

The Haryana New Mandi Townships Building Rules, 1967

HARYANA

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Rule

THE-HARYANA-NEW-MANDI-TOWNSHIPS-BUILDING-RULES-1967 of 1967

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1. Short title.

- These rules may be called the Haryana New Mandi Township Buildings Rules, 1967.

Part I – General

2. Definitions.

- In these rules unless the context otherwise requires -(i)"abut" A building is said to "abut" on a street when the outer face of any of its external walls is on the street boundary;(ii)"Act" means the Punjab New Mandi Townships (Development and Regulation) Act, 1960.(iii)"applicant" means a person who gives notice to the Administrator of his intention to erect or re-erect a building and includes his legal representative;(iv)"architecture control sheets" means sheets of drawings with directions signed by the Administrator and kept in his office showing the measure of architectural control which is required to be complied with;(v)"balcony" or "chhaja" means a cantilevered horizontal projection from the wall of a building, not supported from the ground and intended for human use;(vi)"barsati" means a roofed room in the topmost storey of a building used as a shelter during the rains;(vii)"building line" means a line beyond which the outer face or any part of an external wall of a building may not project towards the boundary of the plot;(viii)"building or warehouse class" means a warehouse factory, manufactory, laundry, brewery or distillery and

includes others places in which operations are conducted by mechanical power;(ix)"cross wall" means any internal wall -(a)which is deemed not be return wall for the purpose of dividing the length of an external or party wall; or(b)which is carried up to the top of the wall so deemed to be divided or in the case of the wall comprising a gable to the level of the base of the gable and in (a) the aggregate extent of all the recess and the openings therein does not exceed one-half of the total surface of the portion of that wall as contained in one storey;(x)"court-yard" means an open space other than the open spaces in front or at the rear of the building which is wholly or partly enclosed by buildings walls or railings. It may be on ground-floor or any other level of the building;(xi)"dead load" means the weight of the walls, floors, roofs, partitions and other such permanent structure;(xii)"external walls" means an outer wall of a building other than a compound wall but does not include a party wall even though adjoining a wall of another building;(xiii)"factory" shall have the meaning assigned to it in the Factories Act, 1948;(xiv)"footings" means the projecting courses below the base of a wall for the purpose of spreading the weight over a larger area;(xv)"form" means form appended to these rules;(xvi)"front" as applied to a building means generally the portion facing the street from which it has access and in case of doubt as determined by the Administrator;(xvii)"habitable room" means a room constructed or adapted to be used by some person either as a living room in which a part of the days is spent or a room in which some person may pass the night and shall include a kitchen but shall not include a bathroom, water closet, or storeroom;(xviii)"height" as applied to a building, means the height of the building, measured vertically, from the finished level of the street, where such street exists or from the mean level of the ground adjoining the outside of the external wall of half the height of the roof in the case of sloping roofs or to the highest level of the building in the case of building with flat roofs excludes the projected portions of mamties, flush, ducts, minarets and a parapet not exceeding one meter (3.2908 ft.) in height;(xix)"licensed" supervisor-cum-architect" means a person licenced as such by the Administrator for the purposes of these rules;(xx)"masonry" includes brick work, stone work and other similar structural material without timber, iron or steel framing, etc.(xxi)"masonry walled building" means a building, the external walls of which are constructed of bricks stone or other similar material without the aid of timber, iron or steel framing;(xxii)"mezzanine floor" means a gallery, balcony or loft or an interfloor, not so constructed as to be capable of use for living or sleeping, erected between the floor and the ceiling of any storey not less than five meters (19.404 feet) in height;(xxiii)"mamti" means the small structure erected on the roof of a building at the head of a stair-case to protect such staircase from the weather or to accommodate the machinery of lifts projecting above the general level of these roof;(xxiv)"party wall" means a wall forming part of building and used or constructed to be used in any part of its height or length for the separation of adjoining buildings but does not include party compound walls;(xxv)"plinth" means the portion of the external wall between the ground and ground floor;(xxvi)"plinth level" means the level of the ground floor of a building;(xxvii)"rear" as applied to a building means that portion which is on the opposite side of the front;(xxviii)"service latrine" means a latrine cleaned by hand;(xxix)"site" or "plot" means the land on which a building is proposed to be erected and includes land under open spaces and court-yard appertaining to that building;(xxx)"storey" means any horizontal division of building as constructed as to be capable of use as a living apartment although such horizontal division may not extend over the whole depth or width of the building but does not include Mezzanine floor;(xxxi)"width of street" means width of the land under the street as measured at right angles to the direction of the street and includes space for purposes of drains, foot way,

carriage ways, service lanes, verges and refuses.

3. Extent of application of building rules - [Section 4(2)(a)].

(1) Every person intending to erect or re-erect any building shall comply with these rules and in addition shall comply with restrictions as may be stipulated in the architectural control sheets. (2) These rules shall also apply if any change of use is proposed in the existing building.

Part II – Procedure for Submission of Building Applications etc.

4. Licensing of supervisor-cum-architects - [Section 4(2)(a)].

(1) A licence as A or B class supervisor-cum-architect may be granted by the Administrator to any person who in his opinion is properly qualified for the work. (2) Licenced supervisor-cum-architects shall be classified into two classes, namely A and B according to estimated cost of a building up to which they shall be eligible to undertake the drawing up of plans and/or to supervise the construction of a building. The limit of the estimated cost of a building in each class shall be :

Class ANo limit

Class BRs. 40,000/-

(3) The minimum qualifications necessary for A and B class supervisor-cum-architects shall be as follows : (i) Class A Supervisor-cum-architect (a) qualifications recognised by the Institute of Engineers India for Associate Membership of the Institute; or (b) qualifications recognised by the Institute of Architects or Associateship of the Institute; or (c) qualifications recognised by the Institute of Town Planners India for Associateship of the Institute; (ii) Class B Supervisor-cum-architect (a) qualifications as a Civil Overseer required for recruitment to the Punjab Engineering Service; Class III : or (b) qualifications as a Draftman from Punjab Engineering School or other equivalent Institution recognised by the Government.

5. Notice of building - [Section 4(2)(a)].

(1) Every person intending to erect or re-erect any building, shall give notice of his intention to do so, in writing, in form A to the Administrator and shall, at the same time, submit : (a) a site plan as required under Rule 6; (b) a building plan as required under Rule 7; and (c) details of specification of the work to be executed in form B. (2) Every person giving the above notice shall appoint a licenced supervisor-cum-architect for the drawing up of plans and for the supervisions of erection and re-erection of the building. (3) The applications, plans and specifications shall be signed by the applicant and the licenced supervisor-cum-architect.

6. Site Plan - [Section 4(2)(a)].

- The site plan shall be drawn to a scale of not less than 1 centimeter to every 2 meters (1 inch to every 16.67 ft.). It must be prepared with sufficient accuracy to enable the site to be identified and

shall be submitted on distinct prints in triplicate, two of which shall be mounted on cloth. One mounted copy shall be returned to the applicant with the words "Rejected" or "Sanctioned" as the case may be, stamped on it. The site plan shall be fully dimensioned and shall show : (i) the boundaries of the site; (ii) the direction of the North point; (iii) the street or roads adjoining the sites with their width clearly dimensioned and with names (if any) also of all existing roadside trees, lamp posts or other features of structures likely to affect the approach to the building; (iv) surrounding buildings in outline up to a distance of 15 meters (49.213 ft.) from the boundaries of the site; (v) buildings or structures on or over under the site or projecting beyond it in outline including proposed building to be shown distinctly; (vi) dimensions of open space at the rear side or front; (vii) the area and proportion of the site to be covered by buildings; (viii) the levels of the site and the plinths of building in relation to those of the neighbouring streets, also the levels of all courtyards and open spaces in relation to the bed levels of the existing drains and sewers in the street into which the building or site is to be drained. (ix) method of disposal of waste water, sewage and storm water.

7. Building plan - [Section 4(2)(a)].

- The building plan shall be drawn to a scale of not less than 1 centimetre to one meter (1 inch to every 8.33 feet), and shall be submitted on distinct prints in triplicate, two of which shall be mounted on cloth. One mounted copy shall be returned to the applicant with the words, "Rejected" or "Sanctioned" as the case may be, that building : (i) in case of the site of area 400 sq. metres (478.4 yards) or less, the whole site with buildings, open spaces and court-yards, appertaining to that building; (ii) the plans of all the floor and elevation and cross sections as under : (a) in the case of industrial and residential buildings, two elevations and one typical cross section; and (b) in the case of public buildings and shops, etc. two cross-section and elevations on four sides. (iii) the plinth level of the building with reference to the level at the centre of the street or streets on which the proposed building is to abut or front; (iv) the size of doors, windows, openings and other methods of ventilation of each room; (v) the means of access to the buildings and their various floors as well the means of escape in case of fire; (vi) in the case of proposed additions and alterations in existing building all new works on the plan by an indelible distinctive colour and a key to the colours used; (vii) the proposed method of draining it; this includes the position, forms and dimensions of all privies, urinals, drains and the method of disposal of sewage, sullage and storm water in full detail.

8. Type plans - [Section 4(2)(a)].

- In case the applicant wishes to follow the type designs for various types of buildings prepared by the Administrator, he may obtain them from him at a fee as fixed by the Government. These building plans along with relative site plan shall nevertheless be submitted as required under Rule 5.

9. Information necessary to validate notice - [Section 4(2)(a)].

(1) No notice under rule shall be considered to be valid until the information required under these rules has been furnished to the satisfaction of the Administrator or of any person authorised by him in this behalf. If the notice is not considered as valid, the application together with plans, shall be

returned to the applicant for resubmission in accordance with the rules.(2)If owing to certain objection, sanction is refused, but the objection is subsequently met to the satisfaction of the Administrator, it will not be necessary for the applicant to submit new plans provided the original plans can be suitably corrected.(3)Where a minor alteration is subsequently applied for, it shall not be necessary to submit fresh plans for the whole building but sanction for such alterations may be applied for in the form of correction slips on three distinct ferrors mounted on cloth which can be incorporated as a part of the originally sanctioned plans.

10. Permission to occupy - [Section 4(2)(b)].

(1)No person shall occupy or allow any other person to occupy any new building or part of a new building for any purpose whatsoever until such building or part thereof has been certified by, the Administrator or any person authorised by him in his behalf to be fit for which it is erected.(2)Every person who intends to occupy such a building or part thereof, shall apply for permission in Form "C" which shall be accompanied by a certificate in Form "D" duly signed by a licenced supervisor-cum-architect.(3)Where permission to occupy a part of the building has already been given, separate permission shall be necessary for occupation of such parts as may be subsequently completed.

Part III – Siting Planning and Architectural Control

11. Use of site, type and character of buildings - [Section 4(2)(b)].

(1)Type and character of buildings including ancillary buildings that may be erected or re-erected and the purpose for which the plot may be used shall not be other than for which it was sold or for which it is zoned in the master or detailed plans with the Administrator.(2)Except as otherwise expressly provided at the time of sale, not more than one building unit shall be erected on any one plot put in any case two or more plots may be combined for purposes of erection of one building unit.Note - "building unit" means a self-contained building with such out buildings as are ordinarily ancillary to the main building and used in connection therewith and physically incapable of sub-division into two or more independent building units. A building unit may, however, be owned by an individual or may be jointly and severally owned, provided it remains in a single indivisible ownership.

12. Proportion of site which may be covered with buildings - [Section 4(2)(c)].

- The proportion up to which a plot may be covered with buildings including ancillary buildings shall be in accordance with the following slabs; remaining portion being left open in the form of an open space around the building or court-yard -

- | | |
|---|--|
| (a) for the first 200 sq. meters (239.2 sq. yards) of the total area of the site. | 50 per cent of such portion of the site. |
| (b) | |

for the next 1,500 sq. metres (1,794 sq. yard) i.e. portion of this area 40 per cent of such between 200 sq. meters (239.2 sq. yards) and 1,703 sq. metres (2033.2 sq. portion of the site. yards).

- (c) for the remaining portion of the site i.e. for the portion of site above 1,700 30 per cent of such sq. meters (233.2 sq. yards). portion of the site.

Provided that in the case of plots for shop-cum-residential purposes or for shopping booths, site coverage on ground floor may be cent per cent.

13. Architectural Control - [Section 4(2)(a) and (g)].

- In the case of building plots where architectural control is considered necessary by the Administrator, he shall cause to be prepared architectural sheets for this purpose showing the extent of architectural control on the various units of the building or on portion of such building among others in the following respect -(i)compulsory elevations for a particular building or a row buildings;(ii)compulsory height on the front or on any site exposed to view from a street, up to which a building shall have to be erected and completed within a certain period;(iii)compulsory height or floors;(iv)compulsory height and design of cornices, sills and top of windows in the first and higher storeys;(v)compulsory building line along with the building shall have to be erected and completed within a certain period;(vi)compulsory type designs of balconies;(vii)compulsory use of materials texture and closure in respect of such element of the building.

14. Building line - [Section 4(2)(c)].

- Where a building line is shown on the detailed layout plan or architectural sheets in the front or in the side of a plot, no building shall project beyond such a line provided that servant quarters, kitchen, latrines on the ground-floor and garages and cattle-shed shall be at least 3 meters (9.8425 feet) away the boundary of any street, notwithstanding that a building line has been shown at a lesser distance.

15. Space at the rear of the buildings - [Section 4(2)(c)].

- Unless compulsory rear open space is provided in architectural sheets referred to in Rule 13, provision of open space at the rear is optional but if an open space at any portion between the rear boundary of the site and the rear of the building is desired to be left, such space shall not be less than 5 meters (16.404') in depth provided that where the rear boundary of the site is not parallel to the building or portion of the building, the depth of such open space shall not be less than 5 metres (16.404') on the average provided that at no point shall be less 2.50 meters (8.2021').

16. Space at the side of buildings - [Section 4(2)(c)].

(1)In the case of residential plots of less than 400 square meters (478.4 yards) for shop-cum-residential plots no side open space shall be left and all buildings on adjoining plots shall be but upon to their full frontage and contiguous to each other except in the case of end plots of a

row where subject to the provisions of any building line referred to in Rule 14, minimum of 2 meters (6.5617') clear space shall be left.(2)Plots required to be built upon in a single row shall be clearly illustrated in the architectural sheets referred to in Rule 13 of the detailed layout plans with the Administrator.(3)In the case of the remaining plots, i.e. plots of 400 square meters (478.4.4 yards) or above, provision for side open space is optional, provided that if such space is provided the clear width shall not be less than 3 meters (9.8495').(4)Subject to the provision of any buildings line at the side as shown on the architectural sheets or on detailed layout plans, provisions of side open space in the case industrial plots or public buildings shall be as per sub-rule (3). In the case of smaller industrial plots of 200 square meters or less, the Administrator shall cause to be prepared architectural sheets.Note - In determining the size of the plot for the purposes of clauses (1), (2), (3) and (4) the size shall be as shown on the detailed layout plan and according to its category at the time of sale notwithstanding the fact that such a plot may be of a higher or lesser size by virtue of its marginal adjustment as a result of actual demarcation of the ground.(5)Notwithstanding the provision of sub-clauses (1), (2), (3) and (4) every court-yard and space about the building shall be kept accessible for purposes of cleaning and drainage provided that this access is not through any habitable room. Where a side open space is not provided or nor permitted, as in the case of sub-clauses (1) and (2) access to the rear court-yard and open space shall be through a covered passage, that is to say, a deori of not less than 2 meters (6.5617 feet) width on the ground floor.

17. Height of Plinth - [Section 4(2)(c)].

(1)As far as possible, the Administrator shall cause to be prepared plans showing the minimum plinth levels in the case of every street.(2)Where the plans referred to in (1) above are not prepared, the minimum plinth level for the main building shall be 50 centimetre (1.6404 feet) above the central line of the adjoining street and in the case of ancillary buildings like out-houses it shall be 30 centimetres (0.98425 feet), except in the case of garages and stables where it may be only 15 c.m. (5.91").

18. Maximum height of building - [Section 4(2)(e)].

(1)Except in the case of maximum height which may be regulated as in architectural sheets referred to in Rule 13, the maximum height of any building measured from the top of the plinth to the top of the highest roof or parapet, excluding chimney stacks and water tanks shall not exceed 12 meters (39.37 feet).(2)No building shall contain more than 2 storeys but any building may have a "Barsati", a mamti, latrines and water tanks upon the roof. Such structures shall, however, not cover more than half of the total roof area.

19. Height of mezzanine storey and internal balconies - [Section 4(2)(e)].

(1)No mezzanine storey and internal balconies shall be permitted and that such mezzanine floor or balconies do not cover more than one third of the area of the floor below.(2)The height of such mezzanine storey shall not be less than 2.30 meters (7 feet and 6.55 inches).

20. Minimum provision with regard to residential buildings - [Section 4(2)(d) and (e)].

- No building for any residential use shall be sanctioned or allowed to be used till in addition to living room or rooms every dwelling units provides for : (a) One kitchen; (b) One bath room or a raised bathing platform; (c) One latrine or water closet.

21. Special provision with regard to servant quarters - [Section 4(2)(d) and (e)].

- In the case of servant quarters, every servant, quarter shall have : (i) a floor area of not less than 11 square meters (118.40 feet) and shall derive its ventilation as specified in Rules 22 and 23. (ii) separate or combined open yard at a rate of not less than 10 square metres (107.64 square feet) per servant quarter; (iii) one latrine and one bath room for every 3 servant quarters; (iv) a fire place fitted with a chimney.

22. Minimum area of courtyard for purpose of ventilation - [Section 4(2)(d) and (e)].

- The minimum area of every court-yard on which habitable rooms abut and from which they derive their ventilation shall be 1/6th of the aggregate plinth area of the abutting rooms and/or verandah or 14 square metres (150.69 feet) whichever ever of the two is more; Provided that inter-connecting balconies of not more than 1 metre (3.2808') in width on first or higher floors may be erected projecting into this court-yard so that clear area open to sky is not reduced to less than 2/3rd of the area of the court-yard the minimum width or depth of all such court-yards shall be 4 metres (13.132 feet).

23. Minimum size and requirement of ventilation regarding habitable room - [Section 4(2)(d) and (e)].

(1) Every habitable room include a shop; (i) shall be of height of at least 3 metres (9.8425') in every part from floor to ceiling; (ii) shall have a clear floor area of not less than 10 square metres (107.64 feet) and a width not less than 2.50 metres (8.202'); (iii) shall be provided for purposes of light and ventilation with doors and windows or other apertures which shall have a total opening of not less than 1/4 th of the floor area of room or 3 square metres (32.292) whichever is greater provided, however, that windows and clerestory windows shall have an openable area of not less than 1/12th of the floor area of the room; provided further that if habitable room is without a fire place it shall in addition to any ventilation afforded by a window or a door be provided with a fanlight opening on to a ventilated lobby or corridor or a clerestory window or sufficient apertures or airshaft having an unobstructed sectional area of not less than 200 square centimetres (3100 inches). (2) All door or windows or other such apertures shall open directly or through a verandah, on to a permanent open space or on open space about the building of not less than 2 metres (6.5617) in width or a court-yard as specified in Rule 22. Note - (i) In calculating the area of window and door openings, no deduction

shall be made for the space occupied by windows or for unopenable glazed or unglazed portions of the window.(ii)The provision of a wire gauze door or openable or fixed wire gauze shutters on the window openings shall be disregarded for purposes of calculations.(3)Where a building abuts on the boundary of the plot, no window or any other aperture shall open the adjoining land except when it is street or a permanent open space.

24. Special provision with regard to kitchens - [Section 4(2)(g)].

- For the purpose of these rules, kitchen shall be deemed to be a living or habitable room and all the aforementioned requirements regarding ventilation shall apply to it except that the minimum area of the kitchen shall not be less than 6 square metres (64.583 feet) provided further that every kitchen shall be provided with a fireplace with a chimney.

Part IV – Methods and Materials of Construction

25. Site - [Section 4(2)(b) and (h)].

(1)No person shall erect a building on marshy or boggy ground or land liable to flooding unless the Administrator is satisfied that the building can be made structurally safe by the provision of raft, grillage or other suitable type of foundations and furthermore unless the Medical Officer of Health is satisfied that such site is suitable for building purposes from the point of view of health.(2)No person shall erect or re-erect any building on any ground which has been filled up with offal or offensive vegetables or animal matter, or upon which any such matter is deposited unless and until the Medical Officer of Health certifies that such matter has been properly removed by excavation or otherwise or has become or been rendered innocuous.

26. Foundations - [Section 4(2)(1)(h)].

(1)The Foundations of no wall shall be erected upon any site which shall have been filled up or covered with any material impregnated or mixed with any animal or vegetable matter or which shall have been filled or covered with dust or other refuse unless and until such matter or refuse shall have been removed by excavation or otherwise from such site. Any holes caused by such excavation shall if not used for a basement or cellar, be filled in with sand, clear earth or other suitable material approved by the Administrator provided further that if any void or air-space is left below the lowest floor, it shall be suitably, ventilated to the satisfaction of the Administrator.(2)The foundations of every wall shall be -(a)so constructed as to sustain the combined dead load of the building and the super imposed load and to transmit those loads to the subsoil in such a manner that the pressure on the subsoil shall not cause such settlement of the building or any part of the building as may impair its stability; and(b)taken down to such a depth or so constructed as to render the building immune from damage from movements due to seasonable variations in the content of moisture in the ground.(3)Every structural wall including a pier forming part of the wall shall rest upon:(a)solid undisturbed rock; or(b)a layer of cement concrete as sufficient width and thickness; or(c)proper footings of sufficient width built directly on suitable ground; or(d)proper footing built on a layer of

cement concrete of sufficient width and thickness; or(e)proper footings built on a layer of lime concrete of sufficient width and thickness; or(f)a sufficient raft of cement concrete properly constructed and where necessary suitably reinforced; or(g)a layer of cement concrete of sufficient width and thickness on suitable piles driven to a proper depth; or(h)a breasummer of sufficient strength; or(i)grillage foundation; or(j)some other not less sufficient substructure as a foundation.(4)The masonry work in foundations shall be cement concrete or stone or burnt brick laid in suitable mortar approved by the Administrator.

27. Plinths - [Section 4(2)(b)(h)].

- The maximum height of plinth of all buildings shall be 40 centimetres (15.748 inches) above the level of the centre of street and where the finished level has not been determined, the height of the plinth shall be 40 centimetres (15.748 inches) above the finished level as may be determined by the Administrator.

28. Damp Proof Courses - [Section 4(2)(1)(h)].

(1)All buildings except warehouse, garages, stables and interior open spaces shall be provided with horizontal as well as vertical damp proof courses at a level, not higher than 15 centimetres (5.906 inches) above the ground level. Damp proof courses shall be of a type or types as may be approved by the Administrator.(2)In the case warehouses, garages, stables and interior open spaces the damp proof course may be laid at the plinth level.

29. Load - [Section 4(2)(b) and (h)].

- For addition to the dead load the building shall be designed for the following live loads :

No.	Type of floors	Minimum live load in K/gr. per sq. metre (per sq. feet of area)
1.	Roof (Flat)	150 (30.72 inches)
2.	Floors of residential or dwelling houses	200 (40.96 inches)
3.	Floors of tenements, hospital wards, bed rooms and private sitting rooms in hostel and dormitories.	200 (40.96 inches)
4.	Stairs for the above mentioned classes of loading.	
	For (2)	200 (40.96 inches)
	For (3)	200 (40.96 inches)

30. Floors - [Section 4(2) and (h)].

(1)The lowest floor of every building shall be damp and rat proof and shall be constructed of materials so treated as to protect it from white ants, dry rot, wet rot etc.(2)Every kitchen, latrine, urinal, bathing place or bath room in any building shall have impermeable floors constructed of materials approved by the Administrator.

31. Walls - General - [Section 4(2)(b)(h)].

- No walls shall consist of cloth, canvass, grass leaves, straw mat or any other easily inflammable material except in the case of building with no other structure within 9 metres (29.528 inches) of the building and such clear space being an inseparable part of the site. For the purpose of this bye-law easily inflammable material will not include teak, sal, shisham and deodar wood.

32. Walls of masonry constructed with clay mortar - [Section 4(2)(b) and (h)].

- No person shall construct any building, the walls of which are built in masonry in clay mortar to a greater height than one storey and such walls shall be plastered or painted externally with cement or mortar and such portions thereof as may be required by the Administrator, shall be constructed in lime mortar 1:2 or cement mortar in 1:6. The thickness of such a wall shall not in any case be less than 34.29 Cm. (13½ inches) if on the outside and not less than 22.86 centimetres (9 inches) if it is an inside wall, subject to the condition that the maximum pressure on the wall or on its base at any point shall not exceed 27.30 metric tons per square metre 2½:496 tons per square foot.

33. Materials for external, party and cross-walls - [Section 4(2)(b) and (h)].

- Subject to Rule 32, every person who shall undertake construction work on a building shall, same as hereinafter provided construct every external wall and party wall and also every cross walls, which in pursuance of the bye-law in that behalf, may as a return wall, be deemed a means of determining the length of any external wall or party wall of such building of brick or stones or other hard and incombustible materials properly bonded and solidly put together with -(a)well mixed mortar of not less than one part of good fresh burnt lime and two parts of clear sharp sand or well burnt and ground surkhi or other like and suitable material to be approved by the Administrator;(b)well mixed mortar of cement or with cement mixed with sand or other suitable materials to be approved by the Administrator :Provided that the person undertaking such work may construct the external walls of iron or steel framing, reinforced brick and concrete or other materials to be approved by the Administrator.

34. Opening in brick and blocks walls - [Section 4(2)(b) and (h)].

- In all continuous walls (as distinct from combinations of open panels and piers) opening may be left subject to the following conditions -(a)That the total elevational area of openings in any such wall above the soffit of the ground floor shall not exceed half the elevational area of the wall from the soffit of the first floor to the roof of the building.(b)The total elevational area of openings in any storey height of such a wall shall not exceed 2/3rd the elevational area of the particular storey height.(c)That the total width of openings at any level about the ground floor in any such wall shall not exceed ¾th the total lengths of the wall at the level.(d)That the elevational width of the face of the wall on either side of an opening shall not be less than 1/6th the width of that opening.

35. Method of measuring heights and lengths of walls - [Section 4(c)].

- The height of a storey and the height and lengths of any wall shall be measured as described below -
(i) The storey height of the lowest storey (or the only storey in case of single storeyed buildings) shall be measured from the ground floor level upto - (a) the soffit of first floor in the case of double or multi-storeyed building; (b) the highest part of the wall, or in the case of a storey comprising a gable up to a half the height of gable in the case of single-storeyed buildings. (ii) The height of any other storey shall be measured from the soffit of one floor to the soffit of the next floor above it but in a storey comprising a gable to half the height of the gable. (2) Height of a wall shall be measured from the base - (a) to the base of the gable in a party wall; (b) to half the height of the gable in any other wall comprising of gable; (c) and to the highest part (excluding any parapet) in any other wall. (3) A wall shall be deemed to be divided into distinct lengths by - (a) return walls, which are external walls, party walls or cross walls provided they are of a height equal to the height of the walls so deemed to be divided and of thickness required under these rules; (b) by piers, provided they are of height equal to the height of the wall and of a breadth not less than twice the thickness of the wall so deemed to be divided and projecting on each side of the wall up to a distance not less than the thickness of the wall; or by piers of such other dimension and height as will give not less strength and stability. (4) The lengths of a wall shall be measured from the centre of one return wall or pier to the centre of another or to the end of the wall if there is no return wall or pier.

36. [Section 4(2)(d) and (h)].

- For the purposes of these rules - (a) a wall shall not be deemed a cross wall unless it is carried to the top of the wall deemed to be divided by it, or if that wall comprises a gable to the level of the base of the gable and unless the extent of any openings in such a cross wall is within the limits. (b) a chimney or two chimneys built back to back may be reckoned as a pier if: (i) the least horizontal sectional areas of solid material in the jambs and in the chimney breast or breasts added together are not less than the area required for the pier; (ii) the thickness of the back of the fire place opening or the back common to two fire place openings built to back is not less than 22.86 centimetres (9 inches).

37. Piers in combination with walls - [Section 4(2)(1) and (h)].

- Piers in structural combination with wall shall for the purposes of these rules be deemed to form part of the wall provided that projection of pier from the one face of the wall exceeds $\frac{1}{4}$ th of the thickness of such or if the sum of two projections from the two faces (if that be the case) exceeds $\frac{1}{3}$ rd of the thickness of the wall. This shall apply in finding the moment of inertia of the wall for determining its stability as for example a compound wall panel.

38. Thickness of walls - Determination by stress calculation - [Section 4(2)(1) and (h)].

- Whenever walls of a building are constructed of bricks, stones, blocks laid in horizontal beds of courses; every wall or part thereof shall be so designed and constructed as to safely withstand and

transmit self and superimposed loads, vertical, horizontal or inclined coming on to it without exceeding the intensity of pressure on the materials as given below :

*Description of wall	Allowable safe pressure in metric ton per sq. metre (tonssq. ft.) (Slenderness ration not exceeding six)
1. Burnt bricks in cement mortar (1:3) to (1:4)	87.50(8) M Tons
2. Burnt bricks in lime mortar (1:2) or cement mortar (1:6)	43.75(4)
3. Burnt in mud mortar	27.50(2½)
4. Coursed Rubble masonry (other than Ashler) in cement mortar(1:4)	98.50(9)
5. Coursed Rubble masonry (other than Ashler) in lime mortar(1:2) or cement mortar (1:6)	49.25(4½)
6. Random Rubble masonry in cement mortar (1:4)	87.50(8)
7. Random rubble masonry in lime mortar (1:2) or cement mortar(1:6)	43.75(4)
8. Ashler masonry in cement mortar (1:3) with 1:3:6 massconcrete backing	131.25(12)
9. Ashler masonry in lime mortar 1:2 or cement mortar 1:6 with1:4:8 mass concrete backing	65.65(6)
10. Blocks in 1:3 cement mortar average crushing strength ofblock not less than :	
(a) 34 Kg. Sq. cent. (500 Lb' Sq")	21.90 metric tons/sq. metre (2)
(a) 70 Kg. Sq. cent. (1000 Lb' Sq")	43.75 metric tons/sq. metre (4)
(a) 140 Kg. Sq. cent. (2000 Lb' Sq")	31.30 metric tons/sq. metre (3½)

* Explanation - Average crushing strength of individual burnt bricks when determined by standard test approved by the Administrator to be not less than 105 Kg./Sq.Cent (1493.5 lbs./in²) allowable stress can be increased by 20 per cent in the case of local loadings. For occasional loads such as wind and earthquake forces the allowable stress can be increased by 33 per cent. When shearing or tensile stress occurs the permissible stress to be taken is one tenth the maximum permissible pressure given above.

39. Slenderness ratio - [Section 4(2)(1) and (h)].

- Slenderness ratio must not exceed 12 and reduction in the permissible pressure figure given for slenderness ratio not exceeding six shall be carried on according to the table given below :

Slenderness ratio	Reduction in maximum permissible pressure to slenderness ratio exceeding six per cent
7	10
8	20
9	30
10	40
11	50
12	60

Explanation - Slenderness ratio on any storey height of wall or a pier is the ratio of the effective storey height to the thickness of the wall. The effective storey height to be taken as :

For wall with no lateral support at top $1\frac{1}{2}$ actual storey height.

For wall with lateral support at top $\frac{3}{4}$ actual storey height.

Piers with no lateral support at top 2 actual storey height.

Piers with lateral support at top actual storey height.

40. Thickness of walls (determined by prescribed condition) of residential buildings - [Section 4(2)(1) and (h)].

- In residential building every external or party wall built in masonry shall be constructed of a thickness in accordance with the following table. For the purposes of this table any left, balcony or mezzanine floor of more than 3 metres (9.8425") in width shall be considered as forming a storey for determining the thickness of walls which support it. The thickness for any wall obtained in accordance with this table shall be subject to the provisions of all other rules in so far as they are applicable.

Height of wall	Length of wall	Thickness of wall when built in cement and sand mortar 1:3 to 1:4	Thickness of wall when built in lime sand and surkhi mortar 1:2 or cement sand mortar	Thickness of wall when built in mud mortar
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1:6				
1	2	3	4	5
1. Structural external party walls exposed to weather	Whatever the length	Atleast 34.29cm (13½") or cavity wall 27.94 (11")	Atleast 34.29 cm (13½")	Atleast 34.29 cm (13½")
2. Structural external and party walls protected from weather. Ditto Not exceeding 5 mt. (16.404")		22.86 Cm.(9") for the whole of its length	22.86 Cm. (9") to 2 mt. 6.632 ft. and 24.29 Cm.(13½") for the rest of the bottom portion	34.29 (13½") for the whole of its height.
Exceeding 5 metres (16.404") but not exceeding 7.5 metres (24.6064')	Not exceeding 9 metres (29.258')	22.86 Cm. (9") for the whole of its height	34.29 Cm. (13½") for the base of the height on one storey and 22.86 (9") for the rest of its height.	45.72 (18") from the base for the height of one storey and 34.29 cm (13½") for the rest of its height.
	Exceeding 9 metres (29.258')	34.29 Cm. (13½") from the base for the height of one storey and 22.86 Cm. (9") for the rest of its height	Ditto	Ditto
Exceeding 7.5 metres (4.6064') but not exceeding 7.5 mt. from the 24.6064 but not exceeding 10.50 metres (34.4484')	Not exceeding 9 metres	22.86 cm (9") for the whole of its height	34.39 Cm. (13½") from the base for the height of 2 storeys and 22.86 Cm. (9") for the rest of its height.	45.72 Cm. (18") from the base for the height of 2 storeys and 34.29 Cm. (13½") for the rest of its height.
	34.29 Cm. (13½")	from the base for the height of 2 storeys and 22.86 Cm. (9") for the rest of its heights	Ditto	Ditto
	Exceeding 10.50 metres (34.6484')	34.29 Cm. (13½") from the base for the height of 2 storeys and 22.86 Cm. (9") for the rest of its height.	Ditto	Ditto
Exceeding 9 metres	Not exceeding	34.29 Cm. (13½")	45.72 Cm. (18")	57.15 cm (22½")

(29.528') but not exceeding 12 metres (39.37')	10.50 metres (34.6484')	from the base for the height of 2 storeys and 22.96 Cm. (9") for the rest of its height.	from the base for the height 1 storey 34.29 Cm. (13½") for the height of next 2 storey and 22.86 Cm. (9") for the rest of the height.	from the base for the height of 1 storey 45.72 Cm. (18") for the height of next two storeys the 34.29 (13½") for the rest of its height.
	Exceeding 10.50 metres (34.6484')	45.72 Cm. (18") from the base for height of next 2 storeys, and 22.86 (9") for the rest of its height.	Ditto	Ditto
Exceeding 12 metres (39.37') but exceeding 15 metres (29.213')	Not exceeding 10.50 meters (34.6484')	45.72 Cm. (18") from the base for the height of 1 storey 34.29 Cm. (13½") for the height of next 2 storeys and 22.86 Cm. (9") for the rest of the height.	45.72 Cm. (18") from the base for the height of 1 storey 34.29 Cm. (13½") for the height of next 2 storeys and 22.86 Cm. (9") for the rest of the height.	Ditto
	Exceeding 10.50 metres (34.484') but not exceeding 13.50 mt. height (44.2944")	45.72 Cm. (18") from the base for the height of 2 storeys, 34.29 Cm. (13½") for the rest of its height	Ditto	Ditto
	Exceeding 13.50 metres (44.2914')	57.15 Cm. (22½") from the base for the height of 2 storey 45.72 Cm. (18") for the height of next 1 storeys and 34.29 Cm. (13½") for the rest of its height.	57.15 Cm. (22½") from the base for the height of 2 storeys 45.72 Cm. (18") for the height of next 1 storey and 34.39 Cm. (13½") for the rest of its height.	Ditto

41. External and Party Wall in Public buildings and ware-houses - [Section 4(2)(1) and (h)].

(1) In public buildings or warehouses and Industrial buildings every external or party wall built in masonry shall be constructed of a thickness in accordance with the following table. For the purposes of this table any left, balcony or mezzanine floor of more than 3 metres (9.8425 feet) in which shall be considered as forming a storey for determining the thickness of walls which support it. The thickness for any wall obtained in accordance with the table shall be subject to the provisions of all other rules in so far as they are applicable.

Height of a wall	Length of wall	Wall built			Thickness immediately 16.404" (5 mt. from top)	Thickness at base	Thickness immediately 16.404" (5 mt. from top)	Thickness at base
		in 1:3 or 1:4 cement sand Mortar	Wall built in 1:2 lime Mortar or 1:6 CementMortar	Wall built in Mud Mortar				
1	2	3	4	5	6	7	8	
Not exceeding metres (24.6064')	Whatever the length	34.29 Cm.	34.29 Cm.	34.29 Cm.	34.29 Cm.	45.72 Cm.	34.29 Cm.	
(13½")	(13½")	(13½")	(13½")	(18")	(13½")			
Exceeding 7.5 mt. (24.6064") but not Exceeding 9 metres	Not exceeding 13.50 metres (44.2914')	34.29 Cm.	34.29 Cm.	34.29 Cm.	34.29 Cm.	45.72 Cm.	34.29 Cm.	
(13½")	(13½")	(13½")	(13½")	(18")	13½")			
	Exceeding 13.50 metres (44.2914')	34.29 Cm.	34.29 Cm.	45.72 Cm.	34.29 Cm.	57.15 Cm.	34.29 Cm.	
	(13½")	(13½")	(18")	(13½")	(22½")	(13½")		
Exceeding 9 metres	Not exceeding 35'	34.29 Cm.	34.29 Cm.	45.72 Cm.	34.29 Cm.	57.15 Cm.	34.29 Cm.	
(13½")	(13½")	(18")	(13½")	(22½")	(13½")			
	Exceeding 10.50 metres (34.4484')	45.72 Cm.	34.29 Cm.	45.72 Cm.	34.29 Cm.	57.15 Cm.	34.29 Cm.	
	(18")	(13½")	(18")	(13½")	(22½")	(13½")		

but not exceeding 13.50 metres (44.794")				
Exceeding 13.50metres (44.2914")	57.15 Cm.	34.29 Cm.	57.15 Cm.	34.29 Cm.
(22½")	13½")	(22½")	(13½")	
Exceeding 12 metres (39.37") but not exceeding 15 metres(49.213')	Not exceeding 9 metres (29.528')	45.72 Cm. (18")	34.29 Cm.(13½")	
Exceeding 9 metres (29.528') but not exceeding 13.50 metres(44.2914')	57.15 Cm. (22½")	34.29 Cm. (13½")		
Exceeding 13.50 metres (44.2914')	68.58 Cm. (27")	34.29 Cm. (13½")		

(2)For 5 metres (16.404 ft.) from top of the wall the thickness shall be 34.29 centimetres (13½ inches). Provided that, where the wall does not exceed 9 metres (29.528 ft.) in height the wall for 3.5 metres (11 ft. 5.8 inches) from the top may be 22.86 centimetres (9 inches).(3)The intermediate part of the wall between the base and 5 metres (16.404 feet) below the top shall be built so as to fill at least the space between straight lines (drawn on each side of the wall) joining the thickness at the base to the thickness immediately below 5 metres (16.404 feet) from the top.(4)All walls mentioned in this rule shall be of such thickness as to give the ratio of storey height (or length) to the thickness of the wall not more than that given below :

Mortar in which wall is built	Allowable ratio of storey height or length to the thickness of wall
1:3 or 1.4 cement mortar	14
1:2 lime mortar or 1:6 cement mortar	13
Mud mortar	12

(5)All walls of buildings that are laid on mud mortar shall be pointed or plastered externally with cement or lime plaster.

42. Thickness of walls, structural external or party walls in reinforced brick or block masonry - [Section 4(2)(1) and (h)].

- Any structural, external or party wall built of brick or blocks reinforced with steel, bonded and solidly built in cement mortar may be reduced in thickness by not more than 11.43 centimetres (four and a half inches), but in no case shall be reduced thickness be less than 22.86 (nine inches).

43. Thickness of across-wall.

(1) Every cross-wall built of bricks or blocks laid in horizontal beds or courses which in pursuance of these rules may act as a return wall or party wall of a building, shall, except where it forms a part of a chimney constructed in accordance with the rule relating to chimneys and subject to sub-rules (2) and (3) of Rule 41, be of a thickness of at least two-thirds of that prescribed in Rules 41 and 42 for a structural or an external or a party wall of the same height and length and belonging to the same category of building, but shall not be less than 22.86 centimetres (nine inches) thick. (2) Where the building is intended to be used as a residential building and the external wall which is deemed to be divided into distinct lengths by the cross-wall does not exceed 6 metres (19.685 feet) in height and 16.50 metres (54.4484 feet) in length, the cross-walls may be not less than 11.436 centimetres (four and a half inches) thick. (3) Where the building is intended to be used as a residential building and the external wall which is deemed to be divided into distinct lengths by the cross-wall does not exceed 6 metres (19.685 feet) in height and 10.50 metres (34.4484 feet) in length, the cross-walls may be not less than 11.436 centimetres (four and a half inches) thick. (4) A cross-wall which supports a superincumbent external wall shall be of a thickness not less than that prescribed by the preceding rules for a structural wall of the same height and length and belonging to the same category of building. (5) The thickness of a structural, external, party or cross-wall of stones or brick bats or some other vitrified material not laid in horizontal beds or courses shall be in excess of the thickness prescribed by Rules 40 and 41 for a wall of bricks or blocks and of same description in respect of height, length and category of building; by an amount specified below -

Coursed rubble stone	1/5th
Rubble stone vitrified brick, brick bats	1/3rd

44. Recess - [Section 4(2)(g) and (h)].

- Where a recess is made in an external wall or a party wall, (i) the wall at the back of the recess shall not be less than 22.86 centimetres (nine inches) thick. (ii) a sufficient arch or lintel or incombustible material shall be built in every storey over the recess. (iii) in each storey the aggregate extent of recesses causing the wall at the back to be of less thickness than that prescribed by these rules shall not exceed one half of the superficial extent of the wall. (iv) face width of a pier at the side of a recess shall not be less than one-sixth with width of the recess.

45. Roofs - [Section 4(2)(b) and (h)].

- The roofs of every building shall be weather proof and shall be constructed of or externally covered with one or other of the following materials, or partly of one and partly of another - (a) Tiles resting on wooden or reinforced concrete or iron and steel battens; (b) Reinforced brick or reinforced concrete slab where necessary carried over rolled steel beams or reinforced concrete beams; (c) Jack arches carried over rolled steel beams; (d) Corrugated or plain G.I. or asbestos cement sheets resting over trusses rafters, purlins and bettons of suitable design and materials; (e) Planks of suitable strength resting over wooden battons and beams; (f) Such other materials as may be approved by the Administrator : Provided that no roof consisting of matting, sirki, cloth, grass or thatch, etc., or of

any easily inflammable materials shall be constructed except in the case of non-residential buildings with no other structure within 9 metres (29.528 feet) radius of that building such clear open space forming an inseparable part of the site. Explanation - For the purposes of this rule, easily inflammable materials will not include, teak, shisham, sal and deodar wood.

46. Stair cases - [Section 4(2)(f)].

(1) All stair cases and walls enclosing them referred to in this rule shall be built in fire resisting materials. (2) Every building more than one storey high intended to be used as a single family or two family residential building shall be provided with at least one staircase having a minimum clear width of 70 centimetres (23.559 inches). (3) Every building intended to be used as a residential building for more than two families or a commercial building shall be provided with at least one staircase extending from ground floor level to the highest floor having minimum clear width in accordance with the following table -

(a) Number of users upto 10	90 centimetres (2'-9.528")
(b) Number of users from 11 to 20	110 centimetres (3'-7.3068")
(c) Number of users from 21 to 100	125 centimetres (4'-12.13")
(d) Increase 2.54 Cm. (1") or every additional 15 persons until maximum of 2.75 metres (9.0223") is reached :	

Provided that a single staircase of the width mentioned above may be replaced by two staircases each of a width at least equal to two-thirds the width prescribed for a single staircase provided neither of the two substituted staircases be less than 95 centimetres (3'-1.402"). Explanation - (a) For the purpose to this rule each 3 sq. metres (32.292 feet) or floor space shall be deemed to be occupied by one person. (b) The applicant shall state on the building plan the approximate number of persons likely to occupy that building during any part of the day. (4) The width of staircases in a public building or a ware-house or industrial building shall be regulated as follows :

(a) Number of users upto 100	1.25 metre (4.101 ft.)
(b) Number of users upto 100 to 200	1.40 metre (4.5932 ft.)
(c) Number of users upto 200 to 500	1.85 metre (6.6095 ft.)
(d) Increase 2.54 Cm. (1") for every additional person upto maximum of 2.75 metre (9.0223)	4.60 metres (15.092 ft.)

Provided that a single staircase of width mentioned in (i) above may be replaced by two staircases each of its width at least 1.85 metres (6.6095 feet). Notwithstanding the above, staircases in private portions of public or other buildings in this clause not open to general public may be of sizes mentioned in sub-rules (2) and (3).

47. Location of staircase - [Section 4(2)(f)].

- No part of the second or of any higher storey of any building shall be more than 30 metres (98.425") from some staircase leading to the ground floor.

48. Number of stair-cases - [Section 4(2)(f)].

- In building other than dwelling houses where more than 100 persons are likely to assemble at any time an additional staircase shall be provided at a suitable place to serve as fire escape. The minimum width of such a staircase shall be 95 centimetres (3'- 1.402").

49. Minimum dimensions of steps - [Section 4(2)(f)].

- The minimum dimensions of steps shall be :

	Size of tread	Size of riser
(i) In residential building	22.86 Cm. (9 inches)	22.86 Cm. (9")
(ii) In public buildings ware-houses and industrial buildings		2667 Cm. (19'1/2")

50. Headroom - [Section 4(2)(f)].

- The minimum clear head from any staircase shall be 2.20 metres (7.2178 feet) measured from the top of the riser to the most dependent portion of the ceiling above.

51. Provision of hand rail - [Section 4(2)(f)].

(1)In every staircase at least one hand rail shall be provided.(2)Where steps are provided from the ground to the building hand rail may not be provided if the steps do not go above 1.50 metres (4.9213") in height and are not less than 96 centimetres (3'-1.402") in width.

52. Lobbies, corridors, passages, balconies - [Section 4(2)(f)].

- The minimum width of any lobby, corridor, passage or balcony in a single family or two family residential building shall be at least 59 centimetres (1'-11.228") and shall be of fire resisting materials and shall be carried on supports of fire resisting materials.

53. Residential buildings for more than two families and commercial buildings - [Section 4(2)(f)].

(1)The minimum width of any lobby, corridor, passage or a balcony in a residential building for more than two families and a commercial building shall be as given below :

(a) Number of users upto 10	(3'-1.402")
-----------------------------	-------------

95
centimetres

- (b) Number of users from 11 to 20 1.10 metres (4'-213")
(c) Number of users from 21 to 100 1.50 metres (3'-7.3068")

(d) Increase 2.5 Cm. (1") for every additional 15 persons until a maximum of 2.50 metres (8'2021") is reached :

(2) Walls and roofs shall be of fire-resisting materials and shall be carried on supports of fire-resisting materials. (3) The minimum width of any lobby, corridors, passage or balcony in a public building or warehouse and industrial building to be used by the public shall be 1.40 metres (4'-7.1184") provided that in the case of buildings where more than 20 persons are likely to work or assemble the minimum width shall be -

- (a) Number of users from 20 to 100 1.85 metres (6'-0695")
(b) Number of users from 101 to 200 2.30 metres (7'-6.508")

(c) Walls and roofs shall be of fire-resisting materials and shall be carried on supports of fire-resisting materials.

54. Basement - [Section 4(2)(f) and (g)].

- No application for a basement storey shall be entertained unless the Administrator is satisfied that the depth of spring level would permit of its construction in such a way that its floor level can be maintained at least 1 metre (3.2808 ft.) above the highest spring level. (2) In the case of large buildings such as banks etc., basements with floors below the spring level may even be allowed provided that foundations, floors and walls up to a height of 1 metre (3.2808 ft.) above the highest spring level are designed and constructed to give absolute water tightness and are structurally found to the satisfaction of the Administrator. (3) Every basement storey shall have, except in the case of safe deposit vaults and strong rooms, which shall be provided with artificial system of ventilation, one or more windows opening directly into external air, or an area equal to at least 1/10th of the floor area and such windows shall be so located that half at least of such window can be opened and the opening in each case extends to the top of the windows.

Part V – Drainage Control

Section I - Drainage

55. Extent of Application - [Section 4(2)(1)].

- All premises shall be provided with suitable drainage, conforming to these rules in every way and connected to the Mandi Town Drainage in the manner, laid down in these rules.

56. Drainage of roof - [Section 4(2)(1)].

- The roof of a building (whether flat or not) shall be so constructed as to drain effectually to suitable and sufficient gutters, shoots or troughs, which shall be provided for receiving and conveying all water which may fall on the roof and shall be connected with a sufficient number of suitable down pipes constructed so as to carry away all such water without causing dampness in any part of any wall or foundation of the building or any adjacent building :Provided that in the case of detached or semi-detached buildings not exceeding one storey in height rain water spouts or "Khassi" and revealed "pernalas" may be provided so long as these do not discharge into any public roadway or footpath or on to private land of other owners.

57. [Section 4(2)(1)].

(1)No down pipe (for the disposal of storm water) shall be built into thickness of any wall except where a proper duct or a chase is provided.(2)A down pipe for a minimum area of 80 sq. Cm. (12.4 inches) shall be provided for every 50 sq. metres (538 sq. ft.) of sloping roof area (slope of roof exceeding 1:48).(3)The run off from the roof, paved area (but excluding paved court-yard) and over flow, if any, from the site, shall not be drained into the under ground sewerage system.

58. Site drainage - [Section 4(2)(1)].

- Wherever the dampness of the site renders such a precaution necessary, the site of building shall be effectually drained by means of subsoil drains. The subsoil shall be formed of earth-ware field or other suitable pipes, and shall be properly laid to an adequate and suitable fall and shall be laid in such a manner or in such a position as not to communicate with any sewer or with any drain constructed or adopted to be used for conveying sewage. Water-Borne Sanitary Installations

59. Notice for carrying out drainage work and application for permission - [Section 4(5)(2)].

- No person shall install or carry out any water-borne sanitary installation or drainage installation or any work in connection therewith in any existing or new building or in any other premises without obtaining the previous sanction of the Administrator.

60. Notice of intention to install or alter sanitary installation - [Section 4(2)(1)].

- Every person, who intends or is required to install or carry out any water-borne sanitary installation or drainage installation, or any work in connection therewith in any existing or new building or in any other premises shall give notice in writing of such intention, deposit plans etc., as required under Part II herein before.

61. Material and construction of drains - [Section 4(2)(1)].

- Every drain (other than a subsoil drain or a drain for the conveyance solely of trade effluent) constructed in connection with a building shall comply with such of the following requirements as are applicable - (i) It shall be constructed of good sound pipes of suitable material and this requirement shall be deemed to be satisfied if new glazedware pipes conforming to either British Standard Specification No. 65-1937 or No. 514-1937 or new cast iron pipes conforming to British Standard Specification No. 78-1938 or new concrete pipes conforming to British Standard Specification No. 556-1934 are used, provided that in the case of connection from the closet to the nearest manhole cast iron soil pipes conforming to British Standard Specification No. 416-1935 may be used. If the pipes traps and fittings are made of cast iron, they shall be effectually protected against corrosion by being coated on both the inside and the outside, with suitable anti-corrosive solution; (ii) It shall be properly supported and protected against injury, laid at a proper inclination and where practicable in a direct line and provided with suitable water tight joints; (iii) It shall be capable of withstanding a reasonable hydraulic test smoke or air test under pressure or other suitable test; (iv) It shall be adequate size and if intended for the conveyance of foul water shall have an internal diameter of not less than 100 millimetres (4 inches) : 3.937; (v) Where it passes through a building it shall to that extent be constructed of cast iron or other not less suitable metal; provided, however, that no drain shall pass through or under the floor of a habitable room; (vi) Where it is laid or in ground - (a) if it is constructed of material other than cast iron or other metal of not less strength it shall so far as it lies within a distance of 15 metres (49.213 feet) from the building, be laid on a bed of concrete unless the nature of the soil renders this unnecessary; (b) if it is constructed of corrosible material, it shall be suitably protected inside and outside against corrosion; (vii) No part of the drain shall be laid under any building where any other mode of construction is practicable; (viii) Where a part of the drain is laid under a building, that part shall - (a) be laid in a straight line for the whole extent beneath the building or, if this is impracticable in a series of straight lines; (b) be constructed of cast iron pipes, completely embedded in and covered with 1:3:6 cement concrete at least 15 centimetres (5.906 inches) thick all round; (c) be provided with adequate means of access for its whole length and if not laid in one straight line, be provided with an inspection chamber at each change of direction; (ix) Every inlet to the drain other than an inlet provided for a ventilation of the drain, shall be properly trapped.

62. Drains and private sewers for trade effluents - [Section 4(1)(1)].

- Drain and private sewer intended solely for the conveyance of trade effluent shall be constructed of good sound pipes of suitable materials and shall be properly supported and protected against injury laid at a proper inclination and provided with suitable water tight joints.

63. Drains passing through or under walls - [Section 4(1)(1)].

- Where a drain passes through or immediately under a wall, a sufficient arch shall be turned over the drain or some other not less suitable support for the wall shall be provided so as effectually to prevent the wall from damaging the drain by settlement or otherwise.

64. Branch drains - [Section 4(1)(1)].

- Every branch drain or tributary drain shall join any other drain obliquely in the direction of the flow of that drain.

65. Inlet within buildings - [Section 4(1)(1)].

- No inlet to a drain, other than a drain for the conveyance solely of trade effluent shall be made within a building, except -(i)a trapped gully fitted with a suitable cover;(ii)an inlet which is a necessary part of the connection of any water closet, bath, sink, urinal, bidet or lavatory basin;(iii)a junction with another drain.

66. Ventilating pipes be provided for foul water drains - [Section 4(1)(1)].

- The drains intended for conveying foul water from a building shall be provided with at least one ventilating pipe, situated as near as practicable to the building and as far as practicable, from the point at which the drain empties into the sewer to other means of disposal :Provided that a soil pipe from a water closet, or waste pipe from a slop sink, constructed in accordance with these bye-laws may serve from the ventilating pipe of the drain, if its situation is in accordance with the bye-law.

67. Soil and waste pipes - [Section 4(1)(1)].

- (i) The soil and waste pipes shall be kept separate, the foul water from a water closet or slop sink being discharged into soil pipes and the waste water from a bath sink (not being a slop sink), bidet or lavatory basin being discharged into waste pipes.(ii)No soil or waste pipes shall be laid within the thickness of any wall of any building.

68. Construction of soil pipes etc. - [Section 4(2)(1)].

- The soil pipe from a water closet or slop sink other than parts of such pipes carried up as ventilating pipes, shall be -(i)formed of suitable material and this requirement shall be deemed to be satisfied if new cast iron pipes conforming to British Standard Specification No. 416/1935 for heavy grade pipes or new lead pipes conforming to either British Standard Specification No. 602-1939 or No. 603-1935 are used;(ii)of an internal diameter not less than that of pipe connecting it with the water closet or slop sink and in any case not less than 75 millimetres (2.9528 inches).

69. Construction of ventilation pipes - [Section 4(2)(1)].

- A ventilating pipe to a drain and the part of soil pipe from a water closet or slop sink which is carried up as a ventilating pipe shall -(i)be formed of suitable material to secure adequate durability and this requirement shall be deemed to be satisfied if new cast iron pipes conforming to British Standard Specification No. 416-1935 for medium grade pipes or lead pipes, conforming to either British Standard Specification No. 602-1939 or No. 603-1935 are used;(ii)be not less than 75

millimetres (2.9528") in internal diameter;(iii)be carried upwards to such a height and in such manner as effectually to prevent the escape of foul air from the drains into any buildings;(iv)be covered at its open end, as a protection against obstruction, with a wire cage of copper or galvanised iron or other not less suitable cover admitting the free passage of air.

70. Other requirements for ventilating pipes, soil pipes and waste pipes from slope sinks - [Section 4(2)(1)].

- A ventilating pipe to a drain, a soil pipe from a water closet or slope sink, shall be capable of withstanding after erection a reasonable smoke or air test under pressure and shall not :(i)have trap at its point of junction with the drain or (except where necessary as part of the apparatus of any water closet or slop sink) in any other part of the pipe;(ii)have any bend or angle, except where unavoidable in which case the bend or angle shall be as obtuse as possible and shall not reduce the internal diameter of the pipe;(iii)except in so far as it passes through any cornice or similar external architectural feature or being a ventilating pipe is carried immediately beneath the covering of the roof be enclosed by any part of the building, unless :(a)it is formed of material satisfying the requirements of Rule 68 (as to the construction of soil pipes); and(b)if formed of lead or other material similarly susceptible to external injury, it is exposed throughout so much of its length as is enclosed by any part of the building (except where it passes through a floor or ceiling) or is adequately protected by enclosure in a chase with a metal or metal lined front.

71. Slop, sink and Waste pipes from baths etc. - [Section 4(2)(2)].

- A waste pipe from a bath, sink (not being a lavatory basin) and a pipe for carrying off dirty water, shall -(i)discharge so as to cause dampness in a wall or foundation of a building;(ii)if it discharges to a drain it should be disconnected from the drain by a trapped gully with a suitable grating above the level of the water in the trap.(iii)if it is more than 1.80 metres (5.9055 feet) in length, be provided with a suitable trap.

72. Overflow pipes - [Section (2)(1)].

- An overflow pipe from a water cistern shall discharge in an exposed and conspicuous position and in such manner as not to cause dampness in any part of a building.

73. Private sewers - [Section 4(2)(1)].

- A private sewer (not being a sewer for the sewerage of new street or a sewer for the conveyance solely of trade effluent) shall comply with the following requirements :(i)the provisions of Rule 61 (as to the material and construction of drains) shall apply to the sewer with the following modifications;(a)clause (iv) shall apply as if 16 centimetres (6.299 inches) were substituted for 11 centimetres (3.331 inches) in the last line;(b)in place of clause (vi) there shall be substituted the following requirements : "(vi) if constructed of corrosible material, it shall be suitably protected inside and outside against corrosion."(c)clause (ix) shall not apply;(ii)The sewer shall, unless, it

exceeds 75 centimetres (29.528 inches) in diameter, be laid in a straight line or in a series of straight lines;(iii)where the sewer does not exceed 75 centimetres (29.528) in diameter, a manhole shall be provided at every point at which the sewer changes either its direction or gradient and manhole, shall be provided on every sewer at intervals not exceeding 90 metres (295.28 feet).(iv)A manhole, shall be such size as to allow access to the sewer for rodding and shall be constructed brick work or concrete in such a manner as to execute all subsoil water, the brick work or concrete being carried up to ground level and provided with a proper iron cover;(v)all inverts to manhole shall be formed with proper channels and benching.

74. Communications between drains and sewers and between sewers - [Section 4(2)(1)].

(1)(a)A connection between a drain and a private or public sewer shall be so made that the drain shall join the sewer obliquely in the direction of the flow of the sewers;(b)if practicable for connection shall be made at an existing junction in the sewer;(c)where a junction is made in a sewer, the sewer shall be properly rejoined and made water tight.(2)(a)if a connection between a private sewer and public sewer or between two private sewers is not made at a manhole, a manhole shall be made upon the private sewer within 12 metres (39.37 feet) of the public sewer or other private sewer to which it is connected;(b)every such manhole shall comply with the requirements as to manhole set out in the bye-law relating to private sewer.

75. Basic requirements - [Section 4(2)(1)].

- Residences :(1)Dwellings with the individual conveniences shall have at least the following fitments :(a)One bath room provided with a tap;(b)One water closet; and(c)One nahani or sink, either in the floor or raised from the floor.Where only one water closet provided in a dwelling, the bath and water closet shall be separately accommodated.(2)Dwellings without individual conveniences shall have the following fitments :(a)one water tap with draining arrangements in each tenements;(b)one water closet and one bath for every two tenements;(c)water taps in common bath rooms and common water closets; and(d)Buildings other plan residences.The requirements for fitments for drainage and sanitation in the case of buildings other than residences, such as office buildings, factories, cinemas, concert halls, theatres, hospitals, hotels, restaurants, schools, hostels etc., shall be in accordance with Indian Standard Code of Basic requirements for Water Supply Drainage and Sanitation "IS : 1172-1957" issued by the Indian Standard Institution, New Delhi with such modifications as may be made by the said Institutions from time to time.

76. Sanitary fittings - [Section 4(2)(1)].

- No sanitary fittings such as water closets and slop sinks, which have been cast in "Mozaic" or terrezo work shall be installed.

77. Water closets, Receptacles - [Section 4(2)(1)].

- A water closet constructed in connection with a building shall comply with the following requirements -(i)The pan basin or other receptacles (hereafter in this rule called "the Pan") shall be non-absorbent material to be constructed and fitted as to receive and contain sufficient water and to allow any filth to fall free of the sides directly into the water;(ii)Flushing apparatus - The flushing apparatus shall be such as to secure the prompt and effectual flushing and cleansing of the pan.(iii)Communication with supply pipes etc. - No part of the water- closet apparatus, other than the flushing apparatus, shall be directed connected with a supply of distributing pipes.(iv)Containers - No container or similar fitting shall be fixed under the pan.(v)"D" Trap - No trap of the kind known as a "D" trap shall be fixed in connection with the water-closet.(vi)Ventilation of trap - Where the water-closet discharges into a soil pipe which also receives the discharge from another water-closet the trap of the water-closet shall be ventilated by a pipe which shall -(a)have an internal diameter of not less than 50 millimetres (1.969 inches);(b)be connected with the arm of the soil pipe at a point not less than 8 centimetres (3.15") and not more than 30 centimetres (11.811") from the highest point of the trap on that side of water-seal which is nearer to the soil pipes.(c)either have an open and as high as the top of the soil pipe or be carried into a soil pipe at a point less than 95 centimetres (3 feet 1.402 inches) above the highest connection to the soil pipe.(vii)Lighting and ventilation of internal water closet - Where the water-closet is in connection with a domestic building and is entered directly from the external air, it shall be provided with a sufficient opening for lighting and ventilation as near the top as practicable and communicating directly with the external air.(viii)Lighting and ventilation of internal water-closet - Where the water-closet is in a domestic building and is not entered directly from the external air, it shall either -(a)have an external wall for at least one of its sides and a window of an area of not less than 120 sq. centimetres (2.066 sq. feet) exclusive of the frame, opening directly into the external air; or(b)be sufficiently ventilated by mechanical means and sufficiently lighted.Note - For the purpose of this rule the expression "water closet" shall include any room which is partitioned or divided into two or more cubicles, each containing a pan, if the partitions or divisions are so constructed as to allow the free circulation of air throughout the room.

78. Urinals - [Section 4(2)(1)].

- A urinal connected with a building which has a supply of water, laid on, shall comply with the following requirements -(i)the urinal shall be provided with a basin, stall, trough or other suitable receptacle or receptacles of non-absorbent material;(ii)the outlet from the receptacle or receptacles shall be provided with an efficient grating;(iii)the urinal shall be provided with suitable apparatus for effectually flushing and cleansing the receptacles provided;(iv)No part of the urinal apparatus, other than the flushing apparatus, shall be directly connected with a supply or distributing pipe;(v)if the urinal can be entered from within the building and is constructed to discharge into a waste pipe, which also receives the discharge from another urinal, or from a water-closet, bath, sink, bidet or lavatory basin, the trap of the urinal shall be ventilated by a pipe which shall -(a)be of an internal diameter not less than that of the trap or 50 millimetres (1.9685") whichever is less;(b)be connected with the waste pipe from the urinal at point not less than 9 centimetres (3.15") and not more than 30 centimetres (11.811") from the highest part of the trap, on that side of the water-seal which is nearer

to the waste pipe; and(c)either have an open and as high as the top of the waste pipe or be carried into a waste pipe at a point not less than 95 centimetres (3'- 1.402") above the highest connection to the waste pipe.General Designs of Water-Borne Sanitary Installations

79. Every water borne sanitary installation to be connected to a Town Sewer - [Section 4(2)(1)(1)].

- Every person, who shall carry out a water-borne sanitary installation or any work in connection therewith for any existing or new building or in any other premises, shall cause the same to be connected by means of a drain or drains, with a Township sewer suitable for receiving the full discharge from the said water borne sanitary installation :Provided that in any case where no town sewer exists in the vicinity of the said building, suitable arrangements should be made with the approval of the Administrator. Provided further that at any further period a town sewer be constructed along the road on which the building abuts, the owner within six calendar months of receiving notice from the Administrator to that effect at his own expenses and charges, shall cause the said water borne sanitary installation to be connected with the said township sewer either by gravity, if a suitable fall can be arranged, or otherwise by provision of a suitable pumping installation to be provided and constructed by the said owner to the approval of the Administrator. In such case the use for every septic tank, absorption pit, sub-soil irrigation works and other works for treatment or disposal of sewage effluent for ever and the owner shall at his own expenses and charges cause each and every such septic tank, absorption pit, sub-soil irrigation works and other works for treatment or disposal of sewage on the said premises to be disconnected effectually from the said water-borne sanitary installation, demolished and filled in completely.

80. Only excremental solid and liquid filths to be discharged into a septic tank - [Section 4(2)(1)(1)].

(1)Every person who shall construct a water borne sanitary installation in connection with any existing or new building or premises or carry out any work in connection therewith which shall be connected with any septic tank shall cause only the solid and liquid excremental filth from water closets, urinals and slop sinks to be discharged into such septic tank.(2)No other liquid waste shall be discharged into a septic tank. He shall in such case, cause the discharge of all other liquid wastes such as the liquid discharged from baths, lavatory basins, sinks (except slop sinks) and taps provided in connection with the said buildings or premises, to be discharged into surface drains and to be disposed of directly either by surface irrigation of garden plots or hedgerows or by passing the same direct into absorption pits or cesspools on the said premises (to be separately provided for that specific purpose) or into the nearest Township surface drain, as shall be most suitable from a Public Health point of view in the opinion of the Administrator and he shall maintain and keep all such drains, absorption pits and cesspools in a clean, sanitary conditions, to the approval of the Administrator at all times. The Administrator may in exceptional cases such as when a sufficient large-sized septic tank is provided by the owner and suitable arrangements for the disposal of the entire sewage and waste are made by him allow the owner to discharge the waste from lavatory basins bath-rooms, kitchens, etc. into the house drain for ultimate treatment in the septic tank

etc.(3)He shall not cause the discharge from any water borne sanitary installation, absorption pit or septic tank to be passed into any surface drain, storm water channel, storm water drain, irrigation water channel, cesspool or unlined absorption pit or over the surface of any land, or otherwise in any manner whatsoever not laid down in these rules.

81. Septic tank and their proximity to buildings - [Section 4(2)(1)(1)].

- Every person, who shall install a septic tank in connection with building or other premises shall construct such septic tank at a distance of not less than 27.5 metres (30.074 Yards) from a dwelling house or any public, religious or educational building or any building in which any person may be or may be intended to be employed in any manufacture, trade or business, or any place of recreation or any Public thoroughfare.

82. Proximity of septic tank to water supply - [Section 4(2)(1)(1)].

- Every person, who shall install a septic tank in connection with a building or other premises shall not construct such septic tank within the distance of 61 metres (200.13') from any percolation well, or watercourse or stream used or likely to be used for drinking or domestic purposes, or for the manufacture or preparation of articles of food and drinks for human consumption or otherwise in such a position as to render any such water liable to pollutions.

83. Position of septic tank to allow removal of contents therefrom - [Section 4(2)(1)(1)].

(1)Every person who shall install a septic tank in connection with a building or other premises shall construct such septic tank in such a manner and in such a position as to afford ready means of access to such septic tank for the purpose of cleansing such septic tank and of removing the contents thereof, and in such a manner and in such a position as to admit of the contents of such septic tank being removed therefrom and from the premises to which such septic tank may belong, without being carried through any dwelling house or public building or any building in which any person may be or may be intended to be employed in any manufacture, trade or business.(2)Septic tank not to communicate with drains - He shall not in any case construct such septic tank so that it shall have by drain or otherwise, any outlet into or means of communication with any stream, water channel, sewer or surface drain.

84. Design and construction of septic tank - [Section 4(2)(1)(1)].

(1)Every person who shall install a septic tank in connection with a building or other premises shall construct such septic tank of good brick work in cement properly rendered inside with cement and with a backing of at least 23 centimetres (nine inches) of well puddled day or atleast 15 centimetre (5.906") of good cement concrete around and beneath such brickwork, or shall otherwise construct such septic tank of suitable material and so as to be impervious to liquids, to the satisfaction of the Administrator.(2)He shall cause such septic tank to be provided or otherwise properly covered over,

and to be provided with adequate means of ventilation.(3)He shall cause such septic tank to be provided with an adequate means of access for inspection and cleaning each manhole being fitted with a suitable cast iron frame and air tight cover.(4)He shall cause the inlet pipe into such septic tank to be effectually trapped.(5)He shall cause every septic tank to be constructed so as to permit of cleaning operations being carried out thereinto without interference with the operations being carried out thereinto without interference with the operations of water borne sanitary installation as a whole. He shall cause every septic tank intended to serve a population of 24 or more persons to be constructed into two separate compartments so that one compartment, may when required be put out of use for cleaning purposes.(6)He shall cause each septic tank compartment to have an effective treatment capacity in cubic feet below its full supply level of not less than the maximum number of residents of the building for which the septic tank is installed multiplied by $2\frac{1}{2}$.

85. Absorption pits and their proximity to buildings - [Section 4(2)(1)(1)].

- Every person who shall provide an absorption pit in connection with a building or other premises shall construct such absorption pit at a distance of 27.5 metres (30.074 yards) at least from a dwelling house or any public, religious or educational building or any building in which any person may be or may be intended to be employed in any manufacture, trade or business of any place of recreation or any public thoroughfare.

86. Proximity of absorption pit to water supply etc. - [Section 4(2)(1)(1)].

- Every person, who shall provide an absorption pit in connection with any building or other premises, shall not construct such absorption pit within a distance of 77 metres (252.62 feet) from any percolation well, tubewell or watercourse or stream used or likely to be used for human drinking or domestic purposes or for the manufacture or preparation of articles of food and drinks for human consumption or otherwise in such a position as to render any such matter liable to pollution, or within 5 metres (16.404 feet) of any land irrigated with canal or well water.

87. Proximity of absorption pit to allow removal and cleaning of its contents - [Section 4(2)(1) and (1)].

(1)Every person who shall provide an absorption pit in connection with any building or other premises shall construct such absorption pit in such a manner and in such a position as to afford ready means of access to such absorption pit for the purpose of cleaning such absorption pit and of removing the contents thereof and in such a manner and in such a position as to admit of the contents of such absorption pit being removed therefrom and from the premises to which such absorption pit may belong, without being carried through any dwelling house or public building or any building in which any person may be or may be intended to be employed in any manufacture, trade or business.(2)Absorption pit not to communicate with drains - He shall not in any case construct such absorption pit so that it shall have by drain or otherwise any outlet into or means of communication with any sewer, storm water drain or surface drain.

88. Design and construction of absorption pit - [Section 4(2)(1) and (1)].

- Every person, who shall provide an absorption pit in connection with any building or other premises shall construct such absorption pit of good work in cement and provided with a suitable filtering medium of such thickness as shall be approved by the Administrator, carried on a reinforced concrete perforated grid of slab built across the pit at a suitable depth and shall provide suitable means for uniformly distributing the effluent over the surface of the filter.(2)He shall cause such absorption pit to be constructed to such depth that its base shall be in porous sandy strata to the approval of the Administrator and covered with a removal roof and suitably ventilated.(3)He shall cause such absorption pit to be provided with adequate means of access for removing the filtering medium and cleaning the same.(4)He shall cause each absorption pit to be constructed in duplicate and of such capacity as shall be approved by the Administrator so that one pit may be put out of use for cleansing purposes without interference with the continuous operation of the water-borne sanitary installation as a whole.(5)He shall cause the walls of such absorption pit to be brought up to at least 25 centimetres (9.843 inches) above ground level or to such height above ground level greater than (9.843 inches) 25 centimetres so as to exclude effectually the entry of storm water or irrigation water into the absorption pit.

89. Cesspools and their proximity to building - [Section 4(2)(h) and (i)].

- Every person who shall provide a cesspool in connection with any building or other premises shall not construct such cesspools at distance of 15 metres (49.213 feet) at the least from a dwelling house or any public religious or educational building, or any building in which any person may be or may be intended to be employed in any manufacture, trade or any place of recreation or any public thoroughfare.

90. Proximity of cesspool to water supply - [Section 4(2)(h) and (i)].

- Every person who shall provide a cesspool in connection with any building or other premises, shall not construct such cesspool within a distance of 30 metres (98.425 ft.) from any percolation well, tubewell or water course or stream used or likely to be used for human drinking or domestic purposes or for the manufacture or preparation of articles of food and drinks for human consumption or otherwise in such a position as to render any such water liable to pollution.

91. Position of disposal to allow removal of contents therefrom - [Section 4(2)(h) and (i)].

(1)Every person, who shall provide a cesspool in connection with any building or other premises shall construct such cesspool in such a manner and in such a position as to afford ready means of access to such cesspool for the purpose of cleaning such cesspool and of removing the contents thereof in such a manner and in such a position as to admit the contents of such cesspool being removed therefrom and from the premises to which such cesspool may belong without being carried through any dwelling house or public building or any building in which any person may be or may

be intended to be employed in any manufacture, trade or business.(2)Cesspool not to communicate with drains - He shall not in any case construct such cesspool so that it shall have, by drain, or otherwise, any outlet into or means of communication with any sewer, storm water drain or surface drain.

92. Design and construction of cesspool - [Section 4(2)(h) and (1)].

(1)Every person, who shall provide a cesspool in connection with any building or other premises, shall construct such cesspool of good work in cement properly rendered inside with cement, and with a bricking of at least 23 Cm. (9.05 inches) of well puddled clay or of at least 15 centimetres (5.906 inches) of good cement concrete around and beneath such brick work or shall otherwise construct such cesspool or suitable material and so as to be impervious to liquids to the satisfaction of the Administrator.(2)He shall also cause such cesspool to be arched or otherwise properly covered over and to be provided with adequate means of ventilation.(3)He shall cause such cesspool to be provided with adequate means of access for cleansing, each manhole being fitted with a suitable cast iron frame and air tight cover.

93. Certificate of Administrator to be obtained - [Section 4(2)(i) and (k)].

- No person shall construct or use any drainage installation or any part thereof in which it is intended to dispose of the liquids wastes therefrom into a cesspool, unless he shall have previously obtained from the Administrator, a certificate in writing that the situation design and construction of the proposed cesspool as well as the arrangement for the effective and regular removal of the contents of the cesspool are satisfactory and approved by the Administrator, in all respect.

94. Disposal of sewage under land. Land for subsoil irrigation - [Section 4(2)(i) and (k)].

- Every person, who shall construct in any premises, subsoil irrigation work for disposal of the effluent from a septic tank under land shall provide within the said premises a suitable area of open land, the situation extent and sub-soil of which shall have been previously approved in writing by the Administrator as suitable for the purpose, to be used as a garden in the proportion of not less than one hectare (one acre) for every 23,000 litres (200 gallons) of effluent intended to be disposed of daily, on the basis of not less than 140 litres (30.797) per head per diem for the maximum number of occupants of the buildings or premises intended to be served by the septic tank.

95. Proximity of land for subsoil irrigation - [Section 4(2)(i) and (k)].

- No part of any land to be used for subsoil irrigation shall be within a distance of 19 metres (20.778') from the nearest point of any dwelling house, or any public, religious or educational building or any building in which any person may be or may be intended to be employed in any manufacture, trade or business or any place of recreation or any public thoroughfare, no part of any land to be used for subsoil irrigation shall be within 8 metres (25 feet) 26.24' of any canal or well

irrigated area.

96. Proximity of land for subsoil irrigation to water supply - [Section 4(2)(i) and (k)].

- Any person who shall layout or provide a subsoil irrigation work for the disposal of effluent from a septic tank under land shall not construct any part of such work on land lying within the distance of 77 metres (252.62 feet) from any percolation well, tube-well or water course or stream, used or likely to be used for drinking or domestic purposes or for the human consumption or otherwise in such a position as to render any such water liable to pollution.

97. Design and construction of subsoil irrigation work - [Section 4(2)(i) and (k)].

(1) Every person, who shall construct a subsoil irrigation work for the disposal of the effluent from a septic tank under land, shall cause the subsoil irrigation system thereof to be constructed of open joint earthen-ware pipes not less than 75 millimetres (2.9528') diameter and laid at suitable falls in parallel rows, under the whole area of the said land at intervals not exceeding 2 metres (6.5617 feet) and with a cover not exceeding one metre (3.2808'). He shall cause the pipes to be surrounded with a continuous envelope of clean broken brickbats passed through a meshed screen of 25 millimetres (0.9843 inches) sq. mesh not less than 15 centimetre (5.906 inches) thick all round the pipes. (2) He shall cause the junction points of the main feeders of the subsoil irrigation system to be provided with suitable manholes and fitted with suitable cast iron covers and frames.

98. Conditions for construction or erection of water borne sanitary installation etc. - [Section 4(2)(1)].

- Before the work of construction or erection of a water borne sanitary installation, or any work in connection therewith is taken in hand an adequate, constant and reliable water-supply to the premises shall be ensured to the satisfaction of the Administrator.

99. Construction of a tank for disposal of industrial chemical or other trade effluent.

- A tank intended for reception or disposal of industrial, chemical or other trade effluent shall be so constructed and placed as not to cause pollution to any well, spring, or stream of water, used or likely to be used for drinking or domestic purposes, or for the manufacture or preparation of articles of food or drink for human consumption or for the cleansing of vessels with a view to the preparation or sale of such articles.

100. Proper state of repair of all drainage work - [Section 4(2)(k)(1)].

- The owner of any building shall at all times keep and maintain in proper state of repair and in proper working order all drainage work in or in connection with such building and he shall at all times keep and maintain all such drainage work in conformity with these rules.

101. Notice for construction or alteration of installation - [Section 4(2)(1)].

- Every person who constructs or alters any sanitary or drainage installation shall give four clear day's notice to the Administrator before the work.

102. Application for connection - [Section 4(2)(k) and (1)].

- Every person, who carries out any water-borne sanitary or drainage installation or any work in connection therewith for any existing or new building or in any other premises shall apply to the Administrator at least 7 clear days before the date on which the connection is required.

103. Certificate for the satisfactory completion of an installation - [Section 4(2)(k) and (1)].

- No connection of any drain to any sewer or storm water drain shall be made nor shall by water-borne sanitary or drainage installation or any part thereof be taken into use until and unless a certificate has been issued by the Administrator that the said water-borne sanitary or drainage installation as a whole has been satisfactorily completed in compliance with the rules. If no decision is communicated nor any certificate is issued by the Administrator within fifteen days of the receipt of the application, such a certificate shall be deemed to have been made. Such connection to a sewer or a storm water drain shall be made by officers duly authorised by the Administrator. The application for the connection shall be accompanied by a copy of the said certificate and the deposit of such sum of money (as the Administrator may demand based on current schedule of rates) of P.W.D., Public Health Branch to meet the cost of the connection before the connection is made.

104. Free access to installation - [Section 4(2)(k) and (1)].

- Every person by or for whom any water borne sanitary installation or drainage installation or any work in connection before therewith is carried out for any existing or new building or in any other premises shall at all reasonable time afford the Administrator or any officer duly authorised by him free access to such water-borne sanitary installation or drainage installation or work in connection therewith for the purpose of inspection. The officer shall see that these rules are complied with but no such supervision shall relieve the owner of building from the duty of seeing that the due care is taken in the supervision or execution of the work and providing good and sufficient materials and workmanship.

105. Information to the Administrator for alteration - [Section 4(2)(k) and (1)].

- In the case in which a minor alteration to a water-borne sanitary installation or drainage installation must be carried out at once, every person who is about to carry out such alteration, shall in lieu of depositing the plans, sections and particulars referred to in the foregoing rules, forthwith, inform the Administrator in writing of such proposed alteration. He shall also within fourteen days of the commencement of such alterations make the deposit required by these rules.

106. Licensing of plumbers - [Section 4(2)(k) and (1)].

- A plumber on making an application may be licensed by the Administrator provided he possesses any one of the minimum qualifications shown in the schedule.

107. Obligation to carry out work through licensed plumbers - [Section 4(2)(k) and (1)].

- All work required to be done for the installation or repair of sanitary fittings shall be entrusted to licensed plumbers only.

108. Latrine, privy, Urinals etc. - [Section 4(2)(i) and (1)].

- A latrine, privy, urinal etc. constructed on the system, in connection with a building, shall comply with following requirements -(i)its only direct entrance shall be from the external air;(ii)it shall be not less than 12 metres (39.37 feet) from any well, spring or stream of water, used or likely to be used for drinking or domestic purposes, or for the manufacture for preparation of articles of food or drink for human consumption, or the cleansing of vessels with a view to the preparation or sale of such articles, and otherwise in such a position as not to render any such water liable to pollution;(iii)it shall be provided with a sufficient opening for lighting and ventilation as near the top as practicable and communicating directly with the external air;(iv)the floor shall be non-absorbent material which shall in every part, including the part beneath the seat, be not less than 8 centimetres (3.15 inches) above the surface of the adjoining ground and have a fall or inclination towards the exterior of the room of not less than 1 centimetre to 24 centimetres (one half on an inch to the foot);(v)the receptacle for faecal matter in the case of latrine, privy, etc. hereinafter in this bye-law called "the receptacle" shall be of non-absorbent the material;(vi)the receptacle shall be of a sufficient capacity so as to hold excreta, etc. for one day;(vii)the latrine and urinal walls shall be rendered with a non-absorbent materials such as cement plaster (1:2) upto a height of at least 1.25 metres (4.10 feet) above the floor level;(viii)the latrine and urinal floor shall slope to a drain in such a way that the liquid will flow off quickly.

109. Open drains - [Section 4(2)(i) and (1)].

- Every open or surface drain provided in connection with a building having a dry system of latrines shall conform to one of the following requirements -(i)it shall be of the Punjab Public Health Circle

standard, shall be semicircular in section upto 15 centimetres (5.906) diameter and V shaped in larger section, shall be built in its cunettee sec with non-absorbent material e.g. cement concrete of a mix not leaner than 1:2½:5 (one part cement 2½ part sand, 5 parts coarse aggregate comprising over burnt brick ballast or gravel or "bajri" of size not exceeding 20 millimetres (0.7874 inches) and shall be suitably protected by brick reimbursements laid in 1:5 cement sand mortar;(ii)it shall be glazedware channel conforming to either British Standard Specification No. 65-1937 or No. 540-1937 and laid in 1:5 cements : sand mortar;(iii)it shall be built in brick in semicircular or V-shaped section, the inner surface being rendered with cement sand mortar 1:2 not less than 6 millimetres (0.2362) inches in thickness and the drain suitably protected by brick reimbursement laid in 1:5 cement sand mortar.The Schedule(See Rule 106)Qualifications for the licensing of plumbers.One of the following or higher qualifications shall be considered essential for the licensing of plumber -(1)Member of the Royal Sanitary Institution (England or any equivalent registration in any other foreign country).(2)Diploma in Sanitary Engineering from Victoria Jubilee Institution of Bombay or from any other recognised institution.(3)Diploma in Civil Engineering from any recognised college or institution.(4)Licensed plumber of at least 5 year's standing with Bombay Municipal Corporation, Delhi Water and Sanitary Board, Madras Corporation or Calcutta Corporation.(5)Five year's practical experience in sanitary installation with a firm of repute or under a licensed plumber and passing a practical test to the satisfaction of Administrator, New Mandi Township, Haryana.Form A(See Rule 5)Notice to build under building rules framed under Section 4(2) of the Punjab New Mandi Townships (Development and Regulation) Act, 1960.ToThe Administrator,Haryana New Mandi, Townships,_____ Sir,I/We hereby apply for permission to execute work of erecting/re-erecting a building of the following description -

2. The following papers are accompanying this application -

Site plan _____ Building plan _____ Specifications _____
 _____ The construction of the building will be supervised by licensed supervisor-cum-architect.Yours faithfullySignature of applicant.Son/daughter/wife/widower, his authorised agent.Signature of licensedSupervisor-cum-architect(For Office Use Only)

- 1. Serial No. of Building application.**
- 2. Date of receipt of completed application.**
- 3. Last date for final orders of sanction or rejection.**
- 4. Applicant's name with percentage and full address.**
- 5. Situation of Building.**

6. Particulars of building.

Form "B"(See Rule 5)(Of Building Rules framed under Section 4(2) of the Punjab New Mandi Townships (Development and Regulation) Act, 1960)I. Details of Specifications.(i)Foundation

_____ (ii)Masonry in foundation and
plinth.(iii)Damp Proof of courses.(iv)Masonry in Superstructure

_____ (v)Roofs

_____ (vi)Floor

_____ (vii)Stair cases

_____ (viii)Bath-rooms, latrines, privies and
urinals _____ (ix)Fire places and chimneys

_____ (x)Basement

_____ II. The purpose or purposes for
which it is intended to use the Building _____ III. Number of persons likely to occupy the Building
_____ (In the case of minor alterations and additions only)

1. Description of additions and alteration _____ and _____

2. Materials to be used for such additions and alteration _____

3. Date and No. of sanction of the previous applications _____

Signature of licensed Supervisor-cum-architect _____ Signature of applicants or his authorised agent. Form
"C"(See Rule 10)(Of Building Rules framed under Section 4(2) of the Punjab New Mandi Townships
(Development and Regulation) Act, 1960)Application for permission of occupyToThe
Administrator,Haryana New Mandi, Townships, _____ Sir,I/We hereby beg to
apply for permission to occupy building/part according to the sanctioned plan and is fit for use for
which it had been erected.A certificate in form "D" from the Licensed Supervisor-cum-Architect who
supervised the construction of the building submitted herewith.Yours faithfullySignature of
applicants,Full Address with parentage etc. _____ Description of Building/part of
BuildingHouse No. _____ Road _____ Street
_____ Description of building _____ (FOR OFFICE USE
ONLY)

1. Date of receipt of notice _____

2. Date of issue of (a) "Permission to occupy" _____

(b)Refusal to occupy _____ Form "D"(See Rule 10)Certificate required under
Building Rules framed under Section 4(2) of the Punjab New Mandi Townships (Development and
Regulation) Act, 1960.I/We hereby certify that the building/part of the building sanctioned
_____ vide your order No. _____ dated _____, has been
supervised by me and has been completed to my satisfaction in accordance with the sanctioned plan,

that the workship and the whole of the materials used are of the requisite quality, and that no provision of the Punjab New Mandi Townships (Development and Regulation) Act, 1959, or the Rules and no requisitions made/conditions described or order issued thereunder, has been transgressed in the course of work.Licensed Supervisor-cum-Architect