

Tamil Nadu District Municipalities (Hill Stations) Building Rules, 1993

TAMILNADU

India

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Rule

TAMIL-NADU-DISTRICT-MUNICIPALITIES-HILL-STATIONS-BUILDING- of 1993

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Tamil Nadu District Municipalities (Hill Stations) Building Rules, 1993Published vide Notification No. G.O. Ms. No.120, Municipal Administration and Water Supply, Dated The 3rd June 1993 - No. SRO A-63 (b)/93.In exercise of powers conferred by section 217-C read with sub-section (1) of section 303 of the Tamil Nadu District Municipalities Act, 1920 (Tamil Nadu Act V of 1920) the Governor of Tamil Nadu hereby makes the following rules:

1. Short title, extent and commencement.

(1)These rules may be called the Tamil Nadu District Municipalities (Hill Stations) Building Rules, 1993.(2)They shall apply to all Hill Stations specified in Schedule II to the Tamil Nadu District Municipalities Act, 1920 (Tamil Nadu Act V of 1920) and to all other local bodies in hill areas to which Chapters IX, X and X-A of the said Act are extended.(3)They shall come into force at once.

2. Definitions.

- In these rules, unless there is anything repugnant to the subject or context, -(i)"Act" means the Tamil Nadu District Municipalities Act, 1920 (Tamil Nadu Act V of 1920);(ii)"Appendix" means Appendix to these rules;(iii)"Architect" means any person having a degree in Architecture awarded by any University or a recognised Institution or person registered to practise as an Architect with the Council of Architects, India;(iv)"Architectural and Aesthetics Aspects Committee" means a committee constituted by the Government under clause (a) of sub-section (3) of section 217-C of the Act;(v)"Development Control Rules" means the rules framed as part of Master Plan prepared under

the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972);(vi)"Dwelling House" means a house designed or intended to be used wholly or principally for human habitation together with such outbuilding, kitchens, latrines and other erections as are ordinarily used or intended to be used therewith;(vii)"Government" means the State Government;(viii)"Plot" means a continuous portion of land held in single or joint ownership other than land used, allowed or set apart for any street, land, passage, pathway or other common public purposes;(ix)"Site for building" includes all the land within the curtilage of the building and forming its appurtenances such as outbuilding yard, court open space and garden attached thereto or intended to be occupied therewith;(x)"Alteration" means a change or addition in construction, use or arrangement of a dwelling or a building or change or use of land from agricultural to non-agricultural purpose;(xi)"Framed buildings" means a building in which the loads either dead or live are carried by timber, steel or reinforced concrete framing;(xii)"Habitable room" means a room intended for living, eating, cooking or sleeping for a person or persons but not including storerooms, toilet, baths and corridor or passage;(xiii)"Hut" means a temporary structure or building which is constructed principally of wood, mud, tin and includes any temporary structure of whatever material;(xiv)"Dead Load" means the weight of all permanent stationary construction becoming part of a structure;(xv)"Live Load" means all loads except dead loads that may be imposed on structure. Wind loads will also be considered as live loads;(xvi)"External Wall" means a wall or vertical enclosure of any building;(xvii)"Partition Wall" means a wall which supports no load other than its own weight;(xviii)"Public Building" means any building to which the public or any class or section of the public is granted access or any building which is open to the public or any class or section of the public and includes any building used as a -(a)School or College or a University or other educational institution;(b)Hostel;(c)Library;(d)Hospital, Nursing Home, Dispensary, Clinic, Maternity Centre or any other like institution;(e)Clubs;(f)Lodging-houses, Time-share apartments, Tourist cottages;(g)Choultry, Community Halls, Kalyanamandapam and places of entertainment;(h)Coffee-houses, Boarding-houses or Hotel or eating-houses;(i)Public places of congregation by any class or section of the public for religious worship or used by any Association or used by Officers of the Central Government or State Government or any Local Authority or any body-Corporate owned or controlled by the Central or any State Government;(xix)"Load Bearing wall" means wall that carries dead load other than its own weight;(xx)"Master Plan" means a Master Plan prepared, published or approved under the Tamil Nadu Town and Country Planning Act, 1971 (Tamil Nadu Act 35 of 1972);(xxi)"Structure" means something constructed or built having a fixed base on or other connection to the ground or other structure;(xxii)"Storey" means that part of a building between the upper surface of the floor next above to the under side of roof;(xxiii)"Qualified Engineer or Architect" means any person having a degree or diploma awarded by any University or recognised Institution in Civil Engineering or Architecture;(xxiv)"Floor Area Ratio" (F.A.R) means the quotient obtained by dividing the multiple of the total covered area of all floors by the area of the plot;(xxv)"Plot coverage" means the extent to which the plot is covered with a building or structure and this is expressed as percentage of the ratio of the built up area to the plot area;(xxvi)"Hill Station" means any Hill Station listed in Schedule II to the Act and includes any other place which may be notified as a Hill Station by Government;(xxvii)"Reserve Forest" means forest notified under the Tamil Nadu Forest Act, 1882 (Tamil Nadu Act IV of 1882);(xxviii)"Wooded Lands" means any area where a number of trees are existing but not declared as reserve forest;(xxix)Words and expressions used but not defined in these rules shall have the meanings respectively assigned to

them under the Act;(xxx)"Solar assisted water heating system" means a device to heat water using solar energy as heat source;] [Inserted by G.O. Ms. No. 112, Municipal Administration and Water Supply Department (MA-1) dated 16th August 2002, published In Tamil Nadu Government Gazette, Part Ill-Section 1(a), dated 11th September 2002.](xxxii)"Auxiliary back up" means electrically-operated or fuel-fired boilers or systems to heat water coming out from solar water heating system to meet continuous requirement of hot water;] [Inserted by G.O. Ms. No. 112, Municipal Administration and Water Supply Department (MA-1) dated 16th August 2002, published In Tamil Nadu Government Gazette, Part Ill-Section 1(a), dated 11th September 2002.](xxxiii)"New building" means buildings coming under the categories mentioned in clauses (a) to (g) of item I in Appendix-I for which construction plans are to be submitted to the executive authority under rule 3.] [Inserted by G.O. Ms. No. 112, Municipal Administration and Water Supply Department (MA-1) dated 16th August 2002, published in Tamil Nadu Government Gazette, Part Ill-Section 1(a), dated 11th September 2002.]

3. Application for approval of building and sites.

(1)Every person, who intends to construct/reconstruct a building or who intends to put to use any agricultural land to any non-agricultural purpose or to carry out engineering, mining or allied operations, shall submit an application to the executive authority for the approval of the proposal and for permission to execute the work in the form specified in Appendix-A.(2)It shall be accompanied by -(i)A site plan in quintuplicate of the land on which the building is to be constructed, reconstructed, drawn or reproduced in a clear and intelligible manner on suitable and durable material and complying with the requirements specified in Appendix-B, as far as may be necessary;(ii)A plan or plans (in quintuplicate) of the building to be constructed, reconstructed or altered or added to, drawn or reproduced in a clear and intelligible manner on suitable and durable material and showing a ground plan, plans of elevations of each floor and sections of the buildings and complying with the requirements specified in Appendix-C;(iii)A specification (in quintuplicate) complying with the requirements specified in Appendix-D, as far as may be necessary;(iv)A scheme of external finish and colour scheme proposed to be adopted;(v)Details about planting of trees, lawns, garden or any landscaping with details about types of trees, plants, etc.:(vi)Details about compound wall with plan, section, elevation and type of construction and colour schemes or details and types of fencing to hedges and gates, etc.:(vii)Details of steps, driveways, terracing, cutting and embankment if any with details of retaining wall and details of levels and contours;(viii)Details of lamps, lampposts and other illuminations existing and proposed in the site;(ix)Details of number, type and age of trees that are existing and details about type, age and number of trees which are likely to be cut for the construction of building and details about alternate planting of trees;(x)Details about water-supply, drainage and sewerage disposal methods; and(xi)A brief statement explaining how the proposed construction will not affect scenic beauty of the hill station and how the proposal will architecturally and aesthetically harmonize with the ecology of the hill stations:Provided that this statement is not required in respect of proposal whose cost is less than Rupees twenty lakhs.(3)The application as well as the plans and specifications shall be signed by the owner of the site and building or be accompanied by a letter of authority or consent from the owner of the site and building if the applicant himself is not the owner. They shall also be signed by an architect:Provided that the licensed building surveyor or an engineer can prepare the plans for

buildings not exceeding fifty square metre of the floor area.(4)The plans and details shall be accompanied by a challan for having remitted the licence fee in the Treasury or State Bank of India under the head of account specified. The licence fee shall be at the rates specified below -

Type of building	Rate per square metre Rs.
(1) Dwelling Houses -	
(a) Single dwelling	3.00
(b) Multi-dwelling and dwelling combined with other uses	4.50
Non-dwelling units including Hotels, Lodges, Restaurants, Time-Share	
(2) Apartments, Cottages, Resort Houses, Hospitals, Schools, Offices, Commercial Complexes, etc.:	7.50

Provided that the licence fee is for a period of one year and is leviable at the same rate while renewing the licence.(5)The plans shall also be accompanied by a Demand Draft drawn in favour of the executive authority for a sum of Rs. 2,000 (Rupees two thousand only) as Security Deposit and an undertaking that the applicant will clear the debris after the construction, failing which the debris will be cleared by the local authorities and the Security Deposit forfeited.(6)The executive authority may require the applicant to furnish him with any other information as may be required.(7)If any information required under sub-rule (6) is not furnished within one month from the date of receipt of the requisition, the executive authority may return the application to the applicant.

4. Site requirements.

(1)No site shall be approved for construction or reconstruction of a dwelling house unless it has an extent of not less than 95 square metres and minimum width of six metres:Provided that this rule is not applicable to sites in lay-outs approved by the Directorate of Town and Country Planning Authority for development, Tamil Nadu Housing Board, Tamil Nadu Slum Clearance Board, Weaver's Co-operative Societies, Adi-Dravidar Welfare/Tribal Welfare Department or any similar Quasi-Government institution;Provided further that this rule is not applicable to any sub-division that may exist on the date of commencement of these rules.(2)No site having a gradient steeper than one vertical to three horizontal shall be used for construction of a building:Provided that in case where the site requires treatment, its stability shall be certified by a competent Engineer.(3)No site consisting of made up soil shall be used for construction of building, unless it is properly consolidated and protected on the unsupported boundaries with revetments or retaining wall and the stability of soil shall be certified by a qualified Engineer.(4)No site notified as geologically weak zones by Collector and any land falling within 30 metres from the boundary thereof shall be used for the construction of any building.(5)No site which would admit storm-water draining into it, owing to its level or location, shall be used for the construction of a building unless arrangements are made to prevent effectively the flooding of the site either by draining into a storm-water course, if one is available, or by raising the level of the site to an adequate height by the deposit of layers of sound and non-perishable material, to the satisfaction of the executive authority.(6)No site be used for the construction of a building intended for public worship or for religious purposes, without the prior

approval of the Collector of the district who may refuse such approval, if in his opinion, the use, purpose of the site and building is likely to endanger public peace and order: Provided that an appeal shall lie against the decision of the Collector to the Government within 30 days from the date of receipt of the order of the Collector who may pass such orders on the appeal as it deems fit. (7) No site, which is situated within a distance, of 90 metres from a place used as burning or burial place or ground shall be used for the construction of any building without the previous approval of the Government and no building intended for human habitation shall be built within 90 metres of such burning or burial place or ground unless such burning or burial place or ground was closed for burning of corpses and remained so closed for a period of not less than five years: Provided that, no existing building, situated within 90 metres from any building or burial place or ground shall be reconstructed, or added to, without the previous approval of the Government.

5. Location of Building away from Aerial Lines, Railway Lines and Special Area.

(1) Before giving permission for the construction or reconstruction or the addition or alteration to a building, the Government shall take into consideration the proximity of aerial lines, if any, to the building and shall refuse permission for such construction, reconstruction, addition or alteration, unless suitable arrangements are made under the Indian Electricity Act, 1910 (Central Act IX of 1910). (2) Permission to the construction or reconstruction of, or addition or alteration to a building shall be refused in case where the clearance between the building and the aerial lines is less than - (a) 1.5 metres for low tension lines, 1.75 metres for high tension lines from accessible portions of buildings measured horizontally and 1.25 metres for both low tension and high tension lines from inaccessible portion measured horizontally. (b) 2.5 metres from portions of buildings not accessible to persons, measured vertically; and (c) 4.5 metres from accessible portion of buildings, measured vertically; (3) The Executive Authority or Government may require the applicant - (a) to furnish with any information which has not already been furnished. (b) to satisfy that there are no objections which may lawfully be taken to grant of permission to execute the work. (4) No site lying within the distance of 30 metres from the Railway Boundary shall be used for the construction of a building wall or other major construction without the consent of Railway authorities who may refuse such consent if in their opinion the site is required for Railways. (5) No site situated within a distance of 200 metres from the boundaries of lakes in Kodaikanal, and Uthagamandalam, 100 metres from the boundaries of Botanical Gardens at Uthagamandalam, 100 metres from the boundaries of Gymkhana Grounds at Kodaikanal, 100 metres from the boundaries of Race Course at Uthagamandalam and 100 metres from the boundaries of Sims Park at Coonoor shall be used for construction of any building or change the present character and use in any manner.

6. Means of Access.

(1) Any plot intended for construction of building which is not abutting directly on to a public or private street, shall have access from such public or private street through a pathway. The minimum width of such pathway shall be one metre for a length up to ten metres and 1.5 metres for a length up to 30 metres. (2) The pathway mentioned in sub-rule (1) shall be formed with a gradient not steeper than one in ten or provided with steps for easy means of access to the plot. (3) Access to plots

beyond 30 metres from a public or private street, the width of such access shall be not less than 3.5 metres. The gradient of such access shall be not steeper than one in fifteen: Provided that the buildings for commercial, industrial, institutional and public purpose and any other non-residential purpose shall abut only on public or private street, whose width shall be less than 6 metres.

7. Location of Building.

(1) Every person who constructs or alters, reconstructs or adds to the building, shall wherever the site is within 15 metres of any tank, reservoir, watercourse, river, freshwater channel or well, carry out such measures as may be necessary or as the Government may direct for the purpose of preventing any contamination of or any risk of the drainage of the building into such tank, reservoir, watercourse, river, freshwater channel, or well. (2) No assignment of land shall be made for agricultural purpose or for any other purpose including residential purpose within 150 metres from the boundaries of reserve forest and wooded lands or areas of special interest as may be declared by the Government from time to time.

8. Foundations.

(1) The foundation of every building newly constructed shall be - (i) so constructed as to satisfy the executive authority that they will sustain the combined load of the building and of the superimposed load and transmit these loads to the subsoil in such manner as not to impair the stability of the building or part thereof by the settlement caused by the pressure of such loads; and (ii) taken down to such a depth or so constructed as to render the building immune from damage from movements due to seasonal variations in the context of moisture in the ground. (2) Every person, who constructs, reconstructs, adds to or alters a building shall take such steps or do such things as the executive authority or Government may direct or require so as to secure proper stability of the building and to render the building immune from any settlement or movement that may be caused in the soil resistance, lateral escape of soft soil, sliding of the substratum on sloping ground distributed on concentrated lateral pressure or other causes: Provided that when a building is permitted in exceptional cases with a length more than 10 metres, the foundation shall be built directly on rock or on pile foundation.

9. Plinths.

- Every person, who constructs, reconstructs, adds to or alters a building shall comply with the following requirements: - The ground floor of the building shall be at such level as will allow the effectual drainage of that floor. Unless the Government, having regard to the circumstances of the case, directs otherwise, it shall be not less than 45 centimetres above the ground or site level.

10. Superstructures, Walls, Doors and roofs.

(1) Every person who constructs a building shall cause every wall to be constructed of: (a) good whole bricks or stones properly bounded and solidly put together with good jointing material,

compounded of good mud, good lime, or good cement and clay and or other suitable and durable material; or(b)other good, hard and suitable incombustible material, properly and solidly put together.(2)Every person, who constructs a building shall cause every wall to be built of sufficient thickness to ensure safety and stability, regard being had to the length of the wall and the height of the building, the purpose for which the building is intended to be used, the dead load comprising the actual weight of walls, floors, stairs, landings, roofs and all other permanent constructions comprised in such building, the super-imposed load in respect of such building comprising all loads other than the dead load and also the maximum permissible loads for different kinds of work and materials of construction.(3)Every person who constructs a building shall cause every pillar, pier framework, beam and other construction carrying load in the building to be so designed and constructed as to withstand the combined dead loads and the superimposed load.(4)(i)Every person, who constructs a building shall cause the floor and roof to be so designed and constructed as to withstand the combined dead load, due to their own weight and other superimposed load to which such floors and roofs may be subjected to.(ii)The flooring of every such building shall be laid or paved with stones, cuddapah slabs, cement tiles or such other hard material, impervious to attacks by rat and to moisture as may be required by the executive authority or Government.(iii)Every person who constructs a building shall provide adequate damp proof course horizontally and vertically.(5)Unless otherwise specified by the Government dead load of the weight of walls, floors and roofs and the superimposed load expressed in terms of dead load as set forth in Appendices E and F shall be adopted.(6)If the superimposed load on any wall, floor or roofs is to exceed that specified in Appendices E and F, such greater load shall be provided for equivalent margin for safety.(7)In the case of any floor or roofs, intended to be used for a purpose for which a superimposed load is not specified in Appendices-E and F, the superimposed load to be carried on such floor or roof shall be provided for with an equivalent margin of safety.(8)For stairs and landings, the superimposed load shall be taken as equivalent to a distributed load of not less than 390 to 394 kilograms per square metre but each step, shall be capable of safely supporting a concentrated load at any point of not less than sixty eight kilograms ordinarily..(9)For a roof, the plane of which inclines upwards at a quarter angle than 20 degrees with the horizontal, the superimposed load, which shall for the purpose, be deemed to include wind pressure or casual load, shall be taken at 48.842 kilograms per square metre of slopping surface normal to such slopping surface, on either side of such roof.(10)For all other roofs, unless otherwise specified by the Government, the superimposed load shall be taken at 199-295 kilograms per square metre measured on a horizontal plane.(11)For all roofs of a domestic building, unless otherwise specified, the superimposed load shall be taken at 273-416 kilograms per square metre measured on a horizontal plane.(12)In case where a rolling load actuated by mechanical power, is to be provided, such rolling load shall be taken as equivalent to statical load 50 per cent in excess of the actual rolling load.(13)Partition and other structures, superimposed on floor and roof, may be included in the superimposed load, provided the weight of the partition or other structure per square metre of base does not exceed the permissible load per square metre of floor or roof area. Partitions and other structures of greater weight shall be specifically provided for.(14)Every person, who constructs a dwelling house or other domestic building shall cause every external wall and every main wall to be built, unless otherwise specified by the Government of at least the thickness specified in Appendix-G. The thickness specified in Appendix-G shall apply only to walls built in horizontal loads or courses of good whole bricks or of suitable stones or other blocks or hard and incombustible

material.(15)Every portion of the building shall be so designed as to be within the safe permissible loads for different materials of construction.(16)The provisions of this rule as far as may be, apply to reconstruction of building.

11. Space about buildings and height of buildings.

(1)The rule applies only to buildings, newly constructed or reconstructed or to the conversion into a dwelling house of a building not originally constructed as a dwelling house and to additions made to existing building, irrespective of whether the new construction, conversion or addition is in the ground floor, first floor or any other upper floor. In the case of an addition to any existing building the rule shall apply in respect of the addition only and not to the whole building.(2)In the case of a public or private street not being a conservancy lane, no building (except plinth steps and other similar structure not being above the ground floor level of the building and a fence or compound wall not exceeding 2.4 metres in height) shall be built -(a)within 1.3 metres of the boundary of the street; and(b)in the space between the building line and the street alignment as defined under section 166 of the Act:Provided that this rule shall not be applicable to buildings for which permission is required to be taken under the Multi storeyed and Public Building Rules, 1973:Provided further that any sunshade, canopy eaves or other similar projecting portions of the building may be allowed to a width not exceeding 0.6 metre and above a height of 2.5 metres measured from ground level, if no pillar, wall or other structure is erected in the open space for support.(3)The height of a building shall not exceed seven metres. The height of a building referred to in this sub-rule shall be reckoned from the general ground level of the site and shall be measured at every point of the ground. The top floor shall be with slopped roof with specification as provided under rule 10:[Provided that in a tea factory, the height of the building, shall not exceed thirteen metres and the total height of the building including the Chimney, shall not exceed fifteen metres, from the general ground level.] [Inserted by G.O. Ms. No. 156, Municipal Administration and Water Supply Department (MAI), dated 8th November 2002.](4)Where a building wholly or partly intended for human habitation, is not separated from the adjoining buildings on two sides, an open space of not less than one-fourth of the area of the site shall be left as space open to the sky.Explanation. - An open courtyard may be included in the calculation of the area left as vacant space open to the sky.(5)Sub-rule (4) shall not apply to building used solely as shops, offices or warehouses and which are not used as dwellings:Provided that if any such building or any portion thereof, is at any time proposed to be used as dwelling house or dwelling, permission of the Government shall be obtained and the building shall be reconstructed or altered so as to comply in every respect with the requirements of sub-rule(4).(6)The open space required to be left in and around buildings under sub-rule (4) shall be measured at the level of the proposed construction, conversion or addition, the boundary in the case of construction, conversion or addition proposed on any floor other than the ground floor being taken to be line along that floor vertically above the boundary line on the ground.

12. Parking-Space.

- Every person intending to construct, re-construct or alter or add to a building, shall -(a)provide for the use of the occupants and of persons visiting the premises for the purposes of profession, trade,

business, recreation or any other work necessary parking-space and parking facilities within the site as stipulated in Appendix - H;(b)make necessary provision for the movement of vehicles gaining access to and from the premises into the street.

13. Dimensions of Rooms.

(1)Every room (other than a kitchen, bathroom, storeroom, dressing room or pooja room) whether newly constructed or reconstructed and intended to be used for purposes of human habitation, shall have, -(a)height of not less than 2.4 metres for flat roofs and not less than an average of 2.1 metres for sloped roof;(b)a clear superficial area of not less than 7.5 square metres; and(c)a width of not less than 2.5 metres.(2)Every bathroom, water-closet and the bathroom-cum water-closet whether newly constructed or reconstructed shall have the following minimum dimensions, namely -

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|------------------------------------|---|
| (i) Bathroom | : 1.8 square metres with 1.5 metres by 1.2metres, |
| (ii) Water-closet | : 1.08 square metres with 0.9 metre by 1.2metres, |
| (iii)
Bathroom-cum-water-closet | : 2.7 square metres with 1.5 metres by 1.8 watercloset metres, |
| (iv) Kitchen | : The height of kitchen shall be not less than2.4 metres for flat roof and 2.10 metres at eye-level for slopedroof. |

14. Ventilation of Building.

(1)Every room which is intended for human habitation, shall be furnished with sufficient number of windows and ventilators totally providing a ventilation area of not less than one-tenth of the floor area of the room, affording effectual means of ventilation by direct communication with the external air:Provided that every latrine or bath shall be provided with ventilation area of not less than 0.30 square metre.(2)Every dwelling house should be provided with a kitchen and the kitchen shall be provided with a total ventilation area of not less than one-tenth of the floor of kitchen:Provided that sufficient arrangements shall be made for the exhaust of smoke and effectual means of drainage to the satisfaction of the executive authority.

15. Stairs.

(1)All storeyed buildings shall be provided with sufficient number of staircases, depending on the number of occupants using the building, in suitable locations as may be accessible to the occupants within a distance of not more than 18 metres.(2)All stairs shall comply with the following requirements namely: -(a)Width of stairs: The clear width of the stairways shall not be less than 60 centimetres excluding the handrails.(b)Headroom: All stairways shall have at least 2.1 metres of clear headroom, measured perpendicularly from the nosing.(c)Treads and risers: Treads and risers shall be so proportioned that the sum of two risers and a tread width is not less than 60 centimetres and more than 62.5 centimetres. No riser shall be more than 17.5 centimetres and no tread width less than 25 centimetres. There shall be no variation in the widths of treads or the heights of risers in any one flight of stairs. No stairway should ordinarily be permitted cutting across any window. The surface material of stairs, treads and landings shall be such as not to involve undue danger of

slipping.(d)Landings: No stairway shall have a height of more than 3.75 metres between landings nor less than two risers between consecutive landings; the landings shall have a dimension, not less than the width of stairs, measured in the direction of the run.(e)Rails: Stair shall have walls or well secured balustrades or guards on both sides. Handrails shall be placed not less than 75 centimetres and not more than 1 metre above the nosings of the treads.(f)Space under stairs: The space beneath any stairway built in whole or in part of combustible materials except handrails shall be left entirely open.(g)Ventilation for staircases: Every staircase shall be lighted and ventilated to the satisfaction of the Government from an open space.(h)Passage giving access to staircase: Every passage in a building in the ground floor shall, in no part, be less than the width of the staircase of such building to which it gives access: Provided that minimum width shall be equal to the width of such staircase plus one-half of the total width of the remaining staircases.(3)Minimum width of door, corridor or passage. - No doorway or corridor or passage, serving as exit to a building shall be less than one metre in width. The doors of kitchen, bath and flush-out latrine shall not be less than 0.60 metre clear in width and the passage leading to the same shall not be less than 0.75 metre.(4)The width, riser, tread or headroom of stairs and the width of doors and corridors for public buildings shall be as provided in the Multi-storeyed and Public Building Rules and the National Building Code.

16. Drains and Sanitary Conveniences.

- [(1)] [Old rule 16 renumbered as Rule 16, sub-rule (1) by G.O. Ms. No. 147, Municipal Administration and Water Supply (MA 1) dated 9th June 1999.] Every building shall be provided with means for the effectual drainage of storm-water, sullage and sewage from the premises and sufficient and suitable sanitary conveniences for the use of the occupants of the buildings.(2)The drainage arrangements and the sanitary conditions shall be in accordance with the following conditions namely: -(i)There shall be at least one water-tap and arrangements for drainage in the vicinity of each water-closet or group of water-closets in all buildings.(ii)Each family dwelling unit on premises abutting on a sewer or with a private sewage disposal system shall have at least, one water-closet and one kitchen type sink. It is desirable that a bath or shower should be installed to meet the basic requirements of sanitation and hygiene.(iii)All other structures for human occupancy or use on premises abutting on a sewer or with a private sewage disposal system shall have adequate sanitary facilities but in no case less than one water-closet and one other fixture for cleaning purposes.(iv)Dwelling with individual convenience shall have at least the following fittings namely: -(a)One bathroom provided with tap;(b)One water-closet; and(c)One sink either in the floor or raised from the floor.(v)Where only one water-closet is provided in a dwelling, the bath and water-closet shall be separately accommodated.(vi)Dwelling without individual convenience shall have the following fittings namely: -(a)One water-tap with draining arrangements in each tenements.(b)One water-closet and one bath for every two tenements; and(c)Water-taps in common bath-room and common water closet.Explanation. - The drainage arrangements and the sanitary conveniences shall be in accordance with such rules or bye-laws, if any or to the satisfaction of the Government.]

16A. [[Inserted by G.O. Ms. No. 147, Municipal Administrations (MA), dated the 9th June 1999.]

The requirement or fitment for drainage and sanitation in the use of building other than residence shall be in accordance with Appendix-I.] [Sub-rule (2) inserted by G.O. Ms. No. 147, Municipal Administration and Water Supply (MA 1), dated the 9th June 1999.]

16B. [Fitment of solar assisted water heating system. [Inserted by G.O. Ms. No. 112, Municipal Administration and Water Supply Department (MA-1) dated the 16th August 2002, published in Tamil Nadu Government Gazette, Part III Section 1(a), dated the 11th September 2002.]

- The requirements for fitment of solar assisted water heating system in buildings shall be in accordance with Appendix-J.]

17. Parking-space and Access ways.

- Before granting permission for the construction or reconstruction of or addition or alteration to the building applied for, the Government shall take into consideration the provisions made in the plan for parking-space and parking facility under rule 12 above and their adequacy with reference to the standard specified in this regard and the traffic circulation required to be provided under rule 12 and shall refuse permission for such construction or reconstruction or addition or alteration, unless suitable arrangements are made by the applicant to provide to the satisfaction of the Government the required parking-space, parking facilities and access ways.

18. Space about huts.

- No portion of a hut shall be placed within 1.75 metres of a masonry or wooden building provided that there shall be a minimum open space of 1.25 metres between the caves of or between the cave of the hut and a masonry wall, as the case may be.

19. Height of huts.

(1) No hut shall be of more than one storey or exceed 3.75 metres in height measured from the top of the plinth to junction of the caves and wall. (2) The wall of the hut at the junction of the caves and wall shall in no place be less than 1.75 metres in height, measured from the top level of the plinth.

20. Alignment of huts.

- On the land exclusively set apart for the construction of huts, the huts shall be built in continuous lines in accordance with an alignment to be determined by the executive authority.

21. Passage between rows of huts.

- Where an alignment determined under rule 20 does not correspond with the alignment of a street, a passage of at least six metres measured from cave to cave shall be left between the rows of huts abutting on such alignment.

22. Right to use passage by local authorities.

- All passages referred to in rule 21 shall remain as private property subject to a right of access to the local authorities to send carts among them or otherwise make use of them for any of the purposes of the Act.

23. Open courtyard huts.

- Notwithstanding anything contained in rule 17, huts may with the special sanction of the executive authority be built so as to form an open courtyard comprising at least one-fourth of the whole area occupied by the huts and courtyard.

24. Space between huts.

- Between any two huts, there shall be a space of at least 1.24 metres measured from cave to cave.

25. Forwarding the application to the Government.

- As soon as may be, but not later than thirty days from the date of receipt of the application, the executive authority shall forward the application for buildings along with all the particulars and details to the Convenor of the Architectural and Aesthetics Aspects Committee, together with his remarks on the application duly verifying the adequacy of particulars and details.

26. The composition of Architectural and Aesthetics Aspects Committee.

(1)The Committee for Architectural and Aesthetics Aspects shall comprise of the following official members, namely: -(i)A Chairman who shall be the Chief Secretary to the Government;(ii)Fourteen Official Members; and(iii)Six non-official members of whom -(a)One shall be the Director of School of Architecture and Planning, Anna University, Chennai,(b)One shall be the Chairman, Institute of Architects Tamil Nadu Chapter,(c)One shall be the Head of the Department of Structural Engineering Division, Anna University, Chennai,(d)Three members representing local authorities in the hill stations to be nominated by the Government.(2)The term of the non-official members shall be for two years from the date of their nomination.(3)The committee shall have jurisdiction over all the areas to which these rules are applicable.(4)The committee shall meet at least once in two months.(5)The committee shall meet at Chennai or in any one of the hill stations shown in Schedule II to the Act.(6)The non-official members of the committee shall be entitled for tour travelling and daily allowances as may be applicable to first class committees from time to time.(7)The tour

travelling and daily allowances of official members shall be borne by the respective Government Department.(8)Fifty per cent of the total members shall constitute the quorum and all matters placed before it shall be decided by simple majority of the members present and voting.(9)The committee shall examine the applications for construction of buildings in the hill stations and submit its recommendations to the Government within sixty days from the date of receipt of the application from the executive authority either approving the building or refusing it and suggest modification to the proposals.(10)The recommendations of the committee shall cover all or any matter specified under sub-section (5) of section 217-C as may be applicable to each application.(11)The committee may consider any other matter as required for the preservation of hill ecology and environment.

27. Approval or refusal by Government.

(1)The Government on receipt of the recommendations of the Architectural and Aesthetics Aspects Committee may either approve the proposal with or without such modifications as it deems fit or reject the proposal.(2)Any approval accorded by the Government will be valid for a period of one year from the date of issue of approval which may be extended for a further period of one year if the constructions have been commenced and there are no deviations from the approved plan.(3)Every application for renewal shall be submitted to the Government through the executive authority within thirty days before the expiry of the approval.

27A. [Composition of District Committee for Architectural and Aesthetics Aspects. [Inserted by G. O. Ms. No. 59, Municipal Administration and Water Supply Department (MAI), dated 6th August 2003 published in Tamil Nadu Government Gazette, (Extraordinary) Part III, section 1 (a), page 1, dated 7th August 2003.]

(1)The District Committee for Architectural and Aesthetics Aspects shall comprise of the following members, namely, -(a)A Chairman, who shall be Additional Collector (Development) or where there is no Additional Collector, the District Revenue Officer of the district;(b)A Convener, who shall be the Regional Deputy Director of Town and Country Planning;(c)Official members not exceeding twelve from Group A and B Officers in Forest, Tourism, Public Works, Geology, Mines, Municipal Administration, Rural Development Departments and Executive Authorities of Local Bodies and officers of equal rank from Government Undertakings to be nominated by the Government;(d)Non-official members not exceeding six, of whom at least one member representing local authorities in the hill stations in the district and the remaining from persons who have interest in the ecology of the hill stations and resident of the district to be nominated by the Government.(2)The term of the non-official members shall be two years from the date of their nomination.(3)The committee shall have jurisdiction over all the hill stations in the district to which these rules are applicable.(4)The committee shall meet at least once in two months.(5)The committee shall meet at the district headquarters or in any one of the hill stations in the district.(6)The non-official members of the committee shall be entitled for tour travelling and daily allowances, sitting fees as may be applicable to second class committees from time to time.(7)The

tour travelling and daily allowances of official members shall be borne by the respective Government department.(8)Five clear days of notice specifying the time and place of the meeting and subjects to be placed at the meeting shall be given to the members.(9)Fifty per cent of the total members shall constitute the quorum and all matters placed before the committee shall be decided by simple majority of the members present and voting.(10)The minutes of each meeting of the committee shall be drawn up and entered in the minutes book maintained for the purpose and shall be signed by the Chairman.(11)The Governor of the committee shall have the custody of the proceedings and records of the meeting of the committee including minutes book.(12)The committee shall examine the applications for construction of buildings in the hill stations in the district and submit its recommendations to the Collector within sixty days from the date of receipt of the application from the executive authority either approving the building or refusing it and suggest modification to the proposals.(13)The recommendations of the committee shall cover all or any matter specified under sub-section (5) of section 217-C as may be applicable to each application.(14)The committee may consider any other matter as are required for the preservation of hill station ecology and environment.]

27B. Approval or refusal by the Collector.

(1)The Collector on receipt of the recommendation of the District Committee for Architectural and Aesthetics Aspects may either approve the proposal with or without such modifications as he deems fit or reject the proposal.(2)Any approval accorded by the Collector will be valid for a period of one year from the date of issue of approval which may be extended for a further period of one year if the construction have been commenced and there are no deviations from the approved plan.(3)Every application for renewal shall be submitted to the Collector through the executive authority within thirty days before the expiry of the approval.

28. Certain rules not to apply to hill stations.

- The Tamil Nadu District Municipalities Building Rules, 1972 and the Tamil Nadu Hilly Areas Special Building Rules, 1981 shall cease to apply in so far as the hill stations covered under these rules are concerned.Appendix - A[See rule 3(1)]Municipality/Town Panchayat/Panchayat UnionApplication Under Section 217-C of The Tamil Nadu District Municipalities Act, 1920 (Tamil Nadu Act V of 1920)From(Name of the owner or the applicant)Address:Sir,I intend to construct /reconstruct a building or to put to use any agricultural land for non-agricultural purpose or to carry out engineering, mining or any allied operations in the site or point of land/town or revenue survey number, street or road name in the ward of division within the hill area and in accordance with the provision of section 217-C of the Act and the Tamil Nadu District Municipalities (Hill Stations) Building Rules, 1993.I forward herewith in quintuplicate: -(a)A site plan of the land on which the building is to be constructed / reconstructed/ altered or added (complying with the requirements of Appendix-B to the rules).(b)A plan or plans of the building showing a ground plan on each floor, elevations and section (complying with the requirements of Appendix C to the rules).(c)A specification of the work (complying with the requirements of Appendix-D to the rules).(d)A scheme of external finish and colour scheme proposed to be adopted.(e)Details about planting of trees, lawns, gardens, etc.(f)Details of compound wall/fence/hedges.(g)Details of steps, ramps, cutting,

filling revertment/ tree/retaining wall.(h)Details of levels and contours.(i)Details of lamps, lamppost.(j)Details about number and type of trees likely to be planted and scheme for alternate planting of trees.(k)Details about water-supply, drainage and sewage disposal.(l)A brief written statement explaining the proposal and how the proposal will not affect the scenic beauty of the area and(how the proposals will architecturally and aesthetically harmonize with the environment.I request that the proposal may be approved and that permission may be accorded to execute the said work.Conditions(i)I agree not to proceed with the execution of the work until the licence is granted by the Government under section 217-D of the Act.(ii)I agree not to do any work otherwise than in accordance with the site and building plans and specifications which have been approved or in contravention of any of the provisions of the Act or any rule, bye-law, order or other declaration made thereunder or of any direction or requisition lawfully given or made under the Act, rules or bye-laws.(iii)I agree to abide by the terms and conditions subject to which the licence is granted by the Government under section 217-D of the Act.(iv)I agree to keep one of the approved site plans and one set of copies of the sanctioned plans of the building at the site of the building at all times when the work is in progress and also agree to see that such plans are available and the building is open at all time for the inspection of the executive authority or any officer authorised by the Government in that behalf.(v)I agree to give notice to the executive authority in accordance with section 89 of the Act and furnish a set of completion plans within fifteen days from the date of completion or occupation of the building, whichever is earlier.(vi)I also agree not to occupy the building that will be constructed or reconstructed by me or cause or permit it to be occupied until I have obtained a certificate from an officer of the Public Health Department of the municipality as required by sections 26 and 33 of the Tamil Nadu Public Health Act, 1939 (Tamil Nadu Act III of 1939).Signature of the owner of the land and building or the applicant.Appendix - B[See rule 3(2)(i)]Site PlanThe site plan should comply with the following requirements: -

- 1. It should be drawn to scale of not less than 1 centimetre to 4 metres, provided that where circumstances are such as to make a smaller scale necessary or sufficient, the plan may with the consent of the executive authority be to a scale of one centimetre to 8 metres.**
- 2. It should show the boundaries of the site or plot for building.**
- 3. It should give the survey number of the site or plot.**
- 4. It should show the street or streets with name or names, on which the site or plot abuts of those from which access to the site or plot is proposed to be obtained.**
- 5. It should give accurately the dimensions of the site or plot.**

- 6. It should give the width of the street or streets on which the site or plot abuts of those from which access is proposed to be obtained.**
- 7. It should show whether the street or streets on which the site or plot abuts of those from which access is proposed to be obtained is / are public or private, and if it is the latter, what the names of the owners of the land occupied by them are and whether they have been formed and metalled, the existing proposed or approved building lines on each side of the street or streets should also be shown.**
- 8. It should show the location of the proposed building on the site or plot and also the location of latrines, urinal stables, cowshed and other appurtenances of the buildings as well as the positions and dimensions of the open spaces including the courtyards rift in the site or plot forming the curtilage or appurtenance to the building and the passage or means of access provided for scavenging purposes.**
- 9. It should show the position of wells, tanks, water-course, if any, in the site or plot and within a distance of twenty metres from it in any direction.**
- 10. It should show the position and approximate height of all buildings within twelve metres of the site or plot.**
- 11. It should show the details of conversion of land from agricultural uses.**
- 12. It should incorporate the position and sections of trial pits within the site or plot describing so far as may be necessary and possible, the exact nature of soil and subsoils met with.**
- 13. It should, so far as may be necessary and possible, record the water-level in the well, if any, on the site or plot or in the adjoining wells if any, with the date on which the observations were taken.**
- 14. It should give the relative levels of the site or plot with reference to the crown of the street or streets on which the buildings abut on those from which access to the building is proposed to be obtained.**

15. It should also show such other particulars .required under any bye-laws made by the Municipal Council under section 308 of the Act.

16. The executive authority may require the owner to furnish him with any further information which has not already been given.

17. It shall not be necessary to comply with requirements 10 to 12 in the case of an application for the construction or reconstruction of a hut.

18. In the case of an application for a hut, only a ground plan and section of the proposed hut showing the position from and dimensions of the walls, rooms and roofs and the position and dimensions of windows or doorways need be furnished unless otherwise required by the Architectural and Aesthetics Aspects Committee and or Government, as the case may be.

Appendix - C[See rule 3 (2) (ii)]Building Plans

1. The ground plan, plan of each floor, elevations and sections of the proposed building should be neatly and accurately drawn to a scale of not less than one centimetre to one metre.

2. The plans and sections should show -

(i)The depth and width of the foundation and the nature of the soil on which the foundation is to rest.(ii)The level of the lowest door of the building and the level of all courtyards and open space with reference to the level of the surface or the site or ground adjoining the building and where possible to the level of the crown of the abutting street or streets or those from which access to the building is proposed to be obtained.(iii)The position, form and dimensions of the walls, rooms, floors, roofs, chimneys and the several parts of the building and also the form and dimensions of any water-closet, earth-closet, privy, ashpit or cesspool to be constructed in connection with the building.(iv)The drainage lines of the building and the position and level of the outfall of the drains and the position of any sewer with which the drainage is intended to be connected.

3. If the construction or reconstruction of a building or any temporary or permanent additions thereto, will render any serial electricity supply line accessible to such building or structure such line shall be shown both in the plan and sections of the buildings or structures.

4. If it is intended to use the building or part thereof for any of the purposes specified in Schedule V of the Act or stable, cattle-shed or cow-house, a slaughterhouse, market or cartstand, the information shall be shown in the plan.

5. The plan also should show, the position and dimensions of windows, doorways and ventilators.

6. The executive authority may require the owner to furnish him any further information, so far as may be necessary to show whether the building complies with any of the provisions of the Act and the rules and bye-laws made thereunder.

Appendix - D[See rule 3 (2) (iii)]SpecificationThe following particulars should be incorporated in the specification: -

1. The materials and the methods of construction to be used for the various parts of the buildings.

2. The manner in which the room and house drainage and the surface drainage of the site are proposed to be disposed of.

3. The means of access that will be available for conservancy.

4. The use or uses for which the building is intended.

5. Whether there is within the building or site or within a reasonable distance therefrom a supply of wholesome water sufficient for the domestic purposes of the inmates of the building if it is intended to be used as dwelling house.

6. If the building is intended to be used as dwelling for two or more families or as a place for carrying on any trade, business or industry in which not less than twenty people may be employed or a place of public resort, entertainment or other similar purposes the means of ingress, and egress in case of emergency proposed to be provided.

7. The correct extent of the site as a whole, the area occupied by the existing building or buildings if any and the total area that will be occupied by all buildings in the site, excluding the buildings, if any, exempted under these rules.

8. The above specification shall be required only in the case of a building other than a hut.

9. The executive authority may require the owner to furnish him with any further information as far as may be necessary to know whether the building satisfied all the requirements of safety and stability.

Appendix - E[See rules 10(6), (7) and (8)]Dead Load Of Constructional Materials

Serial number and description of materials (1)	Weight in kilograms per cubic metre (2)
1. Brick, in mud, lime or cement mortar	1,920
2. Coarsed nibble in lime or cement mortar	2,240
3. Laterite in lime mortar	2,000
4. Concrete in lime or cement mortar	(a) 1,920 (brick jelly) (b) 2,240 (hard broken stone)
5. Random rubble in lime or cement mortar	2,240
6. Limestone	2,400 to 2,640
7. Sandstone	2,240 to 2,400
8. Cuddapah slabs	2,720
9. Ashlar	2,400
10. Granite stones	2,640 to 2,800
11. Reinforced concrete	2,400
12. Cast iron	7,030 to 7,130
13. Wrought iron	7,700
14. Steel	7,850
15. Teak	625
16. Pine	610
17. Oak	865
18. Fir	430 to 460

Appendix - F[See rules 10 (5), (6) and (7)](A)Loads and Terraced Roofs and RoofsDead and superimposed loads of floors and roofs.Dead loads. - The dead load of roof or floor depends upon the thickness of floor by actual design; knowing the actual thickness of floor by actual design the

dead load can be determined adopting the dead weight of the constructional materials. Table I Live-Loads of Floors

Loading Class	Type of floors	Minimum live loads kg. per sq.m. of floors area	Alternative lived load Slip kg. uniformly distributed span M. Width	Minimum Beams kg. uniformly distributed overspan
(1)	(2)	(3)	(4)	(5)
200	Floors in dwelling houses, tenements, hospital wards, bedrooms and private sitting-rooms in hospitals and dormitories.	200	500	1,200
250	Office floors other than entrance halls, floors of light work-room.	250-400*	625-1000*	1,500-2,400
300	Floor of banking halls, office entrance halls and reading-rooms.	300	750	1,800
400	Shop floors used for the display and sale of merchandise, floors of workrooms generally, floors of classrooms in schools, garages for vehicles not exceeding 2.5 metric tons gross weight - floors of place of assembly with fixed seating, restaurants circulations etc., space in machinery halls, power stations etc., where not occupied by plant or equipment.	400	1,000	2,400
500	Floors of warehouse, workshops and other buildings or parts of buildings and similar category for lightweight lands, office floors for storage and filling purposes, floors of places of assembly without fixed seating, public rooms in hotels, dance-halls, waiting halls, etc.	500	1,250	3,000
750	Floors of warehouse, workshops and other buildings or parts of buildings of similar category for medium weight loads, floors of garages for vehicles not exceeding 4 metric tons gross weights.	750	For garage floors only 1.5 times maximum wheel load but not less than 900 kg. considered to be distributed over 75 c.f.sq.	
1000	Floors of warehouse workshops, factories and other buildings of similar	1000		

category for heavy weight loads, floors of bookstores and libraries, roofs and pavement light overbasements projecting under the public footpath, Stairs, Corridors, landings and Balconies not liable to over-Crowding.

For Class 200 loading	300
For all other classes	500
Balconies liable to over-crowding.	500

*The lower value of 250 kg should be taken where separate storage facilities are provided and higher value of 400 kg/sq.m should be taken where such provisions are lacking. Table II

Category and slope of roof (1)	Imposed loads other than wind and snow (2)	Minimum load (3)
Flat sloping or curved roof with slope up to and including 10 per cent., a. access provided b. access not provided plane	50 kg/sq.m measured on plane	300 kg. uniformly distributed over a span of one metre width of roof slab and 750 kg. uniformly distributed.
	73 kg./sq.m. measured on plane.	150 kg. uniformly distributed over any span of one metre width of roof slab and 375 kg. uniformly distributed over the span in the case of all beams.
Sloping roof with slope greater than 10 percent.	75 kg/sq.m less one kg. per every degree increase in slope over 10 per cent.	
Roof with sheet covering	To provide for the loads incidental to maintenance all roof covering (other than glass) and supporting structures shall be capable of carrying a load of 90 kg. concentrated on an area of 12.5 cm. sq. or uniformly distributed load of 40 kg. sq.m. whichever is more. This load is not	

in addition to wind load shall be treated as occasional load.

(75-125) kg.m² where 40 kg m² - h - The heightpoint of the highest point of the structure measured from its spinning. 1 - Short width of the roof if singly curved and shorter of the two sides if double curved.

Curved roofs

Weight of roof materials -

- | | |
|--------------------|--------------------|
| 1. Corrugated iron | 1.25 mm.
thick |
| (Class I) | 10.56
kg./sq.m. |
| 2. Corrugated iron | 1.00 mm.
thick |
| (Class II) | 9.60
kg/sq.m |
| 3. State | 2,809
kg./sq.m |

The dead weight of other materials shall be calculated using the weight of constructional materials.(b) Loads on sloping roofs and the pitch of roof -

Description of roof pitch	Dead weight of roof in kg. per square metre
(1)	(2)
1. Flat and pan tiles (rise 1/4 to 1/3)	147
2. Plain pan tiles (rise 1 /4 to 1 /3)	108
3. Mangalore tiles (open and air)	78
4. Mangalore tiles bedded with mortar over flat tiles (rise 1582/4 to 1/3)	158
5. Plain Mangalore tiles (rise 1/4 to 1/3)	54
6. 1 mm. thick corrugated boarding with Mangalore tiles (rise 1/6 to 1/4)	54
7. Bengal terrace (rise 1/4 to 1/6)	112

Table IIIII. Wind load - Wind pressures are expressed in terms of a basic pressure (P) which is an equivalent static pressure in the windward direction negative sign being used to indicate suction.P. (kg/sq.m.) Basic Wind Pressure

H/M	Zone I	Zone II	Zone III
(1)	(2)	(3)	(4)
Below 5	125	90	50
5-10	150	110	70
10-20	175	170	90

20-30	200	150	100
30-50	220	170	110
50-75	240	180	120
75-100	260	190	130
100-150	270	200	135
150-200	280	210	140
Above 200	190	220	145

Note. - The height in metres of exposed surface above the mean retarding surface and P-Total horizontal effect of wind in kg/ms which is made up of pressure on the windward surface and suction on the leeward surface. Flat and Pitched Roofs For flat and pitched roofs the wind pressure and sanctions shall be found by multiplying the basic pressure (p) determined as said above with the factors given in the following table, negative factor denoting suction.

Slopes of roof on windward side	Wind pressure on roof (Wind normal to caves) External wind pressure	**Leeward slope
	* Windward Slope	
0	0.5	(-) 0.50
10	(-) 0.33	Do.
20	(-) 0.16	Do.
30		Do.
40	0.14*	Do.
50	0.27*	Do.
60	0.37*	Do.
70	0.44*	Do.
80	0.48*	Do.
90	0.50	Do.

* Windward and leeward halves in the case of flat roof. ** The wind pressure to be assumed over intermediate roof slopes may be interpolated linearly. [Appendix-G] [New Appendix added by G.O. Ms. No. 80, Municipal Administration and Water Supply (MA-1) dated 20th June, 2002.] (See rule 27-A)..... Municipality/Town Panchayat Appeal against the orders of the Commissioner/executive Officer refusing permission/licence for construction/reconstruction/alteration/ addition of residential building in....Ref: Order of the Commissioner / Executive Officer No....., dated To The Secretary to Government Municipal Administration and Water Supply Department, Secretariat, Chennai - 600 009. Sir/Madam,

1. Name of the appellant and address:

2. Details of Construction:

I applied on.....in the form specified in Appendix - A.....for grant of permission to construct/reconstruct/alter/add the building at door No.....at Street. I enclose herewith a copy of the application given to the Commissioner/Executive Officer.

2. I enclose herewith the copy of the order issued by the Commissioner/ Executive Officer refusing the permission requested by me.

3. Being aggrieved by the order of the Commissioner/Executive Officer I hereby appeal against the said order, I pray the Government to permit the construction/reconstruction /alteration / addition of the building.

4. I certify that I have not commenced the work for the purpose mentioned in para 3 above on the site and I assure that I shall not proceed with the work until the permission is granted by the Commissioner / Executive Officer based on the orders issued by the Government on my appeal.

5. I have paid an amount of Rs. (Rupees) as scrutiny fee (Xerox copy enclosed).

6. Grounds of appeal in brief: Date: Signature of the appellant.

Appendix-G[See rule 10(14)]

Storey above ground levels	Height of wall in metres above plain levels	Minimum thickness of external and partitionMasonry wall (excluding plaster) residential and businessbuilding (Thickness of wall in centimetres)		Length of wall in mtrs	Basement	Ground I floor	11 floor	111 floor	IV floor	V floor
		Exceedings	Not Exceeding							
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
1		3.0	Any	30	20					

		Length							
1	3.0	4.9	Do	40	30				
1	4.9	6.0	Do	50	40				
2		6.0	under 10	30	20	20			
2		6.0	under 10	40	30	20			
2	6.0	9.8	under 10	40	30	30			
2	6.0	9.8	over 10	50	40	30			
3		9.0	under 10	40	30	20	20		
3		9.0	over 10	50	40	30	20		
3	9.0	13.7	under 10	50	40	30	30		
3	9.0	13.7	over 10	60	50	40	30		
4		12.0	under 10	50	40	30	30	20	
4		12.0	over 10	60	50	40	30	30	
4	12.0	18.3	under 10	60	50	40	30	30	
4	12.0	18.3	over 10	70	60	50	40	30	
5		15.0	under 10	60	50	40	30	30	
5		15.0	over 10	70	60	50	40	30	30
5	15.0	22.9	under 10	70	60	50	40	30	30
5	15.0	22.9	over 10	80	70	60	40	40	30
6		18.0	under 10	70	60	60	40	30	30
6		18.0	over 10	80	70	60	50	40	30
6	18.0	27.4	under 10	80	70	60	50	40	30
6	18.0	27.4	over 10	90	80	70	60	50	30

Explanation. - 1. No storey height is assumed to be more than 4.9 m.

2. Length of wall in the length measured between bettering or cross walls properly bounded and built into the main walls to give lateral support.

3. Thickness of wall shall not be less than 1/16th of storey height.

4. Thickness of basement wall shall not be less than 1/3rd of the height of surrounding ground measured from basement floor.

5. Walls are assumed to carry only distributed load-point concentrated loads where they are not more than one metre and are provided with a trimmer beam for proper distribution of these load points.

Appendix-H(See rule 12)Parking Standard

1. Residential: Multi family-family dwelling One Unit of 17 sq. metres for every 250 sq. metres of floor area.
- Commercial:(a) Shops and shopping centres (b) Offices and firms including public offices. (c) Restaurants, Hostels and Lodges One Unit of 17 sq. metres and one additional unit for every additional 1000 sq. metres of floor area. One Unit of 20 sq. metres for every 200 sq. metres for the first 1,000 sq. metres and one additional unit for every 100 sq. metres of floor area exceeding 100 sq. metres. One Unit of 17 sq. metres for every 25 sq. metres of floor area actually used as restaurant and one unit of 17 sq. metres for every 25 sq. metres of room area.
- (d) Hospitals and Nursing Homes One Unit of 17 sq. metres for every 30 sq. metres of floor area.
3. Kalyanamandapam One Unit of 20 sq. metres for every 20 sq. metres of site area.
4. Warehousing and wholesale stores and Industries One Unit of 40 sq. metres for every 500 sq. metres of floor area
5. Cinemas and Public Halls including Community Hall One Unit of 17.5 sq. metres for every 25 seats.
6. Industrial and Factory Buildings One Unit of 30 sq. metres for every 200 sq. metres of floor area.
7. Other uses As may be decided by the Government subject to a minimum of one Unit of 20 sq. metres for every 200 sq. metres of floor area.

[Appendix-I] [Inserted by G.O. Ms. No. 146 Municipal Administration and Water supply (MAI), dated 9th June, 1999.](See rule 16-A) Table 1 Office Buildings

SI. No.	Fitments	For Accommodation other than for Principals	
		For Male Personnel	For Female Personnel
(1)	(2)	(3)	(4)
1.	Water-closets	1 for every 25 persons or part thereof	1 for every 15 persons or part thereof
2.	Ablution taps	1 in each water-closet	1 in each water-closet
		1 water-tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closet and urinals.	
3.	Urinals	Nil, up to 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 at the rate of 3 per cent. For over 200 persons add at the rate of 2.5 per cent.	
4.	Wash-basins	1 for every 25 persons or part thereof	
5.	Drinking Water fountains	1 for every 100 persons with a minimum of one on each floor.	

6. Cleaner's sinks 1 per floor Min. preferably in, or adjacent to sanitary rooms.

Table 2 Factories

SI. No.	Fitments	For Male Personnel	For Female Personnel
(1)	(2)	(3)	(4)
1.	Water-closets	1 for 1-15 persons 2 for 15-35 persons 3 for 36-65 persons 4 for 66-100 persons From 101 to 200 persons add at the rate of 3 per cent. From over 200 persons, add at the rate of 2.5 per cent.	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 From 101 to 200 persons add at the rate of 5 per cent. From over 200 persons, add at the rate of 4 per cent.
2.	Ablution taps	1 in each water-closet 1 water-tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals.	1 in each water-closet
3.	Urinals	1 up to 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 at the rate of 3 per cent. For over 200 persons, add at the rate of 2.5 per cent.	
4.	Washing taps with draining arrangements	1 for every 25 persons or part thereof.	
5.	Drinking water fountains	1 for every 100 persons with a minimum of one on each floor.	
6.	Baths preferably	As required for particular trades or occupations	

Note. - For many trades of a dirty or dangerous characters, more extensive provisions are required by law.

Table 3 Cinemas, Concert Halls and Theatres

S.No.	Fitments	For Male Public	For Female Public	For Male Staff	For Female Staff
(1)	(2)	(3)	(4)	(5)	(6)
1.	Water-closets	1 per 100 persons upto 400 persons. For over 400 persons add at the rate of 1 per 250 persons or part thereof	2 per 100 persons up to 200 persons. for over 200 persons, add at the rate of per 100 persons or part	1 for 1 -15 persons 2 for 16-35 persons	1 for 1-12 persons 2 for 13-25 persons

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

[Note: - It may be assumed that two thirds of the number are males and one third females]. Table 4 Art Galleries, Libraries and Museums.

S. No.	Fitments	For Male Public	For Female Public	For Male Staff	For Female Staff
(1)	(2)	(3)	(4)	(3)	(6)
1.	Water-closets	1 per 200 persons upto 400 persons. For over 400 persons add at the rate of 1 per 250 persons or part thereof	1 per 100 persons upto 200 persons for 200 persons, add at the rate 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
2.	Ablution Taps	1 in each water closet	1 in each water closet	1 in each water closet	1 in each water closet.
		1 water-tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals.			
3.	Urinals	1 for 50 persons or part thereof		Nil, upto 6 persons ¹ for 7-20 persons ² for 21-45	

			persons	
		1 for every 200 persons or part thereof for over 400 persons, add at the rate of 1 per 250 persons or part thereof.	1 for every 200 persons or part thereof for over 200 persons, add at the rate of 1 per 150 persons or part thereof.	1 for 1-15 persons 2 for 16-35 persons 1 for 1-12 persons
4.	Wash-basins			
5.	Cleaner's sinks		1 per floor, Min.	

Note. - It may be assumed that two thirds of the number are males and one third females]. Table 5 Hospitals (Indoor Patient Wards)

SI. No.	Fitments	For Males and Females
(1)	(2)	(3)
1	Water-closets	1 for every 8 beds or part thereof. 1 in each water-closet plus one water-tap with draining arrangements in the vicinity of water-closets and urinals for every 50 beds or part thereof.
2.	Ablution taps	2 up to 30 beds add 1 for every additional 30 beds or part thereof.
3.	Wash-basins	
4.	Baths	1 bath with shower for every 8 beds or part thereof
5.	Bedpan Washing Sinks	1 for each ward
6.	Cleaner's sinks	1 for each ward
7.	Kitchen sinks and dish washers (Where kitchen is provided)	1 for each ward

Table 6 Hospitals (Outdoor Patient Wards)

SI. No.	Fitments	For Males	For Females
(1)	(2)	(3)	(4)
1.	Water-closets	1 for every 100 persons or part thereof	2 for every 100 persons or part thereof
2.	Ablution taps	1 in each water-closet 1 water-tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals.	1 in each water-closet
3.	Urinals	1 for every 50 persons or part thereof.	
4.	Wash-basins	1 for every 100 persons or part thereof.	1 for every 100 persons or part thereof.

Table 7 Hospitals (Administrative Buildings, Medical Staff Quarters and Nurses Homes)

SI. No.	Fitments	For Administrative Buildings	For Medical	For Nurses
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			Staff Quarters (Hostel Type)	Homes (Hostel Type)		
For Male Personnel (1)	For Female Personnel (2)	For Male Staff (3)	For Female Staff (4)	(5)	(6)	(7)
1.	Water-closets	1 for every 25 persons or part thereof	1 for every 15 persons or part thereof	1 for 4 persons	1 for 4 persons	1 for 4 persons or part thereof
2.	Ablution Taps	1 in each water closet	1 in each water closet	1 in each water closet	1 in each water closet	1 in each water closet
		1 water-tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets & urinals.				
3.	Urinals	Nil up to 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 at the rate of 3 per cent. For over 200 persons, add at the rate of 2.5 per cent.				
4.	Wash-basins	1 for every 25 persons or part thereof.	1 for every 25 persons or part thereof.	1 for every 8 persons or part thereof.	1 for every 8 persons or part thereof.	1 for every 8 persons or part thereof.
5.	Baths (with shower)	1 on each floor.	1 on each floor.	1 for 4 persons or part thereof.	1 for 4 persons or part thereof.	1 for 4-6 persons or part thereof.
6.	Cleaner's sinks		1 per floor, Min.			

Table 8 Hotels

SI. No.	Fitments	For Residential Public and Staff	For Public Rooms	For Non-residential
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			Staff			
			For Males	For Females	For Male Staff	For Female Staff
(1)	(2)	(3)	(4)	(5)	(6)	(7)
						1 for 1-12 persons
						2 for 13-25 persons
		1 per 8 persons omitting occupants of the room with attached water closet minimum of 2 if both sexes are lodged	1 per 100 persons upto 400 persons, for over 400, add at rate of 1 per 250 persons or part thereof	2 per 100 persons upto 200 persons, for over 200, add at rate of 1 per 100 persons or part thereof	1 for 1-15 persons	2 for 16-35 persons
1.	Water-closets				3 for 36-65 persons	3 for 41-57 persons
					4 for 66-100 persons	5 for 58-77 persons
						6 for 78-100 persons
		1 in each water-closet				
		1 in each water-closet				
		1 in each water-closet				
		1 in each water-closet				
2.	Ablution taps	1 water-tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals.				
					Nil upto 6 persons	
					1 for 7-20 persons	
			1 per 50 persons or part thereof		2 for 21-45 persons	
3.	Urinals				3 for 46-70 persons	
					4 for 71- 100 persons	
4.	Wash-basins	1 per 10 persons omitting the wash	1 per water-closet	1 per water-closet provided	1 for 1-15 persons	1 for 1-12 persons
					2 persons	2 persons

	basins installed in room suite	and urinal provided	for 16-35 persons3	for 13-25 persons3
			for 36-55 persons4	for 26-40 persons4
			for 56-100 persons5	for 41-57 persons5
				for 58-77 persons6
				for 78-100 persons
5.	Baths	1 per 10 persons omitting occupants of the room with bath in suite		
6.	Slop-sinks	1 per 30 bedrooms, 1 per floor, Min.		
7.	Kitchen sinks		1 in each and dish kitchen washers	

Note. - It may be assumed that two thirds of the number are males and one third females. Table 9 Restaurants

Sl. No.	Fitments	For Male Public	For Female Public	For Male Staff	For Female Staff
(1)	(2)	(3)	(4)	(5)	(6)
1.	Water-closets	1 per 50 seats up to 200 seats. for over 200 seats, add at the rate of 1 per 100 seats or part thereof	1 per 50 seats up to 200 seats. for over 200 seats, add at the rate of 1 per 100 seats or part thereof	1 for 1-15 persons2 for 16-35 persons3 for 36-65 persons4 for 66-100 persons	1 for 1-12 persons2 for 13-25 persons3 for 26-40 persons4 for 41-57 persons5 for 58-77 persons6 for 78-100 persons
2.	Ablution taps	1 in each water-closet	1 in each water-closet	1 in each water-closet	1 in each water-closet
		1 water-tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals.			
3.	Urinals	1 for 50 seats		Nil, up to 6 persons1 for 7-20	

persons² for
21-45 persons³
for 46-70
persons⁴ for
71-100 persons

4. Wash-basins 1 for every water-closet provided
- Kitchen sinks
5. and dish washers 1 in each kitchen
- Slope or
6. service sinks 1 in the restaurant

Note. - It may be assumed that two thirds of the number are males and one third females. Table 10 Schools

SI. No.	Fitments	Nursery Schools	Schools other than Nursery Schools	Boarding Schools		
For Boys	For Girls	For Boys	For Girls			
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1.	Water-closets	1 per 15 pupils or part thereof	1 per 40 pupils or part thereof	1 per 25 pupils or part thereof	1 for every 8 pupils or part thereof	1 for every 6 pupils or part thereof
2.	Ablution Taps	1 in each water-closet 1 water-tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals.	1 in each water-closet	1 in each water-closet	1 in each water-closet	1 in each water-closet
3.	Urinals		1 per 20 pupils or part thereof		1 for every 25 pupils or part thereof	
4.	Wash-basins	1 per 15 pupils or part thereof	1 per 40 pupils or part thereof	1 per 40 pupils or part thereof	1 for every 8 pupils or part thereof	1 for every 6 pupils or part thereof

			thereof	thereof	thereof	thereof
5.	Baths	1 bath sink per 40 pupils or part thereof			1 for every 8 pupils or part thereof	1 for every 6 pupils or part thereof
6.	Drinking water	1 for every 50 pupils or part thereof	1 for every 50 pupils or part thereof	1 for every 50 pupils or part thereof	1 for every 50 pupils or part thereof	1 for every 50 pupils or part thereof
7.	Cleaner's sinks		1 per floor, Min.			

[For teaching staff, the schedule of fitments to be provided shall be the same as in the case of office buildings (See Table 1)].Table 11Hostels

SI. No.	Fitments	For Residents and Residential Staff	For Non-Residential Staff	Rooms wherein outsiders are received			
For Males	For Females	For Males	For Females	For Males	For Females		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
					1 for 1-12 persons	2 for 13-25 persons	1 per 100 persons up to 400
					1 for 1-15 persons	2 for 16-35 persons	3 for 36-65 persons
1.	Water-closets	1 for every 8 persons or part thereof	1 for every 6 persons or part thereof	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	6 for 78-100 persons	
2.	Ablution Taps	1 in each water-closet	1 in each water-closet	1 in each water-closet	1 in each water-closet	1 in each water-closet	1 in each water-closet
		[One water-tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of					

water-closets
and urinals].

3.	Urinals	1 for 25 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		1 per 50 persons or part thereof	
4.	Washbasins	1 for 8 persons or part thereof	1 for 6 persons or part thereof	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	1 per each water-closet and urinal provided	1 per each water-closet provided.	
5.	Baths	1 for 8 persons or part thereof	1 for 6 persons or part thereof				
6.	Cleaner's sinks		1 per floor, Min.				

Table 12 Sanitary Requirement For Large Stations and Airports

SI. No.	Place	Water-closets for Male	Water-closets for Female	Urinals for Males only
(1)	(2)	(3)	(4)	(5)
1.	Junction stations, intermediate stations and bus terminals	3 for first 1,000 persons and 1 for every subsequent 1,000 persons or part thereof	4 for first 1,000 persons and 1 for every additional 1,000 persons	4 for every 1,000 persons and 1 for every additional 1,000 persons
2.	Terminal stations and bus terminals	4 for first 1,000 persons and 1 for every subsequent 1,000 persons or part	5 for first 1,000 persons and 1 for every additional 2,000 persons or part	6 for first 1,000 persons and

	thereof	thereof	1 for every additional 1,000 persons or part thereof
3. Domestic airports, Min.	2*	4*	2*
for 200 persons			
for 400 persons	5	8	6
for 600 persons	9	15	12
for 800 persons	12	20	16
for 1000 persons	16	26	20
	18	29	22
4. International airports			
for 200 persons			
for 600 persons	6	10	8
for 1000 persons	12	20	16

Note. - Separate provision shall be made for staff and workers at these traffic terminal stations.- * At least one Indian style water-closet shall be provided in each toilet. Assume 60 males to 40 females in any area.[Appendix-J] [Added by G.O. Ms. No. 112, Municipal Administration and Water Supply Department (MA-1), dated 16th August 2002 published in Tamil Nadu Government Gazette, Part III Sec. 1(a), dated 11th September 2002.](See rule 16-B)

1. If the building is intended to be used as: -

(a)hospitals and nursing homes;(b)hotels, lodges and guest-houses;(c)hostels of Schools, Colleges, Training Centres;(d)barracks of armed forces, paramilitary forces and police;(e)individual residential buildings having more than 150 square metre plinth area.(f)functional buildings of railway stations and airports like waiting-rooms, retiring rooms, rest-rooms, inspection bungalows and catering units;(g)community centres, banquet halls, Bharat Ghars, Kalyanamandapams and buildings for similar use;in which there is a system or installation for supplying hot water, a provision shall be made .for an auxiliary solar assisted water heating system.

2. The executive authority before giving approval for the construction of new building shall ensure if it had a provision in the building design itself for an insulated pipeline from the roof-top in the building to various distribution points where hot water is required. The new building shall have provision for continuous water-supply to the solar water heating system. The new building shall also have open space on the roof-top to receive direct sun light. The load bearing capacity of the roof shall at least be 50 kilogram per square metre. All new buildings shall have solar assisted water heating system

installed before they are utilized for business or other activity.

3. In the existing building, solar assisted water heating system shall be installed at the time of change of use to any of the categories of buildings mentioned in item I above, provided there is a system or installation for supplying hot water therein.

4. The capacity of solar water assisted heating system to be installed on the building of different categories mentioned in item I above shall be decided in consultation with the Executive Authority. The recommended minimum capacity shall not be less than twenty five litres per day for each bathroom and kitchen subject to the condition that maximum of 50 per cent of the total roof area is provided with the system.

5. Installation of solar assisted water heating system shall conform to Bureau of Indian Standards specification Indian Standard 12933. The solar collectors used in the solar assisted water heating system shall have the Bureau of Indian Standards certification mark.

6. Wherever hot water requirement is continuous in any building, auxiliary back up arrangement shall be provided.