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(1) RULES THE MADHYA PRADESH BHUMI VIKAS RULES, 1984 PART-I-GENERAL 1. Short Title - These rules, may be called the Madhya Pradesh Bhumi Vikas Rules, 1984. 2. Definitions - In these rules, unless the context otherwise requires-
incidental to the principal use; (2) "Act" means the Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23 of 1973); (3) "Alteration" means a change from one occupancy to another or a structural change, such as the
construction of, cutting into a removal of any wall, partition, column, beam, joint, floor or other support or a change of the fixtures or equipment; (4) "Approved" means approved by the Authority having jurisdiction or power; 1(5) "Authority having jurisdiction" (hereinafter referred
to in these rules as "Authority") in relation to development and building activities means, (a) For Permission for development of land in Planning area authorized The Director of Town & Country Planning area and non- planning are
in terms of occupancy. (ii) The Corporate development inclusive of group housing projects. (iii) any type of building in area beyond Municipal area but within planning area. (b) For permission for construction/ alteration, demolition of building in area beyond Municipal area but within planning area. (b) For permission for construction/ alteration,
demolition of building in planning area and non- planning area. (i) In any area falling within the local a Municipal Corporation or M
relevant Municipal Law to grant such permission. (ii) In any area over which a Special Area Development Authority as may be authorised by such Authority in this behalf. Explanation – The expressions "Municipal Corporation" and "Municipal Council'
whenever the context so requires shall include the Administrator of the City referred under Section 328 or under Section 328 or under Section 327 of the Madhya Pradesh Municipalities Act, 1961. (6) "Balcony" means a
horizontal projection, including a handrail or balustrade, to serve as passage or a sitting out place; (7) "Basement or Cellar" means the lower storey of a building helow or partly below ground level; 1(8) "Building Activities" means the lower storey of a building helow or partly below ground level; 1(8) "Building helow ground level; 
composite building scheme and corporate development; (c) development and redevelopment of any tract of land which includes division and sub-division shall be given or rejected, as the case may be, by the Director of Town and Country
Planning within the planning and non-planning area inclusive of Municipal Corporation or Council or S.A.D.A. jurisdiction area. The building means the vertical distance of the building which shall be
measured from a reference level which would be either the centre of the approach road from which the access is being taken on the average height of the plot above this level, whichever is higher. This level shall be construed as the ground level and the vertical distance of the structure shall be calculated form such level to the top of the slab of the
top most floor. Space below this level shall be considered as basement. In case of pitched/slopping roofs, the midpoint between the construed ground level measured up to this point. If the built from below the road level is used as habitable
accommodation because of the advantage of existing topography such area shall be permitted as habitable area and shall be counted in the Floor Area Ratio, Machine rooms mumptee, lift, AC structure and water storage tank of top most floor shall be exempted from the calculation of vertical distance. (10) "Building line" means the line up to which
the plinth of a building adjoining a street or an extension of a street or a strip of land ear-marked or reserved for future construction of street may lawfully extend. It includes the lines prescribed, if any, scheme. The building line may change from time to time as decided by Authority; (11) "Chajja" means a slopping or horizontal structural overhange
usually provided over opening on external walls to provide protection from sun and includes architectural extension. (12) "Chimney" means an upright shaft containing and encasing one or more flues provided for the conveyance to the outer air of any product of combustion resulting from the operation of any heat producing appliances or
equipment, employing solid liquid or gaseous fuel; (13) "Chowk or Courtyard" means a space permanently open to the sky, enclosed fully or partially by building and may be at ground level or any other level within or adjacent to a building; (14) "Chowk inner" means a chowk enclosed on all sides; (15) "Chowk outer" means a chowk where one of its
size is not enclosed; (4)(16) "Code" means the National Building Code of India as published by the Indian Standard Institution; (17) "Conversion" means the change of occupancy or use requiring additional occupancy occupancy or use requiring additional occupancy or use requiring additional occupancy occupancy or use requiring additional occupancy or use requiring additional occupancy or use requiring additional occupancy occupancy or use requiring additional occupancy or use requiring additional occupancy occupancy or use requiring additional occupancy or use requiring additional occupancy or use requiring additional occupancy occupancy or use requiring additional occupancy occupancy or use requiring additional occupancy occupancy occupancy occupancy occupancy occupancy occupancy oc
Corporation Act, 1956 (No. 23 of 1956). 1(19) "Covered Area" means the area of the plinth not covered by roof at top. Cantilevered projection up to an extend of
one third of the Marginal Open Space shall be permissible on the upper slab level with a clear height for vehicular/pedestrian movement. These projection shall not construe to be covered area. Areas covered on the second and third floor levels as cantilever projection
with at least 5.5 meters clear space below for movement, but not within the setback/marginal open space, shall not be counted in covered areas except for service ducts, garage on ground floor and lift wells. (20) "Cul de Sac" means a lane, one end of which terminate providing no further of
access; (21) "Density" means the residential density as expressed in these rules in terms of number of dwelling units per hectare. Explanation – (i) Where such densities are expressed as exclusive of community facilities and provision for open spaces and major roads (excluding incidental open spaces), these shall signify net residential densities
Where these densities are expressed after taking into consideration the required open provision for space and community facilities shall depend on the size of the
residential community. (ii) Incidental open spaces are mainly open s
Adhniyam, 1973 (No. 23 of 1973) or a Special Area Development Authority constituted under Section 65 of the said Act or an Improvement Trust (5) constituted under the Madhya Pradesh Town Improvement Trust (5) on the said Act or an Improvement Trust (5) or a Special Area Development Authority constituted under Section 65 of the said Act or an Improvement Trust (5) or a Special Area Development Authority constituted under Section 65 of the said Act or an Improvement Trust (5) or a Special Area Development Authority constituted under Section 65 of the said Act or an Improvement Trust (5) or a Special Area Development Authority constituted under Section 65 of the said Act or an Improvement Trust (5) or a Special Area Development Trust (5) or a Special Area Dev
chambers, traps, gullies and floor traps, used for the drainage of a building or a number of building 
means an independent dwelling unit with separate facilities for living, cooking and sanitary requirement. (26) "Exit" means a passage, channel or means of egress from any building stories or floors area to a street or other open space of safety; (27) "Fire Separation" means the distance in meters measured from any other building on the site or from
other site, or from the opposite side of a street or other public space to the building; 1(27-a) "Forest House" means a house in such areas and built subject to such conditions as specified in sub-rule (13) of rule 17; (28) "Floor" means the lower surface in a storey on which one normally walks in a building. The general term, "floor" unless otherwise
specially mentioned shall not refer to a "Mezzanine Floor"; Note - The sequential number of floor shall be determining entrance from the road or street shall be termed as floor 1. The other floors above floor 1 shall be
numbered in sequence as floor 2, floor 3 and so on, with number increasing upwards. 2(28-a) "High rise building" means a building – (i) which consists of more than 18 meters"; (exclusive of stilt parking of 2.4 m. height) 3(29) "Floor Area Ratio" means the ratio of permissible total of built up area in a
building on all floors to the total plot area of the land in question. (The ratio stipulates the maximum of built quantity and no variations or exceptions shall 1Notification No.F-23(107)-95-XXXII, Dt. 7-4-2000, Gazate Dt.28-4-2000 Substituted. 3 Notification No.F-23-107-95-
32-1, Dt. 7-4-2000, Gazate Dt.28-4-2000 Substituted. (6) be allowed,) except as specifically provided. The built up area as stated would construe the total built up area on all floors with the exception of lifts, water tanks covered parking areas one entrance lobby/foyer on ground floor, corridors, arcades,
lobbies, mumptee, staircases but inclusive of covered projections exceeding the limits prescribed under rule 58. (30) "Foundation" means a building whether permanent or temporary or a portion thereof designed and used for parking of
privately owned mechanically propelled motor vehicles (of any description or other vehicles, in either case in private garage, designed or used for repairing, servicing, hiring. selling or storing or parking of motor vehicles of any description or other vehicles;
1(33) "Group Housing" means housing of a number of dwelling units on an undivided plot of land, built compositely and the construction is undertaken by one Agency/ Authority/ Individual. (34) "Habitable room" means a room occupied
or designed for occupancy by one or more persons for study, living sleeping, eating, kitchen if it is used as a living room, but not including bath-rooms, water closet compartments, laundries, serving and storage pantries, corridors, sellers, attics and spaces that are not used frequently or during extended periods; (35) "Ledge or Tand" means a shelf
like projection, supported in any manner whatsoever, except by means of vertical supports within a room itself but not having projection wider than one meter (36) "Licensed Architect/ Structural Engineer/Engineer/Town Planner/ Supervisor
Group who, in each case, has been licensed as such under these rules by the Authority; (37) "Lift" means an appliance designed to transport persons or materials between two or more levels in a vertical direction by means of a guided Car platform; (38) "Loft" means an intermediary floor between two floors or a residential
space in a pitched roof, above normal Floor level which is constructed or adopted for storage purposes; (7)(39) "Mezzanine Floor" means an intermediate Floor, between two floors above ground level; (40) "Municipal Council" means an intermediate Floor, between two floors above ground level; (41) "Occupancy or Use
Group" means the principal occupancy for which a building or a part of a building is used or intended to be used, for the purpose of classification of a building according to occupancy; an occupancy shall be deemed to include subsidiary occupancies which are contingent upon it. Explanation. - The occupancy classification shall have the meaning given
as under:- (i) "Residential Buildings" include any building in which sleeping accommodation is provided for normal residential purposes with or without cooking or dining or both facilities. It includes one or two or multifamily dwellings, lodging or rooming houses, dormitories, apartment houses and flats and residential hotels; (ii) "Educational
Buildings" include any building used for school, college or day-care purposes for more than eight hours per week involving assembly for instruction and buildings; (iii) "Institutional Building or part thereof which is used for purposes such as medical or other treatment or care of
persons suffering from physical or mental illness, disease or infirmity care of infants, convalescents or aged persons and for penal or correctional detention in which the liberty of the inmates restricted, Institutional buildings ordinarily provided sleeping accommodation for the occupants. It includes hospitals, sanitoria, custodial institution and penal
institutions like jails, prisons, mental hospitals and reformatories. (iv) "Assembly Building" include any building where groups of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes for example theatres, motion picture houses, assembly hall, auditoria, exhibition halls
museums, skating rinks, gymnasium, restaurants, place of worship, dance halls, club room, passengers stations and terminals of air, surface and other public transportation services, recreation piers and stadium. (v) "Business building" means any building or part of a building which is used for transaction of business for the keeping of a accounts and
records for similar purposes and include doctor's service facilities, city halls, town halls, court houses, record and reference libraries where principal function of these is transaction or public business and the keeping of books and records. (8) 1(vi) "Mercantile building" means any building or part of a building which is used as *"Multiplex" shops,
stores, markets, for display and sale of merchandise and located in the same building or part of a building or structure, in which products or materials of all kinds and
properties are fabricated, assembles or processed and include assembly plants, laboratories, power plants, smoke houses, refineries, gas plants of a building used primarily for the storage or sheltering of goods, wares or merchandise and includes warehouses, cold storages;
freight depots transit shade, store houses, public garages, hangers, truck terminals, grain elevators, brains and stables. (ix) "Hazardous building which is used for the storage, handling, manufacture or processing of highly combustible or explosive materials or products which are liable to burn with extreme
rapidity and/or which may produce poisonous fumes or explosions, for the storage, handling, manufacturing or processing whereof involve highly corrosive poisonous, irritant or corressive gases; and for the storage, handling or processing of any
material producing explosive mixtures of dust or which results in the division of matter into fine particles subject to spontaneous ignition. (42) "Occupier" includes any person for the time being, paying or liable to pay rent or any portion of the building in respect of which the ward is used, or compensation or premium on account of the occupation of
such building and also a rent-free tenant, but does not include a lodger, and the words "occupy" and "occupation" shall be construed accordingly; (43) "Open space" means an open space across the front of a plot between the building line and the front
boundary of the plot; (45) "Rear open space" means an open space across the rear of a plot between the rear of the building and the side boundary of the plot; (9)(47) "Operational Construction" means a
construction put up by Government Department for operational purposes; (48) "Owner" means the person who has legal title for land or building and also includes:- (a) an agent or trustee who receives the rent on behalf of the owner; (b) an agent or trustee who receives the rent of or is entrusted with or is concerned with any building devoted to
religious or charitable purposes. (c) a receiver executor or administrator or a manager appointed by any court of competent jurisdiction to have the charge of, or to exercise the rights of the owner; and (d) a mortgagee in possession. (49) "Parapet" means a low wall or railing built along the edge of a roof or a floor; (50) "Parking space" means an area
enclosed or unenclosed, covered or open, sufficient in size to park vehicles together with a driveway connecting the parking space with a street or an alley and permitting ingress and egress of the vehicle; (51) "Permission" means an authorization in writing by the Authority to carry out work of development or building and regulated by these rules,
which otherwise would be unlawful; (52) "Plinth" means the portion of a structure between the surface of the floor immediately above the ground; (53) "Plinth area" means a built up covered area measured at the plinth level; (54) "Room height" means a vertical distance measured from the finished floor surface
to the finished ceiling surface. Where a finished ceiling is not provided, the underside of joints or beams or tie-beams shall determined the upper point of measurement; (55) "Row housing /Row type building" means a row of buildings with only front, rear and interior open spaces; (56) "Sanctioned plan" means the set of plans and specifications
submitted under the rules in connection with a building and duly approved and sanctioned by the Authority; (57) "Semi-detached Building" means a building detached on three sides; (58) "Service lane" means a building detached on three sides; (58) "Service lane" means a building and duly approved and sanctioned by the Authority; (57) "Semi-detached Building" means a building detached on three sides; (58) "Service lane" means a building detached on three sides; (58) "Service lane" means a building detached buildin
boundaries and laid down in each case by the Authority beyond which nothing can be constructed towards the site boundaries; (61) "Site corner" means a site at the junctions of two or more intersecting street; (62) "Site, interior or tandem" means site, access to which is by a passage
from a street, whether such passage forms part of site or not; (63) "Storey" means the portion of a building included between the surface of the floor and the ceiling next above it; (64) "Street" means any means of access, namely, highway,
street, lane pathway, alley, stairway, passageway, carriageway, footway, square place or bridge, whether a thoroughfare or not over which the public have a right of passage or access or have passed and had access uninterruptedly for a specified period whether existing or proposed in any scheme and includes all bunds, channels, ditches, storm
street at its mid-point: (66) "Street line" means the line defining the side limits of a street; (67) "To erect a new building on any site whether previously built upon or not; (b) to re-erect any building of which portions above the plinth level have been pulled down, burnt or destroyed; and (c) conversion from
one occupancy to another; (68) "To abut" means to abut on a street such that any portion of the building is on the road boundary; (69) "Travel distance from the remotest point on a floor of a building to a place of safety, whether it is vertical exist, or a horizontal exist to an outside exist measured along the line of travel; (70)
"Varandah" means covered area with at least one side open to the outside with the exception of parapet which may be of the height of one meter on the upper floors as may be provided on the open side; (11)(71) "Water closet (WC)" means a privy with arrangement for flushing the pan with water; (72) "Window" means an opening to the outside than
a door which provides all or part of the required natural light or ventilation or both to an interior space. 3. Applicability of the rules shall apply to all the modifications to the land layout. (2) Where a building is erected, the rules shall apply to the design and
construction of the building. (3) Where the whole or any part of the building is demolished, the rules shall apply to all parts of the building is demolished, the rules shall apply to any remaining part and to the work involved in demolition. (5) Where a building is altered the rules
shall apply to the whole building whether existing or new, except that the rules shall apply only to part if that part is completely self contained with respect to facilities and safety measures. (6) Where the occupancy of a building is changed, the rules shall apply to the building affected by the change. 4. Rules not to apply to operational
buildings. (other than gate-lodges, quarters for limited essential operational staff) (b) road and drains in colonies, hospitals, clubs, institutions and schools. (3) In case of doubt as to whether any construction partakes the nature of operational constructions, the matter shall be referred to the State Government whose decision shall be final. (12)5.
Existing Building.-Nothing in these rules shall require the demolition, alteration or abandonment of a building existing on the authority, such building or portion thereof constitute a building or portion thereof constitute a building unless in the opinion of the authority, such building or portion thereof constitute a building or portion thereof constitute a building unless in the opinion of the authority, such building or portion thereof constitute a building or portion the building or portion thereof constitute a buildin
hazard to the safety of the adjacent property or to the safety of the occupants of the building itself, subject to the occupants of the building itself, and the building itself, subject to the occupants of the building itself, subject to the occupants of the building itself, and the building itself, subject to the occupants of the building itself, and the building itself,
or method of design or construction not specifically prescribed by these rules or the Code, provided any such alternative has been approved by the Authority may approve any such alternative provisions of relevant parts regarding material,
design and construction and that material, method or work offered is, for the purpose intended, at least equivalent to that prescribed in these rules or the Code as regards quality, strength, compatibility, effectiveness, fire and water resistance, durability and safety. (3) Whenever there is insufficient evidence before the Authority of compliance with
the provisions of these rules or the Code or evidence that any material or method of design or construction does not conform to the requirements of these rule or the Authority may require tests sufficiently in advance as proof of compliance. These
tests shall be made by an approved agency at the expense of the owner. (4) If there are no appropriate test methods specified in these rules or the Authority for a period of not less than two years after the acceptance of the
alternative material. (13)PART II-ORGANISATION AND ENFORCEMENT 17. Department of building inspection which shall be in the charge of an Authority. An officer, having minimum qualifications prescribed in rule 26 for an Engineer, or Architect or Town Planner shall, for the
purpose of these rules, be designated as Building Officer. The appointment of the Building Officer shall be subject to the approval of the Director, Town and Country Planning Department or such other officer shall be rules, be designated as Building Officer. The appointment of the Building Officer shall be subject to the approval of the Director, Town and Country Planning Department or such other officer shall be subject to the approval of the Director, Town and Country Planning Department or such other officer shall be subject to the approval of the Director, Town and Country Planning Department or such other officer shall be subject to the approval of the Director, Town and Country Planning Department or such other officer shall be subject to the approval of the Director, Town and Country Planning Department or such other officer shall be subject to the approval of the Director may specify for this purpose.
Director to have a common Building Officer on terms and conditions mutually acceptable to such local authorities: Provided further that no officer below the rank of Assistant Director, Directorate of Town and Country Planning may be appointed as Building Officer for the areas between Municipal Area and Planning area limits: Provided also that for
Class III and Class IV Town where these rules are enforced, any Officer with technical background may be appointed as Building Officer with technical officers, having qualifications not less than those prescribed for
supervisors in rule 26 to assist the Building Officer. 8. Power and duties of the Building Officer shall enforce the provisions of these rules and all lawful orders or instruction, addition, alteration, repair, removal or demolition. (2)
The Building Officer - (i) shall receive all applications for permission under rule 17 and may issue permission; (ii) shall examine the premises for which permissions have been issued and ensure compliance with these rules; (3) may as and when necessary issue all necessary notices or orders to (a) remove illegal or unsafe construction, (b) require
necessary safeguards (14)during development or construction, (c) require adequate exit facilities in existing buildings and (d) ensure compliance with all the requirements of safety, health and general welfare of the public as contained in these rule. 9. Right of entry –The Building Officer or his duly authorised representative may, after giving previous as contained in these rule.
notice, enter at any reasonable time any building or premises to perform any duty imposed upon him by these rules: "Provided that, - (i) in the case of any building used as a dwelling house, or upon any enclosed part of garden attached to such building, no such entry shall be made except between the hours of sunrise and sunset or without giving its
occupiers at least 24 hours notice in writing of the intention to enter; (ii) sufficient opportunity shall in every instance be given to enable to women (if any) to withdraw from such land or building; (iii) due regard shall always be had so far as may be compatible with the exigencies of the purpose for which the entry is made, to the social and religious
usages of the occupants of the land of building Officer may make or cause to be made all the required inspections or he may accept reports of inspections or he may accept a may accep
authoritative service or by the responsible individual. The Building Officer may engage any such opinion as he may deem necessary to report upon unusual technical issues that may arise, subject to the approval of the Authority. 11. Constructions not according to plan - (1) if at any stage the Building Officer may engage any such opinion that construction is not
proceeding according to the sanctioned plan or is in violation of any of the provisions of these rules or any other law shall be stopped until correction has been effected and approved. (2) If the owner fails to
comply with the requirements at any stage of construction, the Authority may cancel the permission for building and shall cause notice of such cancellation to be securely posted upon the said construction, if the owner is not traceable at his address given in the notice and there is no agent to receive the notice on behalf of the owner. Posting of such
notice shall be considered sufficient notification of cancellation to the owner (15)12. Occupancy Violations:- Whenever any building or portion thereof. Such person shall discontinue the use within Ten
days of the receipt of such notice or make the building or portion thereof comply with requirements of the rolles. * 13. Board of Appeal consisting of the following; - (i) The Mayor of Municipal Council- as Chairman. (ii) The Joint or Dy. Director, Town &
Country Planning for the area- as a member. (iii) A representative nominated by the Authority. (iv) The member nominated by the Chairman, essentially a Civil Engineer of State Public Work Department or Development Authority. (2) The Board of Appeal shall hear appeals arising out of the following matters
against the orders of the Authority or Building permission; (a) the grounds on which building permission; (b) the grounds on which building permission has been refused; (c) suitability of alternative material or design or construction of building permission; (b) the grounds on which building permission; (c) suitability of alternative material or design or construction of building permission; (d) the matters related with building controls. The
appeals pertaining to land development permits shall be heard by appellate authority as prescribed under Section 31 of the Act. (3) The Board shall make regulations for conducting its investigations and lay down its own procedure which, as far as may be, shall be consistent with principles of natural justice for hearing appeals and shall render all
decisions and findings in writing to the Building Officer and furnish a copy of appellate decision to the appeal arises shall appeal to the Board, within thirty days from the grant or refusal of the permission, as the
case may be. The appeal shall be decided as far as, may be, within sixty days of the receipt of the appeal. (16)PART III- PERMISSION AND INSPECTION 14. Permission for Development or construction not to be without permission. No person shall carry out any development or construction not to be without permission. No person shall carry out any development or construction not to be without permission. No person shall carry out any development or construction not to be without permission.
or demolish any building or cause the same to be done without obtaining a prior permission in writing in this regard from the Authority. Provided that no permission shall be required for :- (i) Such alteration under below mentioned heads in a building, as do not otherwise violate any provisions regarding general building requirements, structural
stability and fire safety requirements of these rules,- (a) opening and closing of a window or door or ventilator; (b) providing inter-communication doors; (c) providing partitions; (d) providing false ceilings; (e) gardening; (f) white washing; (g) painting; (h) re-tiling and repairing of roof; (i) plastering and patch work; (j) re-flooring; (k) constructions of
sun shades on one's own land; (1) re-erection of portions of buildings damaged by earthquake or other natural calamities, to the same extent and specifications as existed prior to such damage; *(m) re-erection of portions of buildings damaged by earthquake or other natural calamities, to the same extent and specifications as existed prior to such damage; *(m) re-erection of portions of buildings damaged by earthquake or other natural calamities, to the same extent and specifications as existed prior to such damage; *(m) re-erection of portions of buildings damaged by earthquake or other natural calamities, to the same extent and specifications as existed prior to such damage; *(m) re-erection of buildings damaged by earthquake or other natural calamities, to the same extent and specifications as existed prior to such damage; *(m) re-erection of buildings damaged by earthquake or other natural calamities, to the same extent and specifications as existed prior to such damage; *(m) re-erection of buildings damaged by earthquake or other natural calamities, to the same extent and specifications are not specifications.
Government to the same extent and specification as existed prior to damage. (ii) carrying out works in compliance with any order or directions made by any authority under any law for the time being in force; (iv) carrying out by the Central or
the State Government or any local authority any work: (17)(a) required for the maintenance or improvement of a highway, road or public street, being works carried out on land within the boundaries of such highway, road or public street, being works carried out on land within the boundaries of such highway, road or public street, being works carried out on land within the boundaries of such highway, road or public street; (b) for the purpose of inspecting, repairing or renewing any drains, sewers, mains, pipes, cables, telephone or
other apparatus including the breaking open of any street or other land for that purpose: Provided that no work which would entail breaking open any street shall be undertaken without prior intimation to the Authority: (v) The erection (including wells) made in the ordinary course of agricultural operation. (vi) The construction of a road intended to
diversion or diversion for substantial period; 1Provided also that in the case of a high rise building no permission shall be given save with express clearance committee within Municipal Corporation area :- (1) Divisional
Commissioner Chairman (2) District Collector Member (3) Superintendent of Police Member (4) Municipal Commissioner Member (5) Superintendent Engineer of the respective jurisdiction the Madhya Pradesh. Electricity Distribution Co. Ltd Member (7) Fire Authority / Assistant
Site clearance committee outside Municipal Corporation Area.:- (1) Collector of District Chairman (2) Chief Executive Officer of Zila Panchayat / Chief Municipal Officer of Union Area.:- (1) Collector of District Chairman (2) Chief Executive Officer of Zila Panchayat / Chief Executive Officer of District Chairman (2) Chief Executive Officer of District Chairman (3) Superintendent of Police or his nominee not below the rank of Deputy Superintendent of Police or city
Superintendent of Police as the case may be. Member (4) Executive Engineer of the Fire Authority or an officer not below the rank of Assistant
commencement of building activities involving development of land as a composite building scheme. (3) For construction for ground floor tenaments with walls of not-combustible material on plots not exceeding 50 square meters in site and service schemes on plinth of 30 centimeters above ground level and with a living room of not less than 7.5
square meters, no building permission shall be required. 115. Development/Building permit issued prior to these Rules any action or approval given order passed or any action taken or approval given order passed or any action taken or approval given order passed or any action taken or approval given order passed or any action taken or approval given order passed or any action taken or approval given order passed or any action taken or approval given order passed or any action taken or approval given order passed or any action taken or approval given order passed or any action taken or approval given order passed or any action taken or approval given order passed or any action taken or approval given order passed or any action taken or approval given order passed or any action taken or approval given order passed or any action taken or approval given order passed or any action taken or approval given order passed or any action taken or approval given order passed or any action taken or approval given order passed or any action taken or approval given order passed or any action taken or approval given order passed or any action taken or approval given order passed or any action taken or approval given order passed or any action taken or approval given order passed or any action taken or approval given order passed 
these rules shall be granted. 116. Application for permission for Development or for Building. Every person who intends to develop, erect, re-erect or make alterations in any place in a building shall give notice in writing to the Authority of his intention in the form given in appendix "A" and
such notice shall be accompanied by plans and statements in quadruplicate. The plans may be in ordinary prints on farro paper or any other type. One set of such plans shall be accompanied by documents, if any
showing proof of ownership or of any legal right in relation to the site. The application shall also be accompanied by a certificate duly singed by Structural Engineer/Architect of the building ensuring all the provisions of Rule 84 (for Earthquake prone areas) of this Niyam. 216- A. In addition to the provisions contained in rule 16, for earthquake prone
areas the certificates as indicated in Appendix O, O1, P, P1, P2 and P3 shall be submitted duly signed by the Builder, Architect and Structural Engineer. In case of larger buildings having more than 3 storied buildings having more than 3 storied buildings having more than 3 storied buildings, the certificates as per Appendix P4, P5 and P6 shall be submitted duly signed by the Buildings having more than 3 storied buildings having more than 500 sq. m. built up area or incase of larger buildings having more than 3 storied buildings having more than 500 sq. m. built up area or incase of larger buildings having more than 3 storied buildings having more than 3 storied buildings having more than 500 sq. m. built up area or incase of larger buildings having more than 500 sq. m. built up area or incase of larger buildings having more than 500 sq. m. built up area or incase of larger buildings having more than 500 sq. m. built up area or incase of larger buildings having more than 500 sq. m. built up area or incase of larger buildings having more than 500 sq. m. built up area or incase of larger buildings having more than 500 sq. m. built up area or incase of larger buildings having more than 500 sq. m. built up area or incase of larger buildings having more than 500 sq. m. built up area or incase of larger buildings having more than 500 sq. m. built up area or incase of larger buildings having more than 500 sq. m. built up area or incase of larger buildings having more than 500 sq. m. built up area or incase of larger buildings having more than 500 sq. m. built up area or incase of larger buildings having more than 500 sq. m. built up area or incase of larger buildings having more than 500 sq. m. built up area or incase of larger buildings having more than 500 sq. m. built up area or incase of larger buildings having more than 500 sq. m. 
by Builder, Architect and Structural Engineer respectively and submitted on its completion? 17. (1) Information Accompanying Notice - The notice shall be accompanied with the key plan site plan, specification, certificate of supervision and ownership title as prescribed in sub-rule (2) to (12). (2) Drawing Sheet Sizes. :- (a)
the size of drawing sheets shall be any of those specified in Table- I. 1 Rule 16 substituted vide Notification No. F-3-127/32/98 Dt. 3.2.2001, Gazette Dt
420X594 450X625 4. A3 297X420 330X450 5. A4 210X297 240X330 6. A5 148X210 165X240 (b) Recommended Notation for Colouring Plans.- the plans llue Print Amonia Print 1 2 3 420X594 450X625 4. A3 297X420 330X450 5. A4 210X297 240X330 6. A5 148X210 165X240 (b) Recommended Notation for Colouring Plans.- the plans shall be coloured as specified in Table-2. TABLE-2 Colouring Plans In Table-2. TABLE-2 Colouring Plans In Table-2. TABLE-3 Colouring Plans In Table-3 Tabl
Red Dotted Red Dotted Red Dotted Red Dotted Red Dotted thin Black 
dimension of the key plan shall be not less than 1 in 1000 for site up to ten hectares and shall show:- (a) the boundaries of the site with dimensions and of any contiguous lance
belonging to the applicant indicating Khasra number or any other equivalent local denominations and in case the contiquous land owned by the applicant had been sub-divided earlier, public facilities provided in it and all streets within it opening out in the site for which the permission is being sought; (22)(c) the name of the street in which the
building is proposed to be situated, if any: (d) all existing buildings on, over or under the site including service lines; (e) the position of the buildings, and of all other buildings of the site and in case where the site has been
partitioned, the boundaries of the portion owned by the applicant and also of the portions owned by others; (ii) all adjacent streets, buildings (with number of storeys and height) and premises within a distance of 12 m of the site, the
nearest existing street. (f) the means of access from the street to the building, and to all other buildings (if any) which the applicant intends to erect upon his contiguous land referred to in (a): (g) space to be left about the building to secure a free circulation of air, admission of light and access for scavenging purposes; (h) the width of the street (if any) which the applicant intends to erect upon his contiguous land referred to in (a): (g) space to be left about the building, and to all other buildings (if any) which the applicant intends to erect upon his contiguous land referred to in (a): (g) space to be left about the buildings (if any) which the applicant intends to erect upon his contiguous land referred to in (a): (g) space to be left about the buildings (if any) which the applicant intends to execute a free circulation of air, admission of light and access from the street (if any) which the applicant intends to execute a free circulation of air, admission of light and access from the street (if any) which the applicant intends to execute a free circulation of air, admission of light and access from the street (if any) which the applicant intends to execute a free circulation of air, admission of light and access from the street (if any) which the applicant intends to execute a free circulation of air and access from the applicant intends to execute a free circulation of air and access from the applicant intends to execute a free circulation of air and access from the applicant intends to execute a free circulation of air and access from the applicant intends to execute a free circulation of air and access from the applicant intends to execute a free circulation of air and access from the applicant intends to execute a free circulation of air and access from the applicant intends to execute a free circulation of air and access from the applicant intends to execute a free circulation of air and access from the applicant intends to execute a free circulation of air and access from the air and ac
any) in front and of the street (if any) at the side or near the buildings; (i) the direction of north point relative to the plan of the buildings; (j) the position of all existing features like high tension line, telegraph and electrical poles, underground pipe lines, trees, grave yards, religious buildings; (j) the position of all existing features like high tension line, telegraph and electrical poles, underground pipe lines, trees, grave yards, religious buildings; (i) the direction of north point relative to the plan of the buildings; (ii) the direction of north point relative to the plan of the buildings; (ii) the direction of north point relative to the plan of the buildings; (iii) the direction of north point relative to the plan of the buildings; (iii) the direction of north point relative to the plan of the buildings; (iii) the direction of north point relative to the plan of the buildings; (iii) the direction of north point relative to the plan of the buildings; (iii) the direction of north point relative to the plan of the buildings; (iii) the direction of north point relative to the plan of the buildings; (iii) the direction of north point relative to the plan of the buildings; (iii) the direction of north point relative to the plan of the buildings; (iii) the direction of north point relative to the plan of the buildings; (iii) the direction of north point relative to the plan of the buildings; (iii) the direction of north point relative to the plan of the buildings; (iii) the direction of north point relative to the plan of the buildings; (iii) the direction of north point relative to the plan of the buildings; (iii) the direction of north point relative to the plan of the buildings; (iii) the direction of north point relative to the plan of the buildings; (iii) the direction of north point relative to the plan of the buildings; (iii) the direction of north point relative to the plan of the buildings; (iii) the direction of north point relative to the buildings; (iiii) the direction of north poin
nearest edge of the site, all major physical features of land proposed to be developed which include the approximate location and size of any water body, flood affected areas and contours at an interval of 0.3 meters in case of the site which has a slope more than 1 in 20; (k) present and proposed use of the land; and (l) such other particulars as may be
prescribed by the Authority; (5) Sub-Division/Layout Plan:- In the case of development work, the notice shall be accompanied by the sub-division /layout plan which shall be drawn on a scale of not less than 1: 500 containing the following:- (23)(a) scale used and north point; (b) the location of all proposed and existing roads with their existing
proposed/prescribed width within the land; (c) dimensions of plot along with building lines showing the setbacks with dimensions within each plot; (d) the location of drains, sewers, public facilities and services, and electrical lines, etc. (e) table indicating size, area and use of all the plots in the sub- division/ layout plan; (f) a statement indicating the
total area of the site, area utilised under roads, open spaces for parks, playgrounds, recreation spaces and development plan reservation, schools, shopping and other public places along with their percentage with reference to the total area of the site proposed to be sub-divided; and (g) in case of plots which are sub-divided in built-up areas in
addition to the above, the means of access to the sub-division from existing streets; 1(h) in all layouts of any kind of development having area of 2 hectares or more, rainwater harvesting measures shall be compulsory. The above measures shall be compulsory and elevation and section
accompanying the notice shall be drawn to a scale of 1:100. The plan shall:- (a) include floor plans of all floors together with the covered area clearly indicating the size and spacing of all framing members and sizes of rooms and the position of staircases, ramps and lift wells (b) show the use of occupancy of all parts of the building; (c) show exact
locating of essential services, for example, water closet, sink, bath including the water supply and drainage line; (d) include sectional drawing showing clearly the size of footings, thickness of basement wall, wall construction size and locations of doors, windows
and other openings. The section shall indicate the height of building and rooms and also the height of the parapets and the slope of the roof. At least one section should be taken through the staircase; (24)(e) schedule showing calculations and designs in respect of RCC work, if any, involving structural engineering such as roof, slabs
columns, frame etc. (f) show all streets elevations: (g) indicate details of served privy, if any. (h) give dimensions of the project portions beyond the permissible building line; (i) include terrace plan indicating the drainage and the slope of the roof; (j) give indicated terrace plan indications of the project portions beyond the permissible building line; (ii) include terrace plan indicating the drainage and the slope of the roof; (j) give indicated terrace plan indicating the drainage and the slope of the project portions beyond the permissible building line; (iii) include terrace plan indicated terrace pla
floor-wise, F.A.R..., proposed schedule of set backs and coverage; and (l) for commercial buildings indicate the placement and size of display boards; 1(ii) Buildings like educational, assembly institutional, industrial, storage and hazardous and mixed occupancies with
building; (b) size (width) of main and alternate staircase along with balcony approach, corridor, ventilated lobby approach; (c) location and details of lift enclosures; (d) location and size of fire lift; (e) smoke stop lobby/door, where provided; (f) refuse chamber, service duct; (g) vehicular parking space; (h) refuse area, if any; (i) details of
building services,- Air-conditioning system with position of fire dampers, mechanical ventilation system, electrical services, boilers, gas pipes; (j) details of exits including provision of ramps, etc. for hospitals and special risks; (25)(k) location of generator, transformer and switch gear room; (l) smoke exhauster system, if any; (m) details of fire alarm
installations such as sprinklers, wet risers hose-reels, drenchers, carbon-di-oxide installations, and (q) location and details of first aid fire fighting equipment or installations to the information accompanying the notice, that is to say; (a) (i) Urban
Planning: - Land use as per Master Plan - Land use as per Layout Plan (if any) - Land use as per Layout Plan (if any) - Proposed density: (b) Traffic Planning: - Width of existing road - Width of existing road - Provision of entry and exist. - Provision of service road. - A comprehensive circulation plan of the plot and of its adjoining areas. - Arrangements
for parking vehicles; (c) Fire prevention, fighting and protection Planning; - Details of fire detection and fire fighting arrangement. (d) Planning of Services: - Internal Water, sewerage, drainage, power. (26) - Trunk water, severage, drainage, power.
sewerage, drainage, power, telecommunication and garbage disposal. (e) Architecture: - Plans of each floor - Necessary number of cross sections. - Elevation of each sides. - Details of toilet blocks and kitchen - Details of landscaping from Electric poles, Telephone poles, Dust bins
numbering, parking of different vehicles, covering of drains, over-head tanks, underground water tank, tree plantation landscaping. (7) Service Plan. - Plans, elevations and sections of private water supply and sewerage disposal system, if any, shall also be included. In case of building having more than three stories, elevation and scheme of the
services shall also be included. (8) Specification. (i) Specifications both general and detailed, giving type and grade of materials to be used, duly signed by the licensed architect, structural engineer, engineer, engineer, supervisor or town planner, as the case may be, shall accompany the notice. (ii) Every application for permission for sub-division of land shall
also be accompanied by the following statements:- (a) a statement contained general specifications of all improvements provisions for sufficient, safe and assured water supply, arrangement of sewage disposal, street lighting and
development of parks and Play-fields and public utility; (b) the purpose for which land is to be used, estimated cost of the proposed development of the area; and (d) any other statement required by the Authority. (9) Supervision.
The notice shall be further accompanied by a certificate in form in Appendix B by the licensed architect, structural engineer, engineer,
of title etc.- Every notice shall be accompanied by the following as evidence of applicant's right, title or interest in land or plot, namely:- (a) attested copy of the khasra plan and khatauni record, if any; 2(b)(i)
attested copy of No Objection Certificate from Nazul (provided that in case the No Objection Certificate for the entire approved layout has been taken from the concerned Nazul authority): (Provided also that No Objection Certificate for the entire approved layout has been taken from the Nazul authority): (Provided also that No Objection Certificate for the entire approved layout has been taken from the Nazul authority).
Certificate from the concerned Nazul authority shall be required only for the first application to erect, re-erect or construct a building. In no case shall a No Objection Certificate from the concerned Nazul authority for construct a building. In no case shall a No Objection Certificate from the concerned Nazul authority for construction of the upper floors be required if the Ground floor has already been approved earlier by the Authority). (c) other
documents acceptable to the Authority. In case of lease hold plots, the lease shall have to prove that he is entitled to construct on the lease hold plots, the lease hold plots, the lease shall have to prove that he is entitled to construct on the lease hold plots. (12) For buildings which need the approval of the Art Commission under rule 36, Such approval shall accompany the notice. 3(13) In any area designated in the development plan for agricultural use,
forest houses shall be permissible subject to the following conditions and such other conditions as may be imposed by the authority: - (i) Minimum F.A.R. shall be 6.5 meters with sloping roof. (iv) The Forest House shall have a minimum of
200 live trees per acre to be planted before the application for building constructions is made to the Authority for approval. 1 Rule 17 (10) Substituted vide Gazette Dt. 1.9.98 3 Notification No. F-23-107-95-32-1 Dt. 31.8.98 Gazette Dt. 1.9.98 (28)(v) The Forest House shall only
be permitted on that land which is accessible by public passage/road, or the area layout plan approved by the Director. (vi) The Forest House Shall have minimum 10 meters set back from all sides. 18. Preparation and signing of plans:-- The licensed architect, structural engineer, engineer, supervisor or town planner, as the case may be, shall prepare
and duly sign any plans and shall indicate his name, address, qualifications and license number as allotted by the Authority. The plans shall be as given in rule 26. 19. Notice for alteration only:--- When the notice is only for
an alteration of the building, only such plans and statements, as may be necessary, shall accompany the notice of intention to erect, re-erect or make alteration in a building or to made enlarge any structure abutting on property maintained by Public Works Department,
Military or other Government Departments, the notice and plan shall be in sufficient numbers to enable the Authority to forward one set each to the appropriate department on the date of the receipt of the notice and plans
whether or not they have any objection to the proposed construction, and give brief reasons for objection, if any. If no reply is received within two weeks or within such further period as may be extended by the Authority, from the Government Department, the authority shall be free to consider the question of sanctioning the plan. 121. Fees:-- (1)
Validity of Notice subject to payment of fees:--- No notice as referred to in rule 16 shall be deemed valid unless the application fees for the time being in force to the Authority and an attested copy of receipt of such payment is attached with the notice. (2) In case the authority after processing the application of
building permit, the building permits as prescribed under sub-rule 3. (3) Scale of Fees:--- The scale of fee shall be equivalent permits as prescribed under sub-rule 3. (3) Scale of Fees:--- The scale of fee shall be equivalent
to 0.25 percent of the guideline rate of the area of applied land specified by the Collector Stamp for the year". 2(b) For permission for building intended to be exclusively for residence 0 75 200.00 76 125 350.00 126
200 600.00 201 300 900.00 301 400 1200.00 401 600 2000.00 601 750 2500.00 751 1000 3500.00 1001 1250 5000.00 1251 1500 7000.00 1251 1500 7000.00 1501 2000 10000.00 2001 2500 15000.00 2001 2500 15000.00 2001 2500 15000.00 2001 2500 15000.00 2001 2500 15000.00 2001 2500 15000.00 2001 2500 15000.00 2001 2500 15000.00 2001 2500 15000.00 2001 2500 15000.00 2001 2500 15000.00 2001 2500 25000.00 2001 2500 25000.00 2001 2500 25000.00 2001 2500 25000.00 2001 2500 25000.00 2001 2500 25000.00 2001 2500 25000.00 2001 2500 25000.00 2001 2500 25000.00 2001 2500 25000.00 2001 2500 25000.00 2001 2500 25000.00 2001 2500 25000.00 2001 2500 25000.00 2001 2500 25000.00 2001 2500 25000.00 2001 2500 25000.00 2001 2500 25000.00 2001 2500 25000.00 2001 2500 25000.00 2001 2500 25000.00 2001 2500 25000.00 2001 2500 25000.00 2001 2500 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25000.00 25
Fees specified in item No.1 together with additional charge of 50% of such amount of fees, except that for a built up area above 2500 sq.m. the fees chargeable shall be Rs.40,000.00. 3. A building intended to be used for shops cum residence purpose.
Fees specified in item No.1 together with an additional chage of 50% of such amount of fees. 5. A building intended to be used as Cinema Theatres. Up to 800 seating capacity Rs.25,000.00 1 Rue 21 (3) Clause (a) Substituted vide Gazette dt. 13 Aug 2010. 2 Rule 21 (3) Clause (b) Substituted vide Gazette dt.
1-9-98 (30)6. A building intended to be used for any Social Charitable, culture, Education apurposes, Dharmshala and similar types of building and for any other purpose not specifically provided for. 50% of fees specified in item No.4. 7. Addition or alteration with built up area or external addition or alteration which does not add to the built up area
such as courtyard, compound wall, alteration in elevation or roofing such as tiles to A.C. Sheet of flat surface, additional opening or closing not covered by provision to sub-rule (1) of Rule 14. Rs. 50 in each case of building mentioned in item No.2, 4 and 5. 8. In case of addition or roofing such as tiles to A.C. Sheet of flat surface, additional opening or closing not covered by provision to sub-rule (1) of Rule 14. Rs. 50 in each case of building mentioned in item No.2, 4 and 5. 8. In case of addition or roofing such as tiles to A.C. Sheet of flat surface, additional opening or closing not covered by provision to sub-rule (1) of Rule 14. Rs. 50 in each case of building mentioned in item No.2, 4 and 5. 8. In case of addition or roofing such as tiles to A.C. Sheet of flat surface, additional opening or closing not covered by provision to sub-rule (1) of Rule 14. Rs. 50 in each case of building mentioned in item No.2, 4 and 5. 8. In case of addition or roofing such as tiles to A.C. Sheet of flat surface, additional opening or closing not covered by provision to sub-rule (1) of Rule 14. Rs. 50 in each case of building mentioned in item No.2, 4 and 5. 8. In case of additional opening or closing not covered by provision to sub-rule (1) of Rule 14. Rs. 50 in each case of building mentioned in item No.2, 4 and 5. 8. In case of building mentioned in item No.2, 4 and 5. 8. In case of building mentioned in item No.2, 4 and 5. 8. In case of building mentioned in item No.2, 4 and 5. 8. In case of building mentioned in item No.2, 4 and 5. 8. In case of building mentioned in item No.2, 4 and 5. 8. In case of building mentioned in item No.2, 4 and 5. 8. In case of building mentioned in item No.2, 4 and 5. 8. In case of building mentioned in item No.2, 4 and 5. 8. In case of building mentioned in item No.2, 4 and 5. 8. In case of building mentioned in item No.2, 4 and 5. 8. In case of building mentioned in item No.2, 4 and 5. 8. In case of building mentioned in item No.2, 4 and 5. 8. In case of building mentioned in item N
alteration in the proposed plan Up to 5% Above 5% to 10% above 10% Nil Rs.50.00 Fresh application according to the building concerned (c) For permission for high rise building permission 10% of the amount of fees charged originally in respect of the building concerned (c) For permission for high rise building permission 10% of the amount of fees charged originally in respect of the building permission for high rise building permission 10% of the amount of fees charged originally in respect of the building permission 10% o
chargeable in rupees 1. 2. 3. 1. A building intended to be used exclusively for residence. Rs. 10.00 Per Sq.M. floor area space. 2. A building intended to be used as shops, stores, house, factory or for carrying on trade or business or any other commercial or industrial purpose. Fees as prescribed in item No.1 with additional charges of 100% of amount
of fees. 1. 2. 3. 3. A building intended to be used for shop-cum-residence purposes. Fees as prescribed in Item No.1 4 A building intended to be used for any special, charitable cultural,
educational purpose including hospital. School. club Dharmashala and similar type of building and for any other purpose not specifically provided for. 50% of fees specified for item No.1. 1(4) Standard Plan Permission:- Each authority shall keep a set of approved standard building plans for plot size up to 150 Square meters for various area in the city.
In case the owner of a plot up to 150 Sq. M. plot area in an approved and authorized layout wishes to construct his residence as per one of the standard approved plans available with the Authority, he may apply to the Authority in the prescribed format and indicating his choice of the standard approved plans available with the requisite fees and his
ownership documents. The receipt of payment received from the Authorized bailding permission, provided that in case a plot is not part of an approved and authorized layout, prior planning permission under Section 29 of the Act shall be necessary. 22. Withdrawal of application. - The owner withdraw his
application and plans at any time before sanction and such withdrawal shall terminate all proceedings with respect to such application, in the event of submission of a fresh application within a period of one year from the date of such withdrawal, the fee paid shall be adjusted toward fee payable for fresh application. In no case the fees once paid shall
be refunded, 223. Duration of sanction, - The sanction once accorded shall remain valid up to three years. The permission shall be got revalidated before the expiration of this period. Such revalidation may be permitted for two consecutive terms of one year each, after which proposals shall have to be submitted afresh, 324. Deviation during
construction. - If during the construction of a building any departure {excepting for items as given in clause (i) of proviso to sub-rule (1) of rule 14] from the sanctioned plan is made the authority relating to the following building
95-32-1, dt. 31.8.98, Gazette dt. dt. 1.9.98 substituted. 3 Notification No.F-23(107)-95-XXXII, Dt. 7.4.2000, Gazette Dt. 28.4.2000 substituted. (32) statement or any misrepresentation of any material fact in the application on which the permission was based. 26 Licensing of Architect/Engineer, etc...- (1) The Authority may issue licenses in form given in
Appendix C to Architects, Structural Engineers, Engineers, Engineers, Engineer etc. is given in column 2 against each:- Designation Minimum Qualification 1. Architect Architects
registered under the Architects Act,1972. 2. Structural Engineer or Associate Member in Civil Engineering Division of Institution of Engineers (India) or equivalent Overseas Institution with three years experience in Structural Engineering practice with
designing and field work: Provided that the three years experience shall be relaxed to: (a) two years in case of post-graduate degree of recognized Indian or Foreign University with branch of Structural Engineering. (b) One year in case of post-graduate degree of recognized Indian or Foreign University with branch of Structural Engineering.
Engineers (India) or such Degree or Diploma in Civil, Municipal or Structural Engineering which makes him eligible for such membership. 4. Supervisor The qualification in Architectural assistant or sub-engineer by the
Government of India or the State Government with 5 years experience in building design, construction and supervision. Associate Membership of the Institute of Town Planner or Post Graduate Degree or Diploma in Town & Country (33) Designation Minimum Qualification 15. Town Planner Planning which makes him eligible for such membership or
recognized by the state Government for the post of Assistant Director, Town planning Holding a degree in Architecture from recognized Board with ten years experience in Town Planning, Development and supervision: Provided that no person who
immediately before the coming into force of these rules, in any area, was holding a license from any municipal council for carrying out any work which is now in this rule included within the competence of a supervisor shall be refused a license to work as Supervisor merely on the ground of qualification prescribed in the
rule." (3) Any person desirous of getting a license under this rule shall apply to the Authority with attested copies of:- (i) Certificates on which the claim is based; and (ii) Receipt in token of payment of license fee. (4) the Authority granting a license shall maintain a register giving therein the details of the person to whom license is issued or renewed.
(5) The license shall be valid for period of one year and renewable for the like period. 2(6) Fee - The annual fee for grant of license shall be as under:- (1) for Architect, Structural Engineer, Rs. 250.00 (7) A license may be renewed for similar period after the
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expiry of the period of the original license on payment of fee prescribed in sub-rule(6). (8) Competence of the license. 1 Substituted vide Notification No.F-3-143-2001-XXXII, dt.26-5-2003, Gazette dt.6-5-2003. 2

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