point and the plinth area of such structures shall not exceed 15% of the area of rear Yard.

16. Occupancy:-

(1) All buildings whether existing or hereafter proposed , shall be classified , in one of the following occupancies , according to the use of the character of the occupancy.

Group A	Residential
Sub Group A1	Residential
Sub Group A2	Special residential
Group B	Educational
Group C Institutional	(Medical)
Group D	Assembly
Group E	Govt or semi public Business
Group F	Mercantile
Group G	Industrial
Group H	Storage
Group I	Hazardous

Note:- Any Building not specifically covered by any of the above occupancies shall be classified in the group which most nearly resembles its existing or proposed use.

(3) The description of the occupancies are given Below:

(a) Group A- 1 Residential Building:- These shall include any building in which sleeping accommodation is provided for normal residential purposes. It includes one or two multi – family dwelling, apartment houses and flats.

(b) Group A-2 Special residential Buildings- These shall include all lodging or rooming houses, dormitories ,hostel and hotels(with residential accommodation) exceeding 150.sq.m floor area.

(c) Group B Educational Buildings – These shall include any building or part thereof used for school , college day-care purpose instruction education or research for more than 8 hours per week and shall include all appurtenant assembly (not exceeding a strength of 100 persons) and recreation not covered under group D”.

(d) Group C Institutional(Medical) Buildings: These shall includes any building part thereof , which is used for purposes such as medical or other treatment or care of persons suffering from physical or mental illness, disease or infirmity , care of infants , convalescents or aged persons. Buildings and structures under Group C shall include hospitals, sanitarium, clinic homes for aged and infirm, convalescents homes and orphanages, mental hospitals, etc

(e) Group D – Assembly Buildings ;- These shall include any building or part of a building , where group of people (not exceeding 100)congregate or gather for amusement, recreation , social , religious, patriotic, civil, travel and similar purposes , for example, assembly

hall for educational, dramatic or theatrical presentation, auditoria, exhibition hall, art galleries, museums, libraries, gymnasiums, places of worship and religious congregation, club rooms. This shall also include hotels with restaurant facilities.

(f) Group E Govt or Semi Public Business Buildings: These shall include any building or part of a building which is used for the transaction of public business, for the keeping of records, accounts and similar purposes. Local, State and Central Govt Offices and use for defence purposes, court house, public utility buildings, jails and prison, jetty, etc will be covered by this use.

(g) Group F – Mercantile(Commercial) Buildings :- These shall include any building or part of a building which is used for display and sale of merchandise such as shops, stores, markets, etc either wholesale or retail banking and financial institutions, private business houses, tailors, barber shops, canteen, milk booths, and restaurants having a carpet area not exceeding 60 sqm..

Minor merchandising operations in buildings, primarily meant for other uses shall be covered by the group under predominant occupancy is classified.

(h) Group G Industrial Buildings:- These shall include any building or part of the building or structure in which products or materials of all kinds and properties are fabricated, assembled or processed eg : Workshops, assembly plants, laboratories, power plants, pumping stations, dairies and saw mills. Crematoria shall be included in group.

(i) Group H storage buildings :- These shall include any building or part of the building used primarily for the storage of sheltering (including servicing, processing or repair incidental to storage) of goods, wares or merchandise (except those that involve highly combustible or explosive products or materials), vehicle and the like eg; warehouses, freezing plants, transit shed, garages, hangars, etc. Minor storage incidental to other occupancies shall be treated as part of the predominant occupancy.

(j) Group I Hazardous Buildings :- These shall include any buildings or part of the building which is used for storage, handling, manufacture or processing of highly combustible, explosive, poisonous, irritant, corrosive, toxic or noxious materials or products or any products or materials producing dust.

17. Aerodrome Vicinity Height restrictions:-

(1) (a) For buildings, structures and Installations in the vicinity of Aerodromes/Helipad, the maximum Height allowable shall be as decided by the authority.

(b) No radio masts or similar type of installations exceeding 152 metre in height should be erected without the prior permission of the Director General of Civil Aviation.

(2) Height exception: - Appurtenant roof structures like over head Tanks and their supports, Air-conditioning, and similar equipment rooms, chimney, parapet walls not exceeding 1 m in height and roof structures other than pent-houses shall not be included in the height of the building unless the aggregate area of such structures including pent houses exceeds one third of the roof area of the building on which they are erected:

Provided that all such height exceptions shall be subjected to the provisions of rule (17)

18. Part of Building

(1) Plinth :- (a) Every plinth shall have a minimum height of either

(i) 30 cm above the level of abutting street or

(ii) 45 cm above the surrounding ground within 3 metre distance of the building in the case of shallow plots:

Provided that the plinth of garages / cycle shed/ scooter shall not be less than 15 cm above the surrounding ground level.

(2) Courtyard: - Every interior country yard shall be raised at least 15 cm above the level of centre of the nearest street and shall be satisfactorily drained.

(3) Habitable rooms :- (a) Size – The carpet area of a habitable room shall not be less than 9.5 Sq.m with a width not less than 2.4 metre.

Provided that when there is more than one habitable room, the carpet area of at least one of them shall not be less than 9.5 sq.m with the width of all such rooms being not less than 2.4 metre.

(b) Height: - The average height shall not be less than 3.0 m measured from the surface of the floor to the lowest point of ceiling or false ceiling.

(4) Kitchen (a) Size; The carpet area of kitchen or any other room used as a kitchen shall not be less than 4.0 Sq.m and width shall not less than 1.5m

Provided that when kitchen is used or intended for use as dining room also, the carpet area of such kitchen shall not be less than 9.5 sq.m. and its width shall not be less than 2.4 metre .

(b) Height :- The average height of kitchen measures from the floor to the ceiling shall not be less than 2.4 metre.

(5) Bathroom and Latrine :- (a) Size The area of a Bathroom shall not be less than 1.5 sq.m with either side not less than 1.0 m and the carpet area of the latrine shall not be less than 1.0 sq.m with one side not less than 1 metre.

Provided that the area of combined bathroom and latrine shall not be less than 2.2 sq.m .with one side not less than 1.1 metre.

(k) Height : The average height of the bathroom at any point in the bathroom and / or latrine shall not be less than 2.5 metre .

Provided that the headroom at any point in the bathroom and /or latrine shall not be less than 2.2 metre.

(6) Loft (a) Size – The area of a loft shall not exceed 25% of the carpet area of the habitable room in which it is constructed or 20% of the carpet area of kitchen in which it is constructed.

(b) Height ;- the headroom measured from the surface of the floor to any point on the underside of the loft shall not be less than 2.1 metre . the maximum height of the loft shall not be more than 1.5 metre .

(7) Ledge ;- (a) Area ;- A ledge shall not cover more than 25% of carpet area on which it is constructed.

(b) Height : It shall have ,minimum headroom of 2.1 m

(8) Mezzanine floor :- (a) Size ;- The floor area of the mezzanine floor shall not exceed one third of the area of the main floor or room accommodating the mezzanine floor.

(Height) The headroom measured from the surface of the to any point on the underside of the mezzanine floor shall not be less than 2.2 metre.

(9) Roof :- (a) Mangalore Tile Roof :- the rise of Mangalore tile roof shall neither be more than half the span nor be less than one third of the span.

(b) Corrugated galvanized iron sheet, Asbestos cement sheet or asphalt sheet roof – Rise shall not be less than one fifth of span.

(c) Thatched roof – The rise of thatched roof shall not be less than two third of the span or 11°-20° whichever is greater.

(d) Trussed roof: - The rise of trussed roof shall not be less than one fifth of the span..

(10) Floor :- (a) Every kitchen or room used as kitchen or bathroom and no latrine shall be provided with an impermeable floor.

(b) The floor of every bathroom and /or latrine shall be provided with a suitable slope towards the drain and shall not slope towards the verandah or any other room.

(c) The floor level of every bathroom and or latrine shall have such a height as to ensure suitable grade towards the suitable grade towards the sewage drain.

(11) Staircases :-

(a) The minimum width of the stair shall not be less than 0.75 metre for the single family residential occupancy and 1.20 metre for buildings of all other occupancies.

(b) The width of tread without nosing shall not be less than 25 cm for an internal staircase of residential buildings. In the case of other buildings the minimum tread shall be 30cm. The tread shall be constructed and maintained in a manner to prevent slipping.

(c) The height of the riser shall not exceed 19 cm in the case of residential buildings and 15 cm in the case of other buildings and number of risers shall not exceed 12 per flight of the stairs.

(d) The height of handrail shall not be less than 80 cm.

(12) Corridors, Verandah and passageways :- (a) the clear width of any corridor, verandah or passageway in any building shall not be at any point less than 1.0 metre

(b) The height of any corridor, verandah or passageway in any building shall not at any point be less than 2.2 metre.

(12). Lighting and Ventilation;

(1) Every habitable room shall be furnished with sufficient number of openings such as windows and ventilators affording effectual means of admission of light and air by direct communication with the external air.

(2) No portion of a room shall be assumed to be lighted, if it is more than 7.5 meter away from the opening assumed for lighting for that portion.

(3) Windows and ventilators which open into a verandah , shall be deemed to communicate with the external air provided that such verandah is not more than 3 meter wide and open throughout its entire length into an open space open to sky, width of such open space being not less than 3.0 metre.

The aggregate area inclusive of frames of such windows and ventilators but excluding doors, opening directly to external air or into an open verandah shall be not less than one sixth of the floor area. If a window or ventilator is partly fixed the operable area shall be counted.

(4) Cross ventilation by means of window shall be effected in at least one living room of a tenement either by means of windows in opposite wall or if this is not possible or advisable, then at least in the adjoining wall.

(5) **Kitchen and Pantry :-** (a) Every kitchen shall be ventilated according to the standards stipulated for habitable rooms and it shall be located as near to the ceiling as possible.

(b) Every room to be used as kitchen shall have suitable flue for the escape of heated air unless it is provided with approved form for smoke less installation.

(6). **Bathroom and Latrine** (a) Bathroom and latrine shall be provided with natural light and permanent ventilation by sufficient openings, the aggregates area of which shall not be less than one tenth the floor area of the bathroom/latrine.

(7) **Loft and Ledge: -** Loft and Ledge in a habitable room, kitchen or pantry, shall so constructed that it shall not interfere with the ventilation of the same under any circumstances.

(8) **Mezzanine Floor :-** (a) The mezzanine floor shall be so constructed as not to interfere under any circumstances with the ventilation and lighting of the space over and under it.

(b) Such mezzanine floor or any part of it shall not be used as kitchen.

(c) In no case shall a mezzanine floor closed so as to make it liable to be converted into ill-ventilated compartments.

(9) **Store, Lumbar, Laundry and cellar room –** The ancillary room shall have an area of ventilation not less than 5% of the floor area of each room.

(10) **Stairways:-** Every stair case shall be lighted and ventilated properly from an open space.

19. **Architecture:-**

Architectural features in respect of any building or part thereof shall not in any way violate or conflict with the provisions of any rule contained in this bye –Laws.

20 . **Exits:-**

(1) Every building meant for human occupancy shall be provided with exits sufficient to permit safe escape of occupants in case of fire or other emergency.

(2) **Doorways :-** (a) Every exit doorway shall open into an enclosed stairway, a horizontal exit, a corridor or passageway providing continuous and protected means of egress.

(b) No exit doorway shall be less than 75 cm in the case of residential and 1.2 metre in the case of all other occupancies.

(c) Exit door ways shall open out wards except in the case of residential occupancies. No door when opened, shall reduce the required width of stairway or landing. Overhead or sliding doors shall not be installed.

21. Other building requirements:-

(1) Lightning protection; Protection against lightning shall invariably be provided in the case of structures.

- (a) in or near which large number of people congregate;
- (b) involved in the maintenance of essential public services
- (c) in areas where there is lightning prevalence
- (d) which exceed a height of 15 metre
- (e) which are in isolation in open terrain
- (f) which have historical or cultural importance
- (g) of occupancies which form a source of danger , such as those housing factories of stores of explosives or highly inflammable materials.

The lightning protection to buildings where provided, shall conform to India standards IS 2309-1969- code of practice for protection of building and other structures against lightning.

(2) Damp proofing: - Wherever dampness of a plot or the natures of the soil of plot warrant necessary precautions against dampness to any building or part thereof, such building or part shall be constructed that it is rendered damp proof, to the satisfaction of the Authority.

(3) Safety measures :- Adequate safety protection shall be made at all stages of erection, alteration, repair or removal of the various parts of the building for safeguarding the life of workers and public and adjoining property against hazards consequent or any aspects of construction executed.

(4) Structural Design :- (a) The loads and forces (dead and live, wind and seismic acting on building shall conform to Part VI Structural design Section 1 of Loads of National Building Code of India.

(a). The structural stability of all new constructions as well as addition /alteration would have to certified by prescribed authority as notified by the Administration.

(b) The design of foundation and different elements of building constructed of different materials like plain, reinforced and pressured concrete masonry wood shall conform to :- design of national Building code of India, as amended from time to time.

CHAPTER - IV BUILDING SERVICES

22. Electrical installation:

(1) The electrical installations shall generally be carried out in conformity with the requirements of the **Electricity Act, 2003 and Rule** framed thereunder and also the relevant regulations of Electricity Supply Authority concerned as amended from time to time.

(2). The planning , design and installation of all electric works shall conform to part VIII Building Services Section 2 Electrical Installation of National Building Code of India , 1970, subject to any conditions laid down by the authority and /or Electric supply Authority.

(3) No connection from any source of electric Supply to any electrical installation in any new construction/reconstruction /alteration specified under these bye-laws shall be sanctioned by the Electric Supply Authority, without or prior sanction of building permit under bye-laws 10 or Government exception under Bye-Law 5.

(a) (4). Solar panelling;- Depending upon the technical feasibility the Dept of Electricity will issue a separate notification regarding the provision for compulsory roof top solar for buildings exceeding a certain plinth area.

23. Air Conditioning Artificial lighting and mechanical Ventilation:-

(1) All plans specifications and data or air-conditioning, heating, artificial light and mechanical ventilation system of all buildings under any occupancy shall be supplied to the Authority and installation shall be made subject to his approval only.

(2) The planning, design and installation of all air-conditioning system in all buildings shall conform to part VIII Building Services Section 3-Air Conditioning of National Building Code of India 1970 unless otherwise specified in these bye-laws and subjected to any conditions laid down by the Authority .

(3) Artificial Light Mechanical Ventilation:- In all cases where artificial light and /or Mechanical ventilation are/is required and provided thereon, it shall conform to part VIII Building Service Section (i) – Lighting and Ventilation of National Building Code of India, 1970 and Subject to any conditions laid down by the Authority.

(4) For all new constructions as well as addition/alteration, electricity provisions would have to certified by prescribed authority.

24. Gas Supply;-

(1) **Use of Liquefied Petrol Gas :-** (a) In a general, cylinders shall be installed either out of doors or in a building or section of a Building having good floor and ceiling level ventilation directly to the open. If out door, there should be no vegetation, such as grass and weeds within 3 metre of cylinder.

(b) Cylinder should not be placed below ground level and should be at least one metre away from drains, culverts or entrances and openings leading to cellars and other depression in which gas might accumulate.

(c) A firm dry base of concrete or masonry should be provided for cylinders.

(d) Cylinders should not be placed close to steam pipes or any other source of heat and should be protected from weather and direct sunlight. Cylinder should be placed at a distance of 3 metre away from any other source of heat which is likely to raise the temperature of cylinders above the room temperature unless separated by metal sheet or masonry partition.

(e) The installation shall further conform to the safety precautions stipulated by the Gas Supply Agency.

25. Water Supply :-

(1) The building having plinth area more than 100 Sqm shall have a Rain Water Harvesting Tank to ensure arrangement for water harvesting

(2) The design of the pipe system shall be such that there is no possibility of back flow towards the source of supply from any cistern or appliances whether by siphonage or otherwise and reflux or non-return valves shall not be relied upon to prevent such back flow.

(3) The planning and design and installation of water supply system shall confirm to part IX plumbing Services Section-I- Water Supply of National Building Code of India 1970 unless otherwise specified in these bye-Laws and subject to any condition laid down by authority.

(4) Tank shall be provided with an overflow pipe.

26. Wells.

(1) Wells intended to supply water for human consumption or for domestic purposes shall be :

(a) not less than 1 metre away from septic tank/Bio digester and 10 metre away from soak pit refuse pit etc.

(2) The parapet walls on the head of all wells shall be raised to height not less than 1 metre above the level of the adjoining ground to from parapet or kerb with a minimum thickness of 20 cm.

(3) For the construction of new septic tank permission is required from the prescribed authority

27. Drainage and Sanitation.

(1) The planning , design and installation of all drainage and sanitary installation shall confirm to part IX plumbing services section 2, Drainage and sanction of National Building Codes of India 1970, Unless otherwise specified in these Bye-Laws and subject to any condition laid down by the authority.

(2) Every room to be used as kitchen shall have facility for washing of kitchen utensils, the exit pipe of which shall lead directly to or through a sink to grated and trapped connection to waste disposal pipe.

Provided that this facility may not be installed, if separately provided in a pantry.

(3).Sinks :- A sink shall be so located that at least one of its sides shall be against an external wall or in a window recess or in a position to ensure suitable plumbing . sinks shall be constructed of glazed stoneware , enamelled fire clay or other equality suitable materials.

Sinks shall be of such shapes as will facilitate their maintenance in state of cleanliness No wood work shall be used for covering any such sink. The bottom of the sink shall slope towards the outlet.

(5) **Sink Waste Pipes :-** A sink waste pipe shall be joined to the sink by a bell mouth at bottom of the sink , having its internal diameter about 2.5 cm larger at the sink end than at the other end .The sink outlet shall be fitted with a granting and plug . The sink waste pipe shall have an internal diameter of not less than 3 cm and shall be provided with a trap, preferably of drawn lead or other quality suitable material fitted with a cleaning screw at the bond.

(6) **Requirement of Toilets :-** (a) All premises being used for or intended for human habitation shall have at least one toilet.

(a) The toilet shall have the provision of a septic tank. The construction of septic tank shall confirm to standards as laid down in National Building Codes/ as specified by the Authority.

(b) Authority may refuse to permit the construction of any latrine or urinal at a particular place, if in his opinion such latrine or urinal would be a nuisance in the neighbourhood or would be objectionable to the occupants of the neighbouring building.

(c) Every latrine and Bathroom shall be enclosed by walls or partitions and the interior surface of very such walls or partition shall be finished with a smooth impervious material to a height of not less than 1 metre above the floor of such rooms.

(d) Every latrine with or without bathroom shall have its platform or seat either plastered with cement or made of some water tight non-absorbent material.

28. Power of Administrator to amend Building bye-law.

The Administrator, UT of Lakshadweep shall have full powers to amend all or any provision of the Building Bye - law.

Appendix A**(See bye Law 7(1))****Form for Application for Development /Redevelopment of Land.**

To,

Authority

Sir,

I, intended to develop/redevelop the land in survey Number..... ofisland. I forward herewith the site plan, services plan and specifications in triplicate, duly signed by me and by.....(name in block letters of the licensed Architect/ Engineer/ Agency or Group), Licence No.....together with the following documents.

I hereby undertake to abide the provisions of Lakshadweep Building Bye Laws 2016 in all respects. Copies of following documents are forwarded.

1. Proof of ownership on the land concerned.
2. Copy of receipt of payment of application fee.

I request that the development /redevelopment permit may be approved.

Place
Date

Signature of the Owner
Name of the Owner
(In Block letters)
Address;

Acknowledgment

Received an application from Shri..... for development/redevelopment of land in survey No.

Appendix B**See Bye-Law 8(1)****Form for application to erect, re erect demolish or make alteration to a Building**

To
 Authority

Sir ,

I intend to erect/ re-erect /demolish /make alteration to a building in Survey no..... in island. I forward herewith the site plan, Building Plan Service plan and general specification in triplicate duly signed by me and by.....(Name in Block Letters of licensed Architect/Engineer/ Agency or Group), License No..... together with following documents. I hereby undertake to abide by the provisions of the Lakshadweep Building Bye-Law 2016 in all respects. The following documents are also forwarded.

1. Proof of ownership of the land.
2. Copy of receipt of payment of application fee.

Place
 Date

Signature of the Owner
 Name of the Owner
 (In Block letters)
 Address;

Acknowledgment

Received an application from Shri..... for erect/ re-erect /demolish /make alteration to a building in Survey no.....

Appendix C**See Bye-Law 8(1)****Form for application to erect ,re-erect a Hut**

To

Authority

Sir ,

I intend to erect/ re-erect a hut in Survey no..... in island. I forward herewith the following documents duly signed by me.

1. Sketch of proposed hut
2. Proof of ownership of land
3. Copy of receipt for payment application fee.

I hereby undertake to abide by the provisions of the Lakshadweep Building Bye Law 2016 in all respect.

I request that the erection/re-erection / alteration may be approved.

Place
Date

Signature of the Owner
Name of the Owner
(In Block letters)
Address;

Acknowledgment

Received an application from Shri..... for erect/ re-erect /a hut Survey no.....

Appendix D**See bye-Law No 9(1)(a)****Form for sanction or refusal of a Building Permit /Development Permit.**

F. No....

Date.....

To,

.....

.....

.....

Sir

,With reference to your application No.....datedfor grant of permit for the development /re-development of land/erection/re-erection/demolition of building in survey No. of ... island of Registration number.....I have to inform you that the sanction has been granted/refused by the Authority on the following grounds.

1.

2.

3.

4.

5.

6.

Official Seal

Date

Signature and Designation of the Authority

Appendix E

See Bye-Law 12(2)(d)

Form for Notice for Commencement

I hereby declare that the development/redevelopment of land/erection/re erection / demolition of Building in Survey No..... of island will be commenced in accordance with the plans , specifications and directions approved under development permit/building permit numberdated.....

Place:

Date:

Signature of Owner

(In Block Letters)

Address of Owner

Acknowledgment

Received an intimation from Shri..... for commencement of Work
Vide Permit No.....dated/.....

Authority

Appendix F**See Bye-Law 12(2) (f) and 13(1)****Form for Completion Certificate**

I hereby certify that the development/re-development of land/erection/re-erection/
demolition of building in Survey No.... of.... island approved under development permit/
building permit No . . .datedhas been completed.

Place:
Date:

Name of Owner/lessee
(in block letters)
Address of owner/lessee

Acknowledgement

Received an intimation from Shri..... on completion of Work Vide
Permit No.....dated/.....

Date

Authority

Appendix G**(See Bye-law 12(2)(g) and 13(2))****Form for Development Certificate**

I hereby certify that the development/re development of land in Survey No..... of Island applied for by (Name and address of applicant) permitted under development permit No..... datedhas been inspected by me and that the development/re development executed, is in accordance with development permit cited above, and the provisions of Lakshadweep Building Bye – law 2016. I also certify that developed/re developed land is now fit for building construction.

Authority

(seal& date)

Appendix H**(See Bye-law 12(2)(h) and 13(3))****Form for Occupancy Certificate**

I hereby certify that the erection /re erection of building in Survey No..... of..... Island by..... (Name and address of applicant) permitted under building permit No..... dated has been inspected by me and the building executed, is in accordance with the building permit cited above, and the provisions of Lakshadweep Building Bye – law 2016. I also certify that building is now fit for occupation.

Authority

(seal& date)