



# Unified Building Bye-Laws for Delhi- 2016

## ***SALIENT FEATURES***

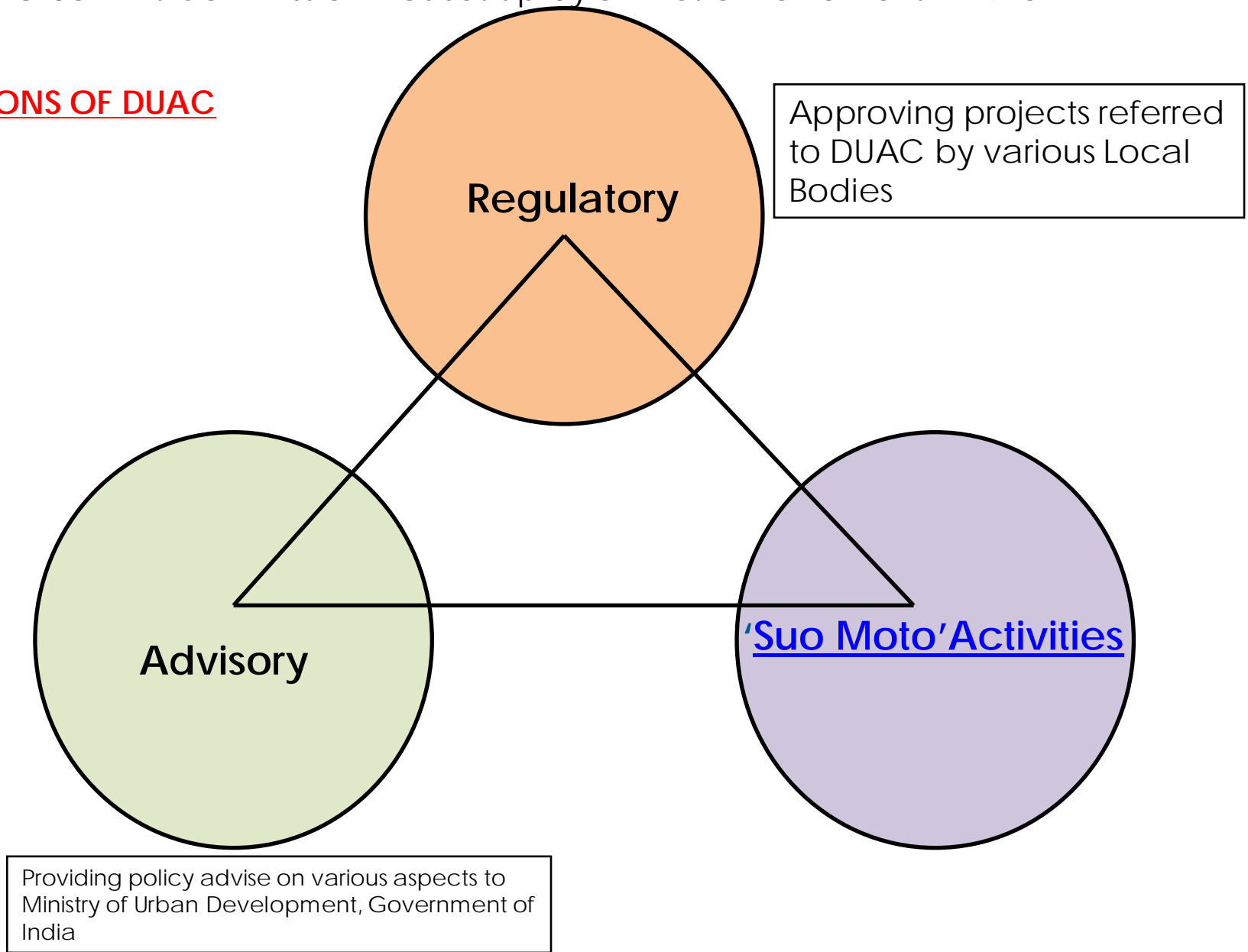
**April 2016**



**DELHI URBAN ART COMMISSION**

The Delhi Urban Art Commission was set up by an Act of Parliament in 1973

## FUNCTIONS OF DUAC



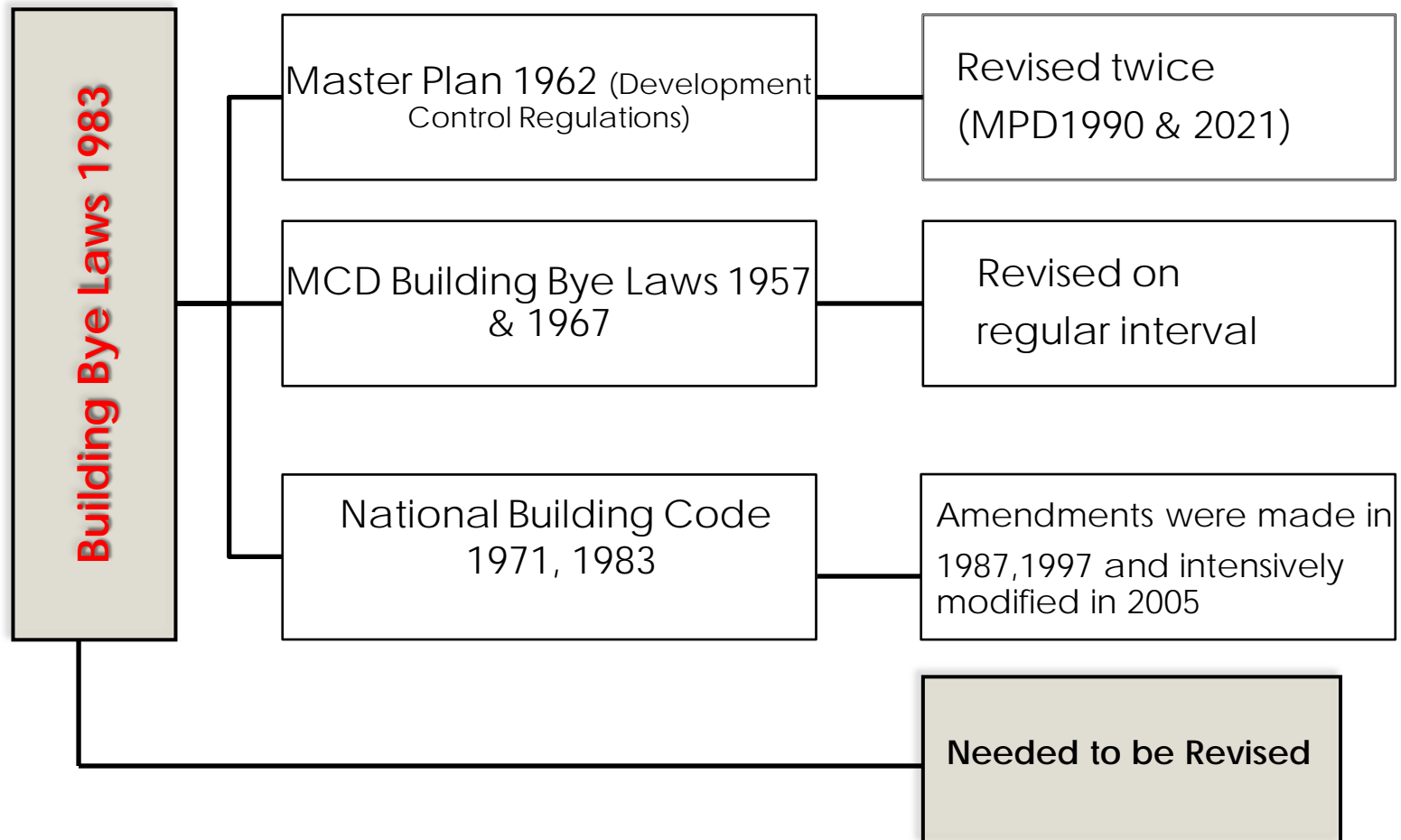
# Delhi Urban Art Commission

The Government approved the following City Level Projects vide its sanction letter dated 22.05.2012:-

Sl. No.	Project
1	Site specific design for wards
2	Rehabilitation of Unauthorized colonies/ Slums in Delhi
3	Vision for Delhi
4	High Rise developments proposals along metro corridors
5	Rejuvenation of Delhi Gardens
6	Preparation of design and prototype for high-tech public toilets
7	<b>Unified Building Bye-laws for Delhi</b>

***UNIFIED BUILDING BYE LAWS  
FOR  
DELHI 2016***

# WHY NECESSITY OF REVISION OF 1983 BUILDING BYE- LAWS



# OBJECTIVES OF STUDY

## Improvise, Rationalize and Update the Unified Building Bye Laws for Delhi

*To make them citizen friendly and improve ease of doing business*

1. To put together a **simple, clear** and **concise version of bye laws** which can be easily followed by both professionals as well as the owner.
2. To **simplify** the procedure for getting the **sanction/permit** for construction of buildings.
3. To **consolidate** the **definition / listing** of the relevant documents.
4. **Simplification** of **applicability** aspects.
5. To **stipulate** the **competence and responsibilities** of different **professionals and the owner**.

# CHRONOLOGY OF EVENTS

DATE	EVENT
04.02.2013	UBBL prepared by DUAC forwarded to Ministry of Urban Development
10.10.2013	Final Draft Unified Building Bye-Laws prepared after incorporating the suggestions received from various organizations/Local Bodies.
07.10.2014	In a meeting chaired by Secretary (UD), Ministry of Urban Development, Govt. of India directed <b>DUAC and DDA to jointly organize a workshop</b> on UBBL.
21.10.2014	<p>Joint <b>Workshop</b> was organized by DUAC &amp; DDA.</p> <ul style="list-style-type: none"> <li>- More than 100 participants attended the workshop including various authorities in Delhi, Architects, Town Planners, Urban Designers, Engineers, Landscape Architects.</li> <li>- 65 suggestions were received during the workshop.</li> </ul>
22.10. 2014	<ul style="list-style-type: none"> <li>- Draft UBBL and the proceedings of the workshop were <b>uploaded on the website of DUAC, DDA and MoUD</b></li> <li>- Inviting suggestions/objections till <b>November 17, 2014</b>.</li> <li>- More than <b>700 suggestions</b> received.</li> </ul>

# EXPERT GROUPS CONSTITUTED

GROUP	RESPONSIBILITY
<p><b>Advisory Stakeholders Group</b></p>	<ul style="list-style-type: none"> <li>- As per decision in the Workshop Group formed comprising of representative of 25 different authorities/ Experts</li> <li>- Three meetings held</li> </ul>
<p><b>Core Group</b></p>	<ul style="list-style-type: none"> <li>- For an in-depth examination/ considering the suggestions received</li> <li>- Six meetings of the core group held</li> </ul>
<p><b>Drafting Committee</b></p>	<ul style="list-style-type: none"> <li>- Four member committee</li> <li>- Necessary suggestions / amendments on UBBL based on suggestions which are accepted</li> </ul>



# FOLLOW UP ACTIONS

DATE	FOLLOW UP ACTION
21.11.2014	1st Meeting of Advisory Stakeholder Group
05.12.2014	Examination of Suggestions received.
15.12.2014	Drafting of Final UBBL
15.12.2014	2nd Meeting of Advisory Stakeholder Group
26.12.2014	First Draft Report submission to MoUD, Gol
08.01.2015	3rd Meeting of Advisory Stakeholder Group in MoUD, Gol
26.03.2015	Final Report Submission to MoUD, Gol
22.03.2016	<b><i>Unified Building Bye Laws</i></b> for Delhi 2016 <b>Notified</b> by the DDA

# STRUCTURE OF REPORT ON UNIFIED BUILDING BYE LAWS FOR DELHI 2016

## CHAPTERS

Chapter 1	• General
Chapter 2	• Procedure and Documentation for Sanction / Completion of Building Plans
Chapter 3	• Streamlining Building Plan Approvals and Environment Clearances
Chapter 4	• Procedure and Documentation for 'SaraI' Scheme for Small Residential Plots
Chapter 5	• Master Plan Delhi -2021, Development Control Regulations (DCR)
Chapter 6	• Other Regulations Notified by Delhi Development Authority
Chapter 7	• General Building Requirements/Provisions
Chapter 8	• Provisions for High Rise Development
Chapter 9	• Provisions for Structural Safety, Natural Disaster, Fire and Building Services
Chapter 10	• Provisions for Green Buildings
Chapter 11	• Provisions for Universal Design for Differently Abled, Elderly and Children
Chapter 12	• "SWACCH DELHI" - Provisions for Public Washroom Complexes
Chapter 13	• Provisions for Public Art

# STRUCTURE OF REPORT ON UNIFIED BUILDING BYE LAWS FOR DELHI 2016

## ANNEXURE

ANNEX I	• Qualification and Competence of Professionals
ANNEX II	• Conservation of Heritage Sites including Heritage Building, Heritage/ Precincts and Natural Feature Areas
ANNEX III	• Fees and Charges
ANNEX IV	• Penal Action for Violation of Provisions of Master Plan/Zonal Plan Regulations/ Bye-laws
ANNEX V	• Delhi Fire Service Rules, 2010 Under Delhi Fire Service Act, 2007
ANNEX VI	• Master Plan Delhi- 2021, Development Control (DC)
ANNEX VII	• Protection against Hazards
ANNEX VIII	• Number and Type of Lifts Required for Different Occupancies and Space for Electrical Installations
ANNEX IX	• Space for Electrical Installations
ANNEX X	• Provisions for Green Building
ANNEX XI	• Guidelines for Integration of Art in Building Projects
ANNEX XII	• Simplified Procedure for Government Building Plan Sanction
ANNEX XIII	• Categories of Materials of storage for Warehouses as per combustion risk
ANNEX XIV	• Constitution of High Powered Committee for Single Window Plan Sanction and Completion
ANNEX XV	• Proposed Road Geometrics for Low Density Residential Plots with 6 meters ROW

# Chapter 1 – General

- **Definitions** with specific consideration of Atrium, Built up Area, **Curtain Wall**, Helipad, **High Rise**, Lift, **Stilt**, **Architectural elements**, **Skywalk**, **Sunken Courtyard** and **categories of disabilities** etc.
- Provision for **Reviewing** of the Bye-laws at the end of every 5 years.
- Formation of a **Grievance Redressal Committee** (*Refer Slide A*) to provide redressal in a time bound manner.

## Chapter 2 – Procedure and Documentation Sanction/Completion of Building Plans

- Drawings for [plots upto 500 sq.m](#) (*Refer Side B*) can also be signed by an **Engineer** in addition to an Architect (*for any size of plot*) for submission to Authority/ Concerned Local Body.
- Provision of **Bulk characteristics for development** with respect to specific plots requirements etc. to be provided by the concerned local body/Authorities on request of the Owner **within 30 days**. ([Form A-3](#)) (*Refer Side C*)
- Provision for **erection of lift in low rise existing plotted residential development** without **building permit** subject to no hindrance to others/ public property.
- Provision of **public washroom, Security room, Bank ATM upto 9.0 sqm** in plots more than 3000 sqm **subject to free fire tender movement**.
- **Fee and Charges:** Provision of **automated calculator** for building permit fee including betterment levy, additional FAR etc. for calculating fees.

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## Chapter 2 – Procedure and Documentation Sanction/Completion of Building Plans

- Provision for **approval/ NOC from external agencies** within **15 days**.
- **Maximum time** limit for **granting building permit** reduced from 60 to **30 days**.
- Time limit for **Occupancy/ Completion Certificate** reduced from 60 days to **30 days**.
- **Validity Period** of Building Permit **increased to five years**.
- Number of **documents** to be submitted for **obtaining building permit** reduced from 40 to **15**.
- Number of **documents** to be submitted for **Completion-cum-Occupancy Certificate** reduced from 36 to **9**.

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# Chapter 2 – Procedure and Documentation Sanction/Completion of Building Plans

## 1) Erect, re-erect or make material alteration in a building.

Buildings covered under Rule 27 of [Delhi Fire Service Rules](#) (Refer Slide D) shall **mandatorily provide information** of fire and life protection.

- Addition/alteration in the building are **exempted from requirement of building permit.**



## 2) Sanction

- Sanction to be issued within 30 days otherwise the same shall be **“Deemed to be Sanctioned”**. ([Form B-1](#)) (Refer Slide E)

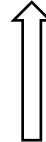
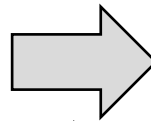
- Architect/ owner/ engineer is to rectify any deficiency within 30 days.



Rejected application can be resubmit with fees and compliances.

## 3) During Construction

- Building plans shall be available at the site.
- The owner shall intimate
  - Before taking up work at the site.
  - On completion of the work up to plinth level. ([Form C-1](#)) (Refer Slide F)



Inspection by Authority / Supervision and objections if any to be informed within 10 days otherwise, the same shall be deemed as accepted. ([Form C-2](#)) (Refer Slide-I)

## 4) Occupancy / Completion Certificate

- The Authority after inspection shall issue the same within 30 days. ([Form D-2](#)) (Refer Slide G)
- Communication of rejection are communicated by Authority giving full reason. ([Form D-3](#)) (Refer Slide H)

- **Regularization** of unauthorized development within the ambit of BBL & MPD by paying fees/ charges. ([Form D-4](#)) (Refer Slide J)
- **Unauthorized Construction-** beyond permissible limits of BBL & MPD shall be taken suitable action.

## Chapter 3 – Streamlining Building Plan Approvals and Environment Clearances

- Provision for [High Powered Review and Monitoring Committee for Single Window Plan Sanction](#) (Refer Slide K) for fast tracking proposals till the **online sanctioning system** becomes **fully operational**.
- The Single Window Plan sanction for plots having minimum land area of **5,000 sqm or more for commercial/ industrial** and **10,000 sqm or more for residential** projects.
- Provision for **fast tracking building permission** for **bigger plots based on risk based classification**.
- Provision for **Risk Based Classification for Approval of Building Plans** for *residential buildings and storage buildings/ warehouses/ Godowns*.
- Provision for grant of **building permit within 10 / 20 / 30 days respectively** for low risk, moderate risk and high risk buildings.

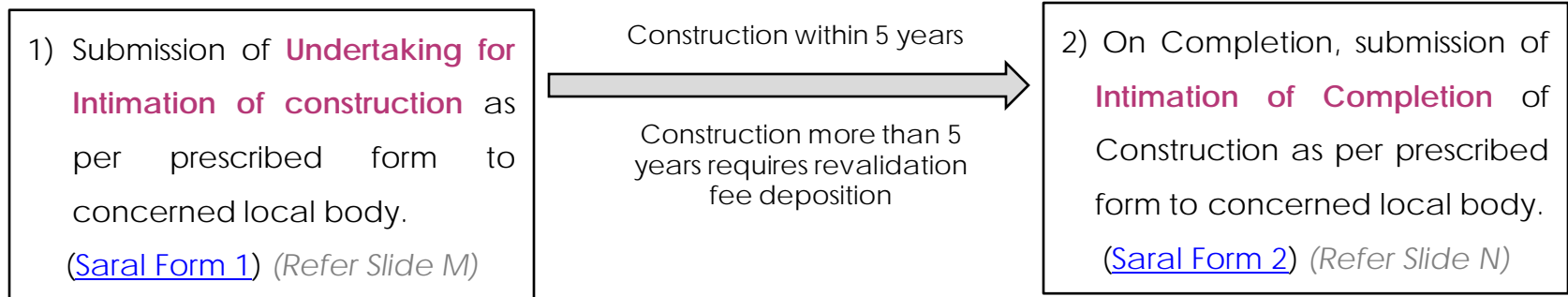


## Chapter 3 – Streamlining Building Plan Approvals and Environment Clearances

- **Low Risk:** An **architect / engineer** is empowered to issue the building permit. **Moderate risk** – plans prepared by an **architect** to be submitted to concerned local body and for **High Risk** – **clearance from DFS** shall be **mandatory**.
- Provision of **Integration of Environment Clearance in Building Sanctioning** for **built-up area between 5,000 upto 1,50,000 sq.m** in the building sanction procedure **within 30 days**.
- Provision of **Simplified procedure for sanction of Government Building Plan** which forms part of approved layout plans. ([Annexure XII](#)) (*Refer Slide L*)

# Chapter 4 – Procedure and Documentation for 'Saral' Scheme for Small Residential Plots

- 'Saral' Scheme for Small Residential Plots of size **upto 105 sq.m.**
- Provision of **Simplified process** for building permit and completion.



- Commencement of construction after submitting an **undertaking regarding intimation of construction.**
- **No mandatory inspection/ Scrutiny** at the time of submission.

- **Development controls notified** by Delhi Development Authority and Ministry of Urban Development of MPD 2021 incorporated provided in [Annexure VI](#). (Refer Slide – O)
- All **Master Plan Development Controls** are compiled in **one chapter for all use premises**.
- Building regulations notified by DDA for **special area, unauthorised colonies, villages, regularizations and guidelines for redevelopment and regularisation of farmhouses** shall be applicable in conjuncture with the Bye-laws.

## Chapter 7 – General Building Requirements/ Provisions

- Revised norms for **Balconies free from FAR** for residential areas -
  - **Residential Plotted Development** - max width of **1.5 m** (*isolated/ wrap-around*) within plot line.
  - **Group housing**- max width of **2.0 m** (*isolated/wrap-around*)
  - **Double height open terrace** @ 10 sqm (*max. depth 3.0 m*)
- Provision of **Sunken Courtyard and Skylight** for interior open space for **light and ventilation**.
- **Provision of stack parking in stilt floor.**

Continued...

## Chapter 7 – General Building Requirements/ Provisions

- **Provision for higher Parapet** for terrace **to conceal services**.
- **Provision of toilets** on the **terrace and stilts** shall not be counted towards F.A.R.
- **Provisions for Podium** on the ground.
- **Provision for Conservation of Heritage Sites** including Heritage Buildings, Heritage Precincts and Natural Feature Areas. (*Clause 7.26- [Annexure II](#): Refer Slide P*)
- Provision for **Optical Fibre infrastructure** in the **premises of all new** residential, business, mercantile, institutional and industrial buildings as per instruction of Ministry of Telecommunications, Gol.
- Provision of **Zero Waste measures** - separate colored bins to collect dry waste and wet waste.

# Chapter 7 – General Building Requirements/ Provisions

- Following are not counted in FAR and Ground Coverage calculations:

Sl.No	Building Bye Laws 1983	Unified Building Bye Laws for Delhi 2016
1	<b>Basement</b> if used for parking, servicing and storage	<b>Basement</b> if used for parking, servicing and storage.
2	<b>Machine room</b> for lift on top floor	<b>Machine room</b> for lift on top floor
3	<b>Rockery, well and well structures</b> , plant nursery, water pool, swimming pool, (if uncovered)	<ul style="list-style-type: none"> <li>- <b>Rockery, lift/ lift well, escalator/travellator well and well structures</b>, plant nursery, water pool, swimming pool at any level (if uncovered)</li> <li>- <b>ESS/ Meter Room</b> with HT/LT panel, DG/ AC Plant / CC TV room/Control room, Fire Control / similar services are permitted in the setback subject to approval of DFS.</li> </ul>
4	<b>Canopy</b> , loft, watchman cabins etc.	<b>Fire staircase</b> , fire towers, refuse area, fire control room, overhead water tank on top of building/open shafts, cooling towers as per fire norms.
5	<b>Mumty</b> over stair-case.	<b>Mumty</b> over staircase maximum 3m height.
6	Watchman's cabin (when permitted) upto <b>4.5 sqm</b>	Watch and ward cabins of total area not more than <b>4.5 sqm</b> and <b>6 sqm with W.C</b> each at entry and exit only.

## Chapter 7 – General Building Requirements/ Provisions

- Following are not counted in FAR and Ground Coverage calculations:

Sl.No.	Building Bye Laws 1983	Unified Building Bye Laws for Delhi 2016
7	Mezzanine floor upto 25 % of actual ground coverage	<ul style="list-style-type: none"> <li>- Entrance porch, canopies and balconies.</li> <li>- Electrical shafts, communication shafts, fire shafts etc.</li> </ul>
8	Projections (cantilever) of cupboards and shelves	<ul style="list-style-type: none"> <li>- All pergolas at any floor level not exceeding 20% of Ground Coverage.</li> <li>- Solar Panels - clear height of 2m max.</li> <li>- Projections (cantilever) of cupboards &amp; shelves.</li> </ul>
9	Covered space of passage upto 1 m in width between Mumty and barsati.	Area of all staircase/s, Fire Tower/s in high rise/low rise buildings, excluding residential plotted development.
10		Covered sky bridges or intermittent floors as relief in high rise buildings having landscape areas, service floors in high-rise buildings.
11		Architectural feature on ground or any other floor including rooftops
12		Architectural elements such as louvers, end wall projected upto 900 mm, pergolas, other sunshade elements, any landscape element.
13		Male and Female common toilets served by a public corridor.

## Chapter 8 – Provision for High-Rise Development

- Buildings higher than **15 m** shall be considered as **High Rise**.
- For High Rise Building **clearance from Delhi Fire Service** shall be **mandatory**.
- Provisions for **parking** in **stilts, podium, roof top and stacked parking** in addition to open area and basements.
- Provision of **compartmentation of building** as per NBC norms.
- Provision of **helipad** for high rise building **above 200 m height**.
- Provision of **atrium in all high rise and commercial** (including low rise) **free from FAR**.



## Chapter 9 – Structural Safety, Natural Disaster, Fire and Building Services

- The structural design and disaster mitigation shall be carried out in accordance with Part-VI structural design of National Building Code and all relevant IS codes of BIS.
- All buildings shall be planned, designed and constructed to ensure fire safety in accordance with part 4 fire protection of NBC norms.
- The Planning, Design and Installation of various building services shall be carried out in accordance with Part-VIII Building Services.
- Measures for safety in terms of provisions for structural design, earthquake, disaster mitigation make this bye-law safe and inclusive.

## Chapter 10 – Provisions for Green Buildings

- Provisions for **green buildings principles** and **additional incentive FAR** as per prevalent MPD.
- **Rating** of green buildings are **not specific to any rating system**.
- All buildings on plot sizes **more than 105 sq.m** have to confirm to **mandatory green building requirements for sanctions**.
- **Rain water Harvesting**: All building **larger than 105 sqm** have to provide RWH pits.
- Provision for **Water Conservation and Management, Solar Energy Utilization, Energy Efficiency** and **Waste Management**.

## Chapter 11 – Provisions for Universal Design for Differently Abled, Elderly and Children

- Applicable to **all buildings and facilities used by the public**.
- Regulations for **safe, easily accessible and inclusive environment** for all.
- Provisions for **Ambulant and Non-Ambulant Disabled Persons** with respect to Means of Access, Parking, Water Closets, Circulation Spaces, Entry/Exit Requirements etc.
- Provisions specific for **children** in buildings meant for pre-dominant use of children.

## Chapter 12- “SWACCH DELHI” - Provisions for Public Washroom Complexes:

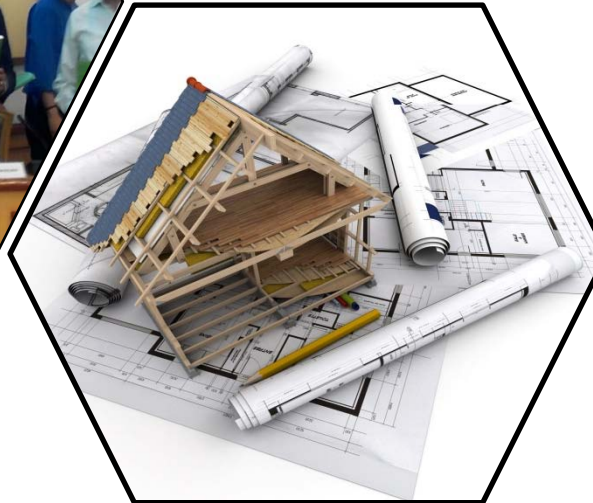
- Plot owners of the plots having an area of **3000 sq. m** or more shall **compulsorily construct public washroom complexes i.e. Public Toilets (ATM Kiosks may be included)** free of FAR and Ground Coverage. ([Chapter 12](#): Refer Slide- R)

## Chapter 13 – Provisions for Public Art:

- Provision for **works of art in all public buildings** requiring approval from DUAC.

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The total number of [forms enclosed](#) (Refer Slide Q) in **Building Bye Laws 1983** are simplified and reduced from **21 to 16 numbers** in the **Unified Building Bye Laws for Delhi 2016**.



**Thank you**