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## Tamil Nadu Municipalities Building Rules, 1972

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**THE TAMIL NADU MUNICIPALITIES BUILDING RULES, 1972**  
**(G.O.Ms.No.1009, Rural Development and Local Administration, dated 19<sup>th</sup> May, 1972)**

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In exercise of the powers conferred by section 191 and sub-section (1) of section 303 of the Tamil Nadu District Municipalities Act, 1920 (Tamil Nadu Act V of 1920) and in supersession of the rules published with Local Self Government Department Notification No.31, Health, published at pages 2 to 16 of Supplement to Part I-A of the Fort St. George Gazette, dated the 4<sup>th</sup> August, 1942 as subsequently amended in supersession of the Rural Development and Local Administration Department Notification No.550 of 1966, dated the 7<sup>th</sup> June, 1966, published at pages 557-574 of Part V of the Fort St. George Gazette, the 5<sup>th</sup> June, 1966 the Government of Tamil Nadu hereby makes the following rules for regulating and restricting the buildings and use of sites for buildings-

**RULES**

**1. Short title, extent and commencement.-**

(1) These rules may be called Tamil Nadu District Municipalities Building Rules, 1972.

(2) They shall apply to the whole of the area which has been or may hereafter, be declared a municipality under the Tamil Nadu District Municipalities Act, 1920 (Tamil Nadu Act V of 1920).

(3) They shall come into force at once.

**2. Definitions**

In these rules, unless there is anything repugnant in the subject or context-

(i) 'Act' means the Tamil Nadu District Municipalities Act, 1920 (Tamil Nadu Act V of 1920);

(ii) 'Appendix' means an appendix to these rules;

(iii) "Dwelling" means family occupation in a building which is not designed or intended to be used as a dwelling house;

(iv) 'Dwelling house' means a house designed or intended to be used wholly or principally for human together with such outbuildings, latrines and other erections as are ordinarily used or intended to be used therewith;

(v) 'Government' means the State Government;

(vi) 'Plot' means a continuous portion of land held in single or joint ownership other than land used, allotted or set apart for any street, lane, passage, pathway or other common public purposes;

(vii) 'Site for building' include all the land within the cartilage of the building and forming its appurtenances such as outbuilding yard, court open space and garden attached thereto or intends to be occupied therewith;

(viii) 'Alteration' means a change or addition in construction, use or arrangement of a dwelling or a building;

(ix) 'Framed buildings' means a building in which the loads either dead or live are carried by timber, steel or reinforced concrete framing;

(x) 'Habitable room' means a room intended for living, eating or sleeping for a person or persons but not including storerooms, toilet, baths and corridor or passage;

(xi) 'Dead Load' means the weight of all permanent stationary construction becoming part of a structure;

(xii) 'Live Load' means all loads except dead loads that may be imposed on a structure; wind loads will also be considered as live loads;

(xiii) "External Wall" means an outer wall or vertical enclosure of any building;

(xiv) 'Partition wall' means a wall which supports no load other than its own weight;

(xv) 'Load Bearing wall' means wall that carries dead load other than its own weight;

(xvi) 'Structure' means something constructed or built having a fixed base on or other connection to the ground or other structure;

(xvii) 'Storey' means the part of a building between the upper surface of the floor and upper surface of the floor next above or the under side of roof;

(xviii) 'Qualified Engineer or Architect' means any person having a degree or diploma of University or recognized Institution in Civil Engineering or Architecture;

(xix) 'Floor Area Ration (F.A.R.) means the quotient obtained by diving the multiple of total covered area of all floors by the area of the plot;

(xx) 'Plot coverage' means the extent to which the plot is covered with a building or structure and this is expressed as percentage or the ratio of the built up area to plot area;

(xxi) ‘Solar assisted water heating system’ means a device to heat water using solar energy as heat source;

(xxii) ‘Auxiliary backup’ means electrically operated or fuel fired boilers or systems to heat water coming out from solar water heating system to meet continuous requirement of hot water.

(xxiii) ‘New building’ means building coming under the categories mentioned in clauses (a) to (g) of item-I in Appendix-I for which construction plans are to be submitted to the Executive Authority under rule3;”]

### **3. Application for approval of buildings other than huts and sites therefore**

(1) Every person, who intends to construct, reconstruct or alter or add to a building other than a hut, shall submit an application to the executive Authority for the approval of the site and for permission to execute the work in the forms specified in Appendix A, with such variations as circumstances may require.

(2) It shall be accompanied by –

(i) A site plan (in triplicate) of the land on which the building is to be constructed, reconstructed or altered or added to, drawn or reproduced in a clear and intelligible manner on suitable and durable material and complying with the requirement specified in Appendix B as far as maybe necessary;

(ii) A plan or plans (in triplicate) of the building to be constructed, reconstructed or altered or added to drawn or reproduced in a clear and intelligible manner on suitable and durable material and showing a ground plan, plans of elevations of each floor and sections of the buildings and complying with the requirements specified in Appendix C; and

(iii) A specification (in triplicate) complying with the requirements specified in (Appendix-D), as far as may be necessary.

(3) The application as well as the plans and specifications shall be signed by the owner of the site and building or be accompanied by a letter of authority or consent from the owner of the site and building if the applicant himself is not the owner. They shall also be signed by a licenced builder, surveyor, architect or engineer, in case the byelaws of the municipal council require the compulsory employment of a licenced builder, surveyor, architect or engineer in the construction, reconstruction or alteration of or addition to a building.

(4) The Executive Authority may require the applicant

(a) to furnish him with any information which has not already been furnished; or

(b) to satisfy him that there are no objections which may lawfully be taken to the grant of permission to execute the work.

#### **4. Application for approval of, and sites therefore huts-**

(1) Every person who intends to construct, reconstruct or alter or add to a hut shall submit an application to the Executive Authority in the form specified in Appendix A-I together with a site plan in triplicate of the land in which the hut is to be constructed, reconstructed, or altered added to complying with the requirements specified in Appendix B as far as may be necessary. He shall also furnish information as to the purpose for which the hut is proposed to be constructed, reconstructed or altered or added to.

(2) If it is intended to use the hut or part thereof for any of the purpose specified in Schedule V to the Act or as a stage, cattle shed or cow-house, it shall be expressly stated in such application.

(3) The Executive Authority may require the applicant-

(a) to furnish him with any information which has not already been furnished; or

(b) to satisfy him that there are no objections which may lawfully be taken to the grant of permission to execute the work.

(4) If any information required under sub-rules (1) to (3) and if in the opinion of the Executive Authority incomplete or defective, he may require further information to be furnished.

(5) If any requisition made under sub-rules (3) and (4) is not complied with, within one month, his application shall be rejected.

#### **5. Proximity of conducts or aerial lines – Refusal of permission**

(1) Before granting permission for the construction or reconstruction or the addition or alteration to a building, Executive Authority shall take into consideration the proximity of aerial lines if any to the building and shall refuse permission for such construction, reconstruction addition or alteration, unless suitable arrangements are made by the applicant to meet the requirements of the rules made under the Indian Electricity Act, 1910.

(2) Permission to the construction or reconstruction of, or addition or alteration to a building shall be refused in case where the clearance between the building and the aerial lines is less than-

(a) 1.5 metres for low tension lines, 1.75 metres for high tension lines from accessible portions of buildings measured horizontally and 1.25 metres for both low tension and high tension from in accessible portion measured horizontally.

(b) 2.5 metres from portions of buildings not accessible to persons, measured vertically; and

(c) 2.5 metres from accessible portion of buildings, measured vertically.

(3) The Executive Authority may require the applicant;

(a) to furnish him with any information which has not already been furnished;

(b) to satisfy him that there are no objections which may lawfully be taken to the grant of permission to execute the work.

(4) No site lying within the distance of 30 metres from the Railway boundary shall be used for construction of “building” wall or other masonry construction without the consent of Railway authorities who may refuse such consent if in their opinion, the site is required for Railways.

## **6. Sites:**

(1) No site shall be approved for construction or execution of a dwelling or a dwelling house unless it has an extent of not less than 95 square metres and a minimum width of 9 metres;

Provided that in respect of reconstruction in built up areas or residential localities, where the houses are so situated that they are in a chain, the above minimum extent and the width of the site obtaining prior permission to reconstruction, whichever is less, shall apply;

Provided further this rule will not apply to shops, offices and godowns:

Provided also that this rule will not apply to the plots in respect of the layout approved by the Director of Town and Country planning or Madras Metropolitan Development authority in respect of Madras Metropolitan area or by the officers to whom such powers are delegated by them for development by the Tamil Nadu Housing Board, the Tamil Nadu Slum Clearance Board and similar Quasi-Government Agencies.

(2) No site, which would admit storm-water draining into it, owing to its level or location, shall be used for the construction of a building, unless arrangements are made to prevent effectively the flooding of the site, either by draining into a storm water course, if one is available, or by raising the level of the site to an adequate height by the deposit of layers of sound and non-perishable material.

(3) No site, wherein soil and subsoil would be saturated with water that dampness of the floor and walls of the building would be inevitable, shall be used for construction of a building unless a damp-proof course of a type, approved by the Executive Authority, is provided in basement of the building not higher than the level of the lower floor and unless the flooring is made with materials approved by Executive Authority which would effectively prevent the dampness rising in the floor of the building.

(4) No site be used for the construction of a building intended for public worship or religious purpose, without the prior approval of the Collector of the district who may

effuse such approval, if in his opinion, the use, purpose of the site and building is likely to endanger public peace and order.

Provided that an appeal shall lie against the Collector's decision to the Government who may issue such orders as they deem fit.

(5) No site, which is situated within a distance of 90 metres from a place used, as a burning or burial place or ground shall be used for the construction of any building without the previous approval of the Health Officer and no building intended for human habitation shall be built within 90 metres of such burning or burial place or ground unless such burning or burial place or ground was closed for burning of corpse and remained so closed for a period of not less than five years;

Provided that, no existing building situated within 990 metres from any burning or burial place or ground shall be reconstructed, or added to, without the previous approval of the Health Officer.

## **7. Location of building**

Every person, who constructs, reconstructs, or alters or add to building, shall wherever the site is within 15 metres of any tank, reservoir, water-course, river, fresh water channel or well, carryout such measure as may be necessary or as the Executive Authority may direct, for the purpose of preventing any contamination of or any risk of the drainage of building passing into, such tank, reservoir, water-course, river, fresh water channel or well.

## **8. Foundation**

(1) The foundation of every building newly constructed shall be:

(i) so constructed as to satisfy the Executive Authority that they will sustain the combined load of the building and of the superimposed load and transmit these loads to the subsoil in such manner as not to impair the stability of building or part thereof by the settlement caused by the pressure of such loads; and

(ii) taken down to such a depth or so constructed as to render the building immune from; damage movements due to seasonal variations in the context of moisture n the ground.

(2) Every person, who constructs, reconstructs adds to or alters a building, shall take such steps or do such things as the Executive Authority may direct or require, so as to secure proper stability of the building and to render the building immune from any settlement or movement that may be caused in the soil resistance, lateral escape of soft soil, sliding of the substratum on sloping ground distributed on concentrated lateral pressure or other causes.

## **9. Plinths**

(1) Every person, who constructs, reconstructs, adds or alters, a building shall comply with the following requirements:

The ground floor or lowest floor of the building shall be at such level as will allow of the effectual drainage of that floor. Unless the Executive Authority, having regard to the circumstances of the case, directs otherwise, it shall be not less than 45 centimetres above the ground or site level.

(2) Sub-rule (1) shall not apply to a cellar or granary below in the ground floor which is intended for storage only and constructed on dry soil or in such manner as to be impervious to moisture.

## **10. Superstructures – Walls, floors and rooms**

(1) Every person who constructs a building, shall cause every wall to be constructed of:

(a) good whole bricks or stones properly banded and solidly put together with good jointing material, compounded of good mud, good lime, or good cement and clay and or other suitable and durable material; or

(b) other good, hard and suitable incombustible material, properly and solidly put together.

(2) Sub-rule (1) shall not apply to huts or to cases where the permission of the Executive Authority has been obtained under section 195 or sub-section (2) of section 217 of the Act.

(3) Every person, who constructs a building, shall cause every wall to be built of sufficient thickness to ensure safety and stability regard being had to the length of the wall and the height of the building, the purpose for which the building is intended to be used, the dead load comprising the actual weight of walls, floors, stairs, landings, roofs and all other permanent constructions comprised in such building the super imposed load in respect of such building comprising all loads other than the deadload and also the maximum permissible loads for different kinds of work and materials of construction.

(4) (i) Every person who constructs a building shall cause every pillar, piles, frame works, beam and other construction carrying load in the building to be so designed and constructed as to withstand the combined deadload and the superimposed load.

(5) (i) Every person, who constructs a building, shall cause the floor and roof to be so designed and constructed as to withstand the combined deadload, due to their own weight and other superimposed load to which such floors and roofs may be subjected to.



(ii) The flooring of every such building shall be laid or paved with stones, cuddapah slabs, cement tiles or such other hard material, impervious to attacks by rat and to moisture, as may be required by the executive Authority.

(6) Unless otherwise specified by the Executive Authority, the deadload of the weight of walls, floors and roofs and the superimposed load expressed in terms of deadload as set forth in Appendices E and F shall be adopted.

(7) If the superimposed load on any wall, floor or roofs is to exceed that specified in Appendices E and F, such greater load shall be provided for with an equivalent margin of safety.

(8) In the cases of any floor or roof, intended to be used for a purpose for which a superimposed load is not specified in Appendices E and F, the superimposed load to be carried on such floor or roof shall be provided with an equivalent margin of safety.

(9) For stairs and landings, the superimposed load shall be taken as equivalent to a distributed load of not less than 390 to 394 kgs/square metre but each step shall be capable of safely supporting a concentrated load at any point of not less than sixty-eight kilograms ordinarily.

(10) For a roof the plane of which inclines upwards at a quarter angle than 20 degrees with the horizontal, the superimposed load, which shall for the purpose, be deemed to include wind pressure or casual load, shall be taken at 48.824 kgms/square metre of sloping surface normal to such sloping surface on either side or such roof.

(11) For all other roofs, unless otherwise specified by the Executive Authority, the superimposed load shall be taken at 195-295kgm/square metre measured on a horizontal plane.

(12) For all roofs of a domestic building unless otherwise specified by the Executive Authority, the superimposed load shall be taken at 273-416kgm/square metre measured on a horizontal plane.

(13) In case where a rolling load actuated by mechanical power, is to be provided for, such rolling load shall be taken as equivalent to statistical load 50 per cent in excess of the actual rolling load.

(14) Partition and other structures, superimposed on floor and roofs, may be included in the superimposed load, provided the weight of the partition or other structure per square metre of base does not exceed the permissible load per square metre of floor or roofs area. Partitions and other structures of greater weight shall be specifically provided for.

(15) Every person, who constructs a dwelling house or other domestic building, shall cause every external wall and every main wall to be built, unless otherwise specified

by the Executive Authority, of atleast the thickness specified in Appendix G. The thickness specified in Appendix G shall apply only to walls built in horizontal loads or courses of good whole bricks or of suitable stones or other blocks or hard and incombustible material.

(16) Every portion of the building shall be so designated as to be within the safe permissible loads for different materials of construction.

(17) The provisions of this rule as far as may be, apply to reconstruction of buildings.

#### **“11. Space about buildings and height of buildings**

(1) This rule applies only to buildings, newly constructed or reconstructed, to the conversion into a dwelling house of a building not originally constructed as a dwelling house and to additions made to existing building, irrespective of whether the new construction, conversion or addition to is in the ground floor, first floor or any other upper floor. In the case of an addition to any existing building the rule shall apply in respect of the addition only and not to the whole building.

(2) In the case of a public or private street not being a conservancy lane, no building (except a plinth steps and other similar structure not being above the ground floor level of the building and a fence or compound wall not exceeding 2.4 metres in height) shall be built-

(a) within 1.3 metres of the boundary of the street; and

(b) in the space between the building line and the street alignments as defined under section 166 of the Act.

Provided that any sunshade, canopy eaves or other similar projecting portions of the building may be allowed to a width not exceeding 0.6 metre and above a height or 2.5 metres, measured from ground level, if no pillar, wall or other structure is erected in the open space for support.

(3) The height of a building shall not exceed one and a half times the width of the street immediately abutting it plus the open space between the street and the building provided that this height may be exceeded to the extent of 1 metre for every 30 centimetre by which the corresponding portion of the building is set back from the street:

Explanation – The height of a building referred to in this sub-rule shall be reckoned from the level of the crown of the street immediately abutting the building.

(4) Where a building wholly or partly intended for human habitation is not separated from the adjoining buildings on two sides by an open space not less than one-fourth of the area of the site shall be left as vacant space open to the sky.

Explanation – An open courtyard may be included in the calculation of the area left as vacant space open to the sky.

(5) Sub-rule (4) shall not apply to building used solely as shops, offices or warehouses 5 and which are not used as dwellings:

Provided that if any such buildings or any portion thereof, is at any time proposed to be used as dwelling house or dwelling, permission for the Executive Authority shall be obtained and, the buildings shall be reconstructed or altered so as to comply in every respect with the requirements of sub-rule (4).

(6) The open space required to be left in and around buildings under sub-rule (4) shall, be measured at the level of the proposed construction, conversion, or addition, the boundary in the case of construction, conversion, or addition proposed on any floor other than ground floor being taken to be line along that floor vertically above the boundary line on the ground.

## **12. Parking space**

Every person intending to construct, reconstruct or alter or add to a building other than a hut, shall-

(a) provide for the use of the occupants and of persons visiting the premises for the purposes of profession, trade, business, recreation or any other work necessary parking space and parking facilities within the site, to the satisfaction of the Executive Authority, and conforming to the standards specified in the model bye-laws for parking standards; and

(b) make necessary provision for the circulation of vehicles gaining access to and from the premises into the street.

## **13. Dimensions of rooms**

(1) Every room (other than a kitchen, bath room or store room) whether newly constructed or reconstructed and intended to be used for purposes of human habitation, shall have-

(a) a height on an average of not less than 2.75 metres and not less than 2.1 metres at any point measured from the top surface of the floor of the room to the underside of the floor structure or roof structure above;

(b) a clear superficial area of not less than 7.5 square metres; and

(c) a width of not less than 2.5 metres.

(2) Every bath room, water closet and the bath room-cum-water closet whether newly constructed, or reconstructed shall have the following minimum dimensions-

- |       |                            |   |
|-------|----------------------------|---|
| (i)   | Bath room                  | 1.8 square metres with 1.5 metres by 1.2 metres |
| (ii)  | Water closet               | 1.08 square metres with 0.9 metre by 1.2 metres |
| (iii) | Bath room-cum-water closet | 2.7 square metres with 1.5 metres by 1.8 metres |

#### **14. Ventilation of building**

(1) Every room, which is intended for human habitation, shall be furnished with sufficient number of windows and ventilators totally providing a ventilation area of not less than one-eighth of the floor area of the room, affording effectual means of ventilation by direct communication with the external air.

(2) Windows and ventilators which open into verandah shall be deemed to communicate with the external air, provided that such verandah is not more than 3.75 metres wide and open throughout its entire length, into space open to the sky, the width of such open space being double width of the verandah, and in no case less than 1.75 metres.

(3) Every domestic building shall be so constructed that every room intended to be used for purposes of human habitation shall have atleast one side abutting for a length of not less than 2.5 metres on an open space, either external or internal. Such open space shall be not less than 1.7 metres in width.

(4) A building shall not be held to contravene sub-rule (3) if one side of a room abuts on an external or internal verandah which in turn abuts for not less than half of its length on such open space.

(5) Every open space external or internal required by the rule shall be, and be kept, free from any erection thereon and open to the sky.

(6) This rule shall apply to kitchens and storeroom but not to lavatories and bathrooms which shall have windows or ventilators of not less than 0.5 square metres abutting such open space:

Provided that the rule shall not apply to rooms provided with mechanical ventilation of air-condition:

Provided further that this rule will not apply to the plots in respect of the layout approved by the Director of Town and Country Planning or Chennai Metropolitan Development Authority in respect of Chennai Metropolitan area or by the officers to whom such powers are delegated by them, for development by the Tamil Nadu Housing Board, the Tamil Nadu Slum Clearance Board and Quasi-Government Agencies.

## **15. Stairs**

(1) All storeyed buildings shall be provided with sufficient number of staircases, depending on the number of occupants using the building, in suitable locations as may be accessible to the occupants within a distance of not more than 18 metres.

(2) All stairs shall comply with the following requirements.

(a) Width of stairs - The clear width of all stairways shall not be less than 60 centimetres excluding the handrails.

(b) Headroom – All stairways shall have atleast 2.1 metres of clear headroom, measured perpendicularly from the nosing.

(c) Treads and risers – Treads and risers shall be so proportioned that the sum of two risers and a tread width is not less than 60 centimetre and more than 62.5 centimetres. No riser shall be more than 17.5 centimeter and no tread width less than 25 centimetres. There shall be no variation in the widths of treads or the heights of risers in any one flight of stairs. No stairway should ordinarily be permitting cutting across any window. The surface material of stairs, treads and landings shall be such as not to involve undue danger of slipping.

(d) Landings – No stairway shall have a height of more than 3.75 metres between landings nor less than two risers between consecutive landings, the landings shall have a dimension not less than the width of stairs, measured in the direction of the run.

(e) Rails – Stair shall have walls or well secured balustrades or guards on both sides. Hand rails shall be placed not less than 75 centimetre and not more than 1 metre above the nosings of the treads.

(f) Space under stairs – The space beneath any stairway built in whole or in part of combustible material except handrails shall be left entirely open.

(g) Ventilation for staircases – Every staircase shall be lighted and ventilated to the satisfaction of the Executive Authority from an open space.

There shall be provided, a window or windows or ventilator or ventilators for an aggregate area of 1.5 square metres in each floor in such of the wall of the staircase room as about 1.5 metres open space to light and ventilates such staircase. The above provision can be dispensed with when an open well for light and ventilation within the space enclosed by the stair way and its landings is proposed to be provided the least horizontal dimensions of which are equal to twice the width of the staircase provided that there shall be in the roof directly over such staircase well a ventilating sky light provided with ridge ventilators or else, such sky lights shall be provided with fixed or movable louvers to the satisfaction of the Executive Authority. The glassed roof of the sky light shall not be less than square 3.57 metres in area. No lift or any other fixture shall be erected in such staircase well.

(h) **Passage giving access to staircase** – Even passage in a building in the ground floor shall, in no part, be less than the width of the staircase of such building to which it gives access. Provided that if only one such passage gives access to more than one staircase, its minimum width shall be equal to the width of such staircases plus one half of the total width of the remaining staircases.

**(3) Minimum width of doors, corridors or passage –**

No doorway or corridor passage serving as exit to a building shall be less than 1 metre in width. The doors of kitchen, bath and flush-out latrine shall not be less than 0.60 metre clear in width and the passage leading to the same shall not be less than 0.75 metres.

Provided that this rule shall not apply to the plots in respect of the layouts approved by the Director of Town and Country Planning or Chennai Metropolitan Development Authority in respect of Chennai Metropolitan Area or by the Officers to whom such powers are delegated by them, for development by the Tamil Nadu Housing Board, the Tamil Nadu Slum Clearance Board and similar Quasi-Government Agencies.

**16. Chimneys and flues**

Every place, wherein fire is kindled habitually, such as in kitchen or bathing place, shall be provided with efficient means for the escape of smoke or the products of combustion, directly from every fireplace. The means would depend upon the nature of roofing over the room in which the fire place is provided. In a tiled roof, the means shown in the sketches below should be adopted as the minimum requirements; in the case of terraced roofs a flue of adequate height and size should be provided.

**17. Drains and sanitary conveniences –**

(i) Every building shall be provided with means for the effectual drainage of storm water sullage and sewage from the premises and sufficient and suitable sanitary conveniences for the use of the occupants of the buildings.

(ii) There shall be atleast one water tap and arrangement for drainage in the vicinity of each water-closet or group of water closets in all buildings.

(iii) Each family dwelling unit on premises abutting on a sewer or with a private sewage disposal system shall have, atleast, one water closet and one kitchen type sink. It is desirable that a bath or shower shall be to meet the basic requirements of sanitation and personal hygiene.

(iv) All other structures for human occupancy or use on premises abutting on a sewer or with a private sewage disposal system shall have adequate sanitary facilities, but in no case less than one water closet and one other fixture for cleaning purposes.

(v) (a) Dwellings with individual convenience shall have atleast the following fitments, namely:-

- (1) One bath room provided with a tap;
- (2) One water-closet; and
- (3) One sink either in the floor or raised from the floor.

(b) Where only one water-closet is provided in a dwelling the bath and water-closet shall be separately accommodated.

(c) Dwellings without individual convenience shall have the following fitments, namely:-

- (1) One water tap with draining arrangements in each tenement;
- (2) One water-closet and one bath for every two tenements; and
- (3) Water tap in common bath room and common water-closets.

**Explanation** – The drainage arrangements and the sanitary conveniences shall be in accordance with such rules or byelaws as may have been framed in that behalf.

17-A. The requirements for fitments for drainage and sanitation in the use of building other than residential shall be in accordance with Appendix H

17-B. Fitment of solar assisted water heating system – the requirements for fitment of solar assisted water heating system in building shall be in accordance with Appendix-I.

## **18. Exemptions-**

The following buildings shall be exempted from the operation of these rules-

- (i) Any building which is the property of the State or Central Government;
- (ii) Any building constructed, reconstructed, altered or added to or intended to be constructed, reconstructed, altered or added to by the Government in accordance with such plan and in such manner as may be approved or directed in pursuance of any statutory provisions in that behalf.
- (iii) Any building constructed, reconstructed, altered or added to or intended to be constructed, reconstructed, altered or added to, to function solely as temporary hospital for the reception and theatre for persons suffering from catching disease.

## **19. Grant of exemptions**

(1) (a) The Government or any other authority empowered by the Government by a notification published in the Tamil Nadu Government Gazette, may either suo motto or on application exempt from the operation of all or any of the provisions of these rules, for reasons to be recorded in writing, any building or any specified class, of buildings provided that such application is made within sixty days from the date of receipt of the order of the executive authority against which such application is made to the Government or the authority empowered by the Government, as the case may be.

(b) The Government, may either suo motto or on appeal against any orders of the authority empowered by them, pass such orders, as deemed fit, provided such an appeal is made within thirty days from the date of receipt of the order of the authority empowered by the Government;

Provided that it is open to the Government or the authority empowered by the Government, as the case may be, to condone any delay for reasons to be recorded in writing, if applications under byelaw (a) above or appeals under this clause are not made to Government or the authority empowered by the Government, as the case may be, within the prescribed time.

(2) Any exemption granted under this rule shall not be deemed to be approved or permission for construction or reconstruction of any building required by or under the Tamil Nadu District Municipalities Act, 1920.

## **20. Space about huts**

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

## **21. Parking space and access ways**

Before granting permission for the construction or reconstruction of or addition or alteration to the building applied for, the Executive Authority/Commissioner shall take into consideration the provisions made in the plan for parking space and parking facility under rule 72 above and their adequacy with reference to the standard specified in this regard and the traffic circulation required to be provided under rule 12 and shall refuse permission for such construction or reconstruction, addition or alteration unless suitable arrangements are made by the applicant to provide to the satisfaction of the Executive Authority/Commissioner the required parking space, parking facilities and access ways.

## **22. Height of huts**

(1) No hut shall be more than one storey nor exceed 3.75 metre in height, measured from the top of the plinth to junction of the caves and wall.

(2) The wall of the hut, at the junction of the caves and wall, shall in no place be less than 1.75 metres in height measured from the top level of the plinth.

## **23. Alignments of huts**

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



**24. Passage between rows of huts**

Where an alignment determined under rule 21 does not correspond with the alignment of a street, a passage of atleast six metres measured from cave to cave shall be left between the rows of huts abutting on such alignment.

**25. Right to use passages by municipal authorities**

All passages referred to in rule 23 shall remain private property subject to a right in the municipal authorities to send carts among them or otherwise make use of them for any of the purposes of the Act.

**26. Open courtyard among huts**

Notwithstanding anything contained in rule 21, huts may, with the special sanction of the municipal council, be built so as to form an open courtyard comprising atleast one-fourth of the whole area occupied by the huts and courtyard.

**27. Space between huts**

Between any two huts, there shall be a space of atleast 1.24 metres from cave to cave.

**APPENDIX A**  
**(See rule 3(1))**

..... Municipality

**Application under Section (197, 204, 208, 213 or 215 as the case may be), of the Tamil Nadu District Municipalities Act, 1920 (Tamil Nadu Act V of 1920).**

Rule 3(1) of the Tamil Nadu District Municipalities Building Rules, 1966.

From

Name of the owner or the applicant  
Address

Sir,

I intend to construct/reconstruct/make alterations or addition to a building other than a hut, in the site or plot of land Town or Revenue Survey No..... Street or road name in the ward of division and in accordance with the provisions of section.

Section 1 97, 204, 208, 213 or 215 as the case may be and rules 3(1) of the Tamil Nadu District Municipalities Building Rules, 1972, I forward herewith in triplicate.

(a) A site plan of the land on which the building is to be constructed/reconstructed/altered or added (complying with the requirements of Appendix C of the rules); and

(b) A plan or plans of the building showing a ground plan of each floor, elevations and section (complying with the requirements of Appendix C of the rules); and

(c) A specification of work (complying with the requirements of Appendix D of the rules).

I intend to use the building only as a house/not as dwelling house but for the purpose of.

I request that the site may be approved and that permission may be accorded to execute the said work.

Signature of the owner of the land and building or the applicant.

Signature of the licenced builder.

Surveyor, architect or engineer.

#### CONDITIONS

(i) I agree not to proceed with the execution of the work until approval is signified by the Executive Authority under section 200 of the Tamil Nadu District Municipalities Act, 1920 or permissions is granted by the said authority under section 201 or section 210, as the case may be, or by the Municipal Council under section 202 or section 211 of the said Act.

(ii) I agree not to do any work otherwise than in accordance with the site and building plans and specifications which have been approved or in contravention of any of the provisions of the Tamil Nadu District Municipalities Act, 1920 or any rule, byelaw, order or other declaration made thereunder or of any direction or requisition lawfully given or made under the said Act, rules or byelaws.

(iii) I agree to make any alterations which may be required by any notice issued or by any order confirmed by the Executive Authority under section 205 or section 216 of the Tamil Nadu District Municipalities Act, 1920 as the case may be.

(iv) I agree to keep one of the approved site plan and one set of copies of the sanctioned plans of the buildings at the site of the building at all times when the work is in progress and also agree to see that such plans are available and the building is open at all time for the inspection of the Executive Authority or any officer authorized by him in that behalf.

(v) I agree to give notice to the Executive Authority in accordance with section 89 of the Tamil Nadu District Municipalities Act, 1920 and furnish a set of completion plans

within fifteen days from the date of completion or occupation of the building., whichever is earlier”.

(vi) I also agree not to occupy the building that will be constructed or reconstructed by me, or cause or permit it to be occupied until I have obtained a certificate from an officer of the Public Health Department of the Municipality as required by sections 26 and 33 of the Tamil Nadu Public Health Act, 1939.

Signature of the owner of the land and building or the applicant.

#### **APPENDIX A-1**

**(See rule 4(1))**

*Application for permission to construct/reconstruct or alter or add to a hut.*

**Under section 208 of the Tamil Nadu District Municipalities Act, 1920 (Tamil Nadu Act V of 1920 (Tamil Nadu Act V of 1920))**

To

Executive Authority

..... Municipality

Sir,

I beg to give notice that I intend to construct/reconstruct, make alterations or additions to a hut or huts on Survey No..... street..... ward No..... and in ..... accordance with the provisions of section 208 of the Tamil Nadu District Municipalities Act, 1920. Information as to the purpose for which the hut is proposed to be constructed, reconstructed, altered or added to is furnished.

I forward herewith in triplicate a site plan of the land on which the hut is to be constructed, reconstructed, altered or added to complying with the requirements of Appendix B of the rules, as far as may be necessary.

I request that the site may be approved and that permission may be accorded to the said work.

Signature of the owner of the land and hut.

Address:

Date :

## **CONDITIONS**

(i) I agree not to proceed with the execution of the work until permission is granted by the Executive Authority under section 200 of the Tamil Nadu District Municipalities Act, 1920 or permissions is granted by and the said authority under section 201 or section 210, as the case may be, or by the Municipal Council under section 202 or section 211 of the said Act.

(ii) I agree not to do any work otherwise than in accordance with the site and building plans and specifications which have been approved or in contravention of any of the provisions of the Tamil Nadu District Municipalities Act, 1920 or any rule, byelaw, order or other declaration made thereunder or of any direction or requisition lawfully given or made under the said Act, Rules or Byelaws.

(iii) I agree to make any alterations which may be required by any notice issued or by any order confirmed by the Executive Authority under section 216 of the Tamil Nadu District Municipalities Act, 1920.

(iv) I agree to give notice to the Executive Authority in accordance with section 89 of the Tamil Nadu District Municipalities Act of 1920 within fifteen days from the date of completion or occupation whichever is earlier.

(v) I also agree not to occupy the hut that will be constructed or cause or permit it to be occupied, until I have obtained a certificate from an officer of the Public Health Department as required by sections 26 and 33 of the Tamil Nadu Public Health Act, 1939.

Address:

Date :

Signature of the owner of the hut.

## **APPENDIX 'B'**

(See rule 3(2)(i))

### **The Site Plan**

The site plan should comply with the following requirements-

1. It should be drawn to scale of not less than 1 centimetre to 4 metres, provided that where circumstances are such as to make a smaller scale necessary or sufficient, the plan may with the consent of the Executive Authority be a scale of one centimeter to 8 meters.

2. It should show the boundaries of the site or plot for building.

3. It should give the survey number of the site or plot.

4. It should show the street or streets with name or names, on which the site or plot abuts of those from which access to the site or plot is proposed to be obtained.

5. It should give accurately the dimensions of the site or plot.

6. It should give the width of the street or streets on which the site or plots abuts of those from which access is proposed to be obtained.

7. It should show whether the street or streets on which the site or plot abuts of those from which access is proposed to be obtained are public or private, and if the latter what the names of the owner of the land occupied by them are and whether they have been formed and metalled, the existing proposed or approved building lines on each side of the street or streets should also be shown.

8. It should show the location of the proposed building on the site or plot and also the location of latrines, urinals, stables, cowshed and other appurtenances of the buildings as well as the positions and dimensions of the open spaces including the courtyards and in the site or plot forming the cartilage or appurtenance to the building and the passage or means of access provided for scavenging purposes.

9. It should show the position of wells, tanks, water-course, if any, in the site or plot and within a distance of twenty meters from it in any direction.

10. It should show the position and approximate height of all buildings within twelve metres of the site or plot.

11. It should incorporate the position and sections of trial pits within the site or plot describing so far as may be necessary and possible, the exact nature of soil and subsoil met with.

12. It should, so far as may be necessary and possible, record the water-level in the well, if any, in the site or plot or in the adjoining wells if any, with the date on which the observation were taken.

13. It should give the relative levels of the site or plot with reference to the crown of the street or streets on which the buildings abut on those from which access to the building is proposed to be obtained.

14. It should also show such other particulars required under any byelaws made by the Municipal Council under section 308 of the Tamil Nadu District Municipalities Act, 1920.

15. The Executive Authority may require the owner to furnish him with any further information which has not already been given.

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

17. In the case of an application for a hut, only a ground plan and section of the proposed hut showing the position from and dimension of the walls, rooms and roofs and the position and dimensions of windows or doorways need be furnished unless otherwise required by the Executive Authority.

**APPENDIX C**  
***Building Plans***  
**(See rule 3(2)(ii))**

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

2. The plans and sections should show-

(i) The depth and width of the foundation and the nature of the soil on which the foundation is to rest.

(ii) The level of the lowest door of the building and the level of all courtyards and open space with reference to the level of the surface or the site or ground adjoining the building and where possible to the level of the crown of the abutting street or streets or those from which access to the building is proposed to be obtained.

(iii) The position from and dimension of the walls, rooms, floors, roofs, chimneys and the several parts of the building and also the form and dimensions of any water-closet, earth-closet, privy, ash pit or cess pool to be constructed in connection with the building.

(iv) The drainage lines of the building and the position and level of the outfall of the drains and the position of any sewer with which the drainage is intended to be connected.

3. If the construction or reconstruction of a building or any temporary or permanent additions thereto, will render any serial electricity supply line accessible to

such building or structure such line shall be shown both in the plan and sections of the buildings or structures.

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

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

6. The Executive Authority may require the owner to furnish him with any further information, as far as may be necessary to show whether the building complies with any of the provisions of the Act and the rules and byelaws made thereunder.

#### **APPENDIX D**

(See rule 3(2))

#### **Specification**

The following particulars should be incorporated in the specification.-

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

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

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

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

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

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

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

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

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

**APPENDIX – E**  
(See rules 10 (6), (7) and (8))  
*Dead load of construction materials*

Serial number and description of materials	Weight in kilograms per cubic metre
(1)	(2)
1. Brick, in mud, lime or cement mortar	1,920
2. Coarsed rubble in lime or cement mortar	2,240
3. Laetrile in lime mortar	2,000
4. Concrete in lime or cement mortar	a. 1,920 (brick jelly) b. 2,240
5. Random rubble in lime or cement mortar	(hard broken stone)
6. Limestone	2,40 to 2,640
7. Sandstone	2,240 to 2,400
8. Cudapah slabs	2,720
9. Ashlar	2,400
10. Granite stones	2,640 to 2,800
11. Reinforced concrete	2,400
12. Cast iron	7,030 to 7,130
13. Wrought iron	7,700
14. Steel	7,850
15. Teak	625
16. Pine	610
17. Oak	8865
18. Fir	430 to 460

**APPENDIX –F**  
(See Rules 10 (6), (7) and (8))  
*(a) Loads and Terraced Roofs and Floors*

Dead and superimposed loads of floors and roofs

Dead loads.-

The dead load of roof or floor depends upon the thickness of floor by actual design; knowing the actual thickness of floor by actual design the dead load can be determined adopting the dead weight of the constructional materials.



**TABLE-1**  
**LIVE-LOADS OF FLOORS**

Loading class	Type of floors	Minimum Lived-loads kg.	Alternative Minimum lived-load	
		Kg. per sq.m. of floor area	Slap kg. Uniformly distributed span M.Width	BeamsKg. uniformly distributed over span
(1)	(2)	(3)	(4)	(5)
200	Floors in dwelling houses, tenements, hospital wards, bed rooms and private sitting rooms in hospitals and dormitories	200	500	1,200
250	Office floors other than entrance halls, floors of light workroom	250-400*	625-1000*	1500-2,400
300	Floor of banking halls, office entrance halls and reading rooms	300	750	1,800
400	Shop floors used for the display and sale of merchandises, floors of workrooms generally, floors of class rooms in schools, garages for vehicles not exceeding 2.5 metric tons gross weight-floors of place of assembly with fixed seating, restaurants circulations etc., space in machinery halls, power stations etc., where not occupied by plant or equipment.	400	1,0000	2,400
500	Floors of ware-house, workshops and othr buildings or parts of buildings and similar category for light weight lands, office	500	1,250	3,000

	floors for stage and filling purposes, floors of places of assembly without fixed seating, public rooms in hotels, dance halls, waiting halls, etc.			
750	Floors of ware-house, workshops and other buildings or parts of buildings of similar category for medium weight loads, floors of garages for vehicles not exceeding 4 metric tons gross weights.	750	For garage floors only 1.5 times maximum wheel load but not less than 9900 kg. considered to be distributed over 75 c.f.sq.	
1000	Floors of ware-house workshops, factories and other buildings of similar category for heavy weight loads, floors of book stores and libraries, roofs and pavement light over basements projecting under the public footpath, Stairs, corridors, landings and balconies not liable to over crowding. For Class 200 loading For all other classes Balconies liable to over crowding	300 500 500		

\*The lower value of 250Kg should be taken where separate storage facilities are provided and higher value of 400kg/s.q.m. should be taken where such provisions are lacking.

**TABLE II**

<b>Category and slope of roof</b>	<b>Imposed loads other than wind and snow</b>	<b>Minimum load</b>
<b>(1)</b>	<b>(2)</b>	<b>(3)</b>
Flat sloping or curved roof with slope upto and including 10 percent		
a. access provided	150kg/sq.m. measured on plane.	300 kg. uniformly distributed over a span of one metre width of roof slab and 70 Kg uniformly distributed.
b. access not provided plane	73 kg/sq.m. measured on plane.	150 kg. uniformly distributed over any span of one metre width of roof slab and 375 kg. uniformly distributed over the span in the case of all beams.
c. Sloping roof with slope grater than 10	75kg/sq.m.less one kg per every degree increase in slope over 10per cent.	
Roof with sheet covering	To provide for the loads incidental to maintenance all roof covering (other than glass) and supporting structures shall be capable of carrying a load of 90kg. concentrated on an area of 12.5 cm.sq. or uniformly distributed load of 40 kg.sq.m. whichever is more. This load is not in addition wind load shall be treated as occasional load.	
Curved roofs	(75-1251) kgs.m <sup>2</sup> where 40 kg m <sup>2</sup> -h- The height point of the highest point of the structure measured from its springing. I-Short width of the roof if singly curved and shorter of the two sides if double curved	

Category and slope of roof	Imposed loads other than wind and snow	Minimum load
(1)	(2)	(3)
Weight of roof materials		
1. Corrugated iron (Class I)		1.25 mm. thick 10.56 kg/sq.m.
2. Corrugated iron (Class II)		1.00 mm. thick 9.60 kg/sw.m.
3.	State	2,809 kg/sq.m.

The dead weight of other materials shall be calculated using the weight of constructional materials.

(b) Loads on sloping roofs and the pitch of roof-

Sl. No.	Description of roof pitch	Dead weight of roof in kg. per square metre
	(1)	(2)
1.	Flat and pan tiles (rise 1/4 to 1/3)	147
2.	Plain pan tiles (rise 1/4 to 1/3)	108
3.	Mangalore tiles (open and air)	78
4.	Mangalore tiles bedded with mortar over flat tiles (rise 2/4 to 1/3)	158
5.	Plain Mangalore tiles (rise 1/4 to 1/3)	54
6.	1mm. thick corrugated of boarding with Mangalore tiles (rise 1/6 to 1/4)	54
7.	Bengal terrace (rise 1/4 to 1/6)	112

**TABLE III**

II. Wind load – Wind pressure are expressed in terms of a basic pressure (P) which is an equivalent static pressure in the windward direction negative sign being used to indicate suction.

P. (kg/sq.m)

**BASIC WIND PRESSURE**

H/M	Zone I	Zone II	Zone III
Below 5	125	90	50
5-10	150	110	70
10-20	175	170	90
20-30	200	150	100
30-50	220	170	110
50-75	240	180	120
75-100	260	190	130
100-150	270	200	135
150-200	280	210	140
Above 200	290	220	145

Note.- The height in metres of exposed surface above the mean retarding surface and P- Total horizontal effect of wind in kg.m<sup>2</sup> which is made up of pressure on the windward surface and suction on the leeward surface.

### *Flat and Pitched roofs*

For flat and pitched roofs the wind pressure and sanctions shall be found by multiplying the basic pressure (p) determined as said above with the factors given in the following table, negative factor denoting suction.

Slopes of roof on windward side	Wind pressure on roof (Wind normal to eaves) External wind pressure	
	*Winward Slope	**Leeward slope
0	0.5	(-)0.50
10	(-) 0.33	-do-
20	(-) 0.16	-do-
30	...	-do-
40	0.14*	-do-
50	0.27*	-do-
60	0.38*	-do-
70	0.44*	-do-
80	0.48*	-do-
90	0.50	-do-

\*Windward and leeward halves in the case of flat roof.

\*\* the wind pressure to be assumed over intermediate roof slopes may be interpolated linearly.

### **APPENDIX G** **(See rule 10(15))**

Storey above ground level	Height of wall in metres above plain levels			Minimum thickness of external and partition and partition Masonry (excluding plaster residential and business building) (Thickness of wall in centimeters)						
	Exceedings	Not Exceeding	Length of wall in mtrs.	Base ment	Ground floor	I floor	II floor	III floor	IV floor	V floor
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
1		3.0	Any	30	20					
1	3.0	4.9	Do	40	30					
1	4.9	6.0	Do	50	40					
2		6.0	Under 10	30	20	20				
2		6.0	Under 10	40	30	20				
2	6.0	9.8	Under	40	30	30				

			10							
2	6.0	9.8	Over 10	50	40	30				
3		9.0	Over 10	40	30	20	20			
3		9.0	Over 10	50	40	30	20			
3	9.0	13.7	Under 10	50	40	30	30			
3	9.0	13.7	Over 10	60	50	40	30			
4		12.0	Under 10	50	40	30	30	20		
4		12.0	Over 10	60	50	40	30	30		
4	12.0	18.3	Under 10	60	50	40	30	30		
4	12.0	18.3	Over 10	70	60	50	40	30		
5		15.0	Under 10	60	50	40	30	30		
5		15.0	Over 10	70	60	50	40	30	30	
5	15.0	22.9	Under 10	70	60	50	40	30	30	
5	15.0	22.9	Over 10	80	70	60	40	40	30	9
6		18.0	Under 10	70	60	60	400	30	30	30
6		18.0	Over 10	80	70	60	50	40	30	30
6	18.0	27.4	Under 10	80	70	60	50	40	40	30
6	18.0	27.4	Over 10	90	80	70	60	50	40	30

**APPENDIX-H**  
**(See Rule 17-A)**

**TABLE 1 – OFFICE BUILDINGS**

Serial Number	Fitments	For Accommodation other than for Principals	
		For Male Personnel	For Female Personnel
(1)	(2)	(3)	(4)
1.	Water-closets	1 for every 25 persons or part thereof	1 for every 15 persons or part thereof
2.	Ablution taps	1 in each water closet	1 in each water closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closet and urinals.	
3.	Urinals	Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-1000 persons From 101 to 200 persons add at the rate of 3 per cent For over 2000 persons add at the rate of 2.5 per cent.	
4.	Wash basins	1 for every 25 persons or part thereof	
5.	Drinking water fountains	1 for every 100 persons with a minimum of one on each floor.	
6.	Cleaner's sinks	1 per door Min. preferably in, or adjacent to sanitary rooms.	

**TABLE 2 – FACTORIES**

Serial Number	Fitments	For Male Personnel	For Female Personnel
1.	Water-closets	1 for 1-15 persons	1 for 1-12 persons
		2 for 15-35 persons	2 for 13-25 persons
		3 for 36-65 persons	3 for 26-40 persons
		4 for 66-100 persons	4 for 41-57 persons
			5 for 58-77 persons
			6 for 78-100 persons
		From 101-200 persons add at the rate of 3 per cent	From 101-200 persons add at the rate of 5 per cent

		From over 200 persons, add at the rate of 2.5 per cent.	From over 200 persons, add at the rate of 4 per cent.
2.	Ablution taps	1 in each water closet	1 in each water closet
		1 water tap with drainage arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals	
3.	Urinals	1 upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons From 101 to 200 persons, add at the rate of 3 per cent. For over 200 persons, add at the rate of 2.5 per cent.	
4.	Washing taps with drainage arrangements	1 for every 25 persons or part thereof.	
5.	Drinking water fountains	1 for every 100 persons with a minimum of one on each floor.	
6.	Baths (preferably showers)	As required for particular trades or occupations	
Note: For many trades of a dirty or dangerous character, more extensive provision are required bylaw.			

**TABLE-3-CINEMAS, CONCERT HALLS AND THEATRES**

Serial Number	Fitments	For Male Public	For Female Public	For Male Staff	For Female Staff
(1)	(2)	(3)	(4)	(5)	(6)
1.	Water-closets	1 per 100 persons upto 400 persons	2 per 100 persons upto 200 persons	1 for 1-15 persons 2 for 16-35 persons	1 for 1-12persns 2 for 13-25 persons
		For over 400 persons add at	For over 200 persons, add		



		the rate of 1 per 250 persons or part thereof	at the rate of 1 per 100 persons or part thereof		
2.	Ablution Taps	in each water-closet	1 in each water-closet	1 in each water closet	1 in each water closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals.			
3.	Urinals	1 for 50 persons or part thereof	.....	Nil, upto 6 persons 1 for 7-20 persons 2 for 21-45 persons	
4.	Wash basins	1 for every 200 persons or part thereof	1 for every 200 persons or part thereof	1 for 1-15 persons 2 for 16-35 persons	1 for 1-12 persons 2 for 13-25 persons

**TABLE-4-ART GALLERIES, LIBRARIES AND MUSEUMS**

Serial Number	Fitments	For Male Public	For Female Public	For Male Staff	For Female Staff
(1)	(2)	(3)	(4)	(5)	(6)
1.	Water-closets	1 per 100 persons upto 400 persons	1 per 100 persons upto 200 persons	1 for 1-15 persons 2 for 16-35 persons	1 for 1-12persns 2 for 13-25 persons
		For over 400 persons add at the rate of 1 per 250 persons or part thereof	For over 200 persons, add at the rate of 1 per 150 persons or part thereof		
2.	Ablution Taps	in each water-closet	1 in each water-closet	1 in each water closet	1 in each water closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets and urinals.			
3.	Urinals	1 for 50 persons or part thereof	.....	Nil, upto 6 persons 1 for 7-20 persons 2 for 21-45 persons	

4.	Wash basins	1 for every 200 persons or part thereof	1 for every 200 persons or part thereof	1 for 1-15 persons 2 for 16-35 persons	1 for 1-12 persons 2 for 13-25 persons
5.	Cleaner's sinks	.....	1 per floor, Min	.....	.....

[Note: It may be assumed that two-thirds of the number are males and one third females]

**TABLE-5- HOSPITALS INDOOR PATIENT WARDS.**

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

**TABLE-6-HOSPITALS OUTDOOR PATIENT WARDS**

Sl.	Fitments	For Males	For Females
(1)	(2)	(3)	(4)
1.	Water-closets	1 for every 100 persons or part thereof	2 for every 100 persons or part thereof
2.	Ablution taps	1 in each water closet 1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals.	1 in each water-closet
3.	Urinals	1 for every 50 persons or part thereof.	.....
4.	Wash basins	1 for every 1000 persons or part thereof	1 for every 100 persons or part thereof.

**TABLE-7-HOSPITALS (ADMINISTRATIVE BUILDINGS), MEDICAL STAFF QUARTERS AND NURSES HOMES)**

Sl. No.	Fitments	For Administrative Buildings		For Medical Staff Quarters (Hostel Type)		For Nurses Homes (Hostel Type)
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1.	Water-closets	1 for every 25 persons or part thereof	1 for every 15 persons or part thereof	1 for 4 persons	1 for 4 persons or part thereof	1 for 4 persons or
2.	Ablution	1 in each water-closet	1 in each water closet	1 in each water closet	1 in each water-closet	1 in each water-closet
	1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water-closets					
3.	Nil upto 6 persons 1 for 7-20 persons, 2 for 21-45 persons 3 for 46-70 persons, 4 for 71-100 persons, From 101 to 200 persons, add at the rate of 3 per cent. For over 200 persons, add at the rate of 2.5 per cent.	1 in each water-closet	1 in each water closet	1 in each water closet	1 in each water-closet	1 in each water-closet
4.	Wash basins	1 for every 25 persons or part thereof	1 for every 25 persons or part thereof	1 for every 8 persons or part thereof	1 for every 8 persons or part thereof	1 for every 8 persons or part thereof.
5.	Baths (with shower)	1 for each floor	1 for each floor	1 for 4 persons or part thereof	1 for 4 persons or part thereof	1 for 4-6 persons or part thereof.

6.	Cleaner's sinks	.....	1 per floor, Min	.....		
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**TABLE-8-HOTELS**

Sl. No.	Fitments	For Residential Public and Staff	For Public Rooms		For Non-residential staff	
			For Males	For females	For Male Staff	For Female Staff
(1)	(2)	(3)	(4)	(5)	(6)	(7)
1.	Water closets	1 per 8 persons omitting occupants of the room with attached water-closets, minimum of 2 if both sexes are lodged	1 per 100 persons upto 400 persons for over 400, add at the rate of 1 per 250 persons or part thereof	2 per 100 persons upto 200 persons' For over 200, add at the rate of 1 per 100 persons or part thereof	1 or 1-15 persons 2 for 16-35 person 3 for 36-65 persons 4 for 66-100 persons	1 for 1-12 persons 2 for 13-25 persons 3 for 26-40 persons 4 for 41/57 persons 5 for 58/77 persons 6 for 78/100 persons
2.	Ablution taps	1 in each water closet	1 in each water closet	1 in each water closet	1 in each water closet	1 in each water closet
		1 water tap with draining arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closets and urinals				
3.	Urinals	.....	1 per 50 persons or part thereof	.....	Nil upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-1000 persons	.....

4.	Wash basins	1 per 10 persons omitting the wash basins installed in the room suite	1 per water closet and urinal provided	1 per water-closet provided	1 for 1-15 persons 2 for 16-35 persons 3 for 36-55 persons 4 for 56-100 persons	1 for 1-12 persons 2 for 13-25 persons 3 for 26-40 persons 4 for 41-57 persons 5 for 58-77 persons 6 for 78-100 persons
5.	Baths	1 per 10 persons omitting occupants of the rooms with bath in suite				
6.	Slop sinks	1 per 30 bed-rooms, 1 per floor, Min.				
7.	Kitchen sinks and dish washers		.....	1 in each kitchen	.....	

**Note:** It may be assumed that two-third of the member are males and one-third females.

**TABLE-9-RESTAURANTS**

Sl. No.	Fitments	For Male Public	For Female Public	For Male Staff	For Female Staff
(1)	(2)	(3)	(4)	(5)	(6)
1.	Water-closets	1 for 50 seats upto 200 seats. For over 200 seats, add at the rate of 1 per 100 seats or part thereof	1 for 50 seats upto 200 seats. For over 200 seats, add at the rate of 1 per 100 seats or part thereof.	1 for 1-15 persons 2 for 16-35 persons 3 for 36-65 persons 4 for 66-100 persons	1 for 1-12 persons 2 for 13-25 persons 3 for 26-40 persons 4 for 41-57 persons 5 for 58-77 persons 6 for 78-100 persons

2.	Ablution taps	1 in each water-closet	1 in each water-closet	1 in each water-closet	1 in each water-closet
		1 water tap with drainage arrangements shall be provided for every 50 persons or part thereof in the vicinity for water-closets and urinals.			
3.	Urinals	1 for 5 seats	.....	Nil, upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons	.....
4.	Wash basins	.....	1 for every water-closet provided	.....	
5.	Kitchen sinks and	.....	1 in each kitchen	.....	
6.	Slop or service	.....	1 in the restaurant	.....	

[**Note:** It may be assumed that two-thirds of the number are males and one third females].

**TABLE-10-SCHOOLS**

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

4.	Wash basins	1 per 15 pupils or part thereof	1 per 40 pupils or part thereof	1 per 40 pupils part thereof	1 for every 8 pupils or part thereof	1 for every 6 pupils or part thereof
5.	Baths	1 bath sink per 40 pupils or part thereof	.....	....	1 for every 8 pupils or part thereof	1 for every 6 pupils or part thereof
6.	Drinking water fountains	1 for every 50 pupils or part thereof.	1 for every 50 pupils or part thereof	1 for every 50 pupils or part thereof	1 for every 50 pupils or part thereof	1 for every 50 pupils or part thereof
7.	Cleaner's sinks	.....	1 per floor, Min.	.....		

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

**TABLE-11-HOSTELS**

Sl. No.	Fitments	For Residents and Residential Staff		For Non-Residential Staff		Rooms wherein outsiders are received	
		For Males	For Females	For Males	For Females	For Males	For Females
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1.	Water-closets	1 for every 8 persons or part thereof	1 for every 6 persons or part thereof	1 for 1-15 persons 2 for 16-35 persons 3 for 36-65 persons 4 for 66-100 persons	1 for 1-12 persons 2 for 13-25 persons 3 for 26-40 persons 4 for 41-57 persons 5 for 58-77 persons 6 for 78-100 persons	1 per 100 persons upto 400 persons For every 400 persons, add at the rate of 1 for 250 persons or part thereof	2 per 100 persons upto 200 persons For over 200 persons, add at the rate of 1 for 100 persons or part thereof

2.	Ablution Taps	1 in each water closet	1 in each water closet	1 in each water closet	1 in each water closet	1 in each water closet	1 in each water closet
		[One water tap with draining arrangements shall be provided for every 5 persons or part thereof in the vicinity of and urinals]					
3.	Urinals	1 for 25 persons or part thereof	.....	Nil, upto 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons	.....	1 per 50 persons or part thereof	
4.	Wash basins	1 for 8 persons or part thereof	1 for 6 persons or part thereof	1 for 1-15 persons 2 for 16-35 persons 3 for 36-65 persons 4 for 66-100 persons	1 for 1-12 persons 2 for 13-25 persons 3 for 26-40 persons 4 for 41-57 persons 5 for 58-77 persons 6 for 78-100 persons	1 per each water closet and Urinal provided	1 per each water closet provided
5.	Baths	1 for 8 persons or part thereof	1 for 6 persons or part thereof				
6.	Cleaner's sinks	.....	1 per floor, Min.	.....			



**TABLE-12- SANITARY REQUIREMENT FOR LARGE STATIONS AND AIRPORTS**

Sl. No.	Place	Water closets for Male	Water closets for Female	Urinals for Males only
(1)	(2)	(3)	(4)	(5)
1.	Junction stations, intermediate stations and bus stations	3 for first 1,000 persons and 1 for every subsequent 1,000 persons or part thereof	4 for first 1,000 persons and 1 for every additional 1,000 persons	4 for every 1,000 persons and 1 for every additional 1,000 persons
2.	Terminal stations and bus terminals	4 for first 1,000 persons and 1 for every subsequent 1,000 persons or part thereof	5 for first 1,000 persons and 1 for every additional 1,000 persons or part thereof	6 for first 1,000 persons and 1 for every additional 2,000 persons part thereof
3.	Domestic airports, Min	2*	4*	2*
	for 200 persons	5	8	6
	for 400 persons	9	15	12
	for 600 persons	12	20	16
	for 800 persons	16	26	20
	for 1000 persons	18	29	22
4.	International airports			
	for 200 persons	6	10	8
	for 600 persons	12	20	16
	for 100 persons	18	29	22

[Note: Separate provision shall be made for staff and workers at these traffic terminal stations].

\*At least one Indian style water-closet shall be provided in each toilet. Assume 60 males to 40 females in any area.

### **APPENDIX-I (See Rule 17-B)**

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

- (a) hospitals and nursing homes;
- (b) hotels, lodges and guest house;
- (c) hostels of Schools, Colleges, Training Centres;
- (d) Barracks of armed forces, paramilitary forces and police;
- (e) individual residential buildings having more than 150 square metre plinth area;
- (f) functional buildings of railway stations and airports like waiting rooms, retiring rooms, rest rooms, inspection bungalows and catering units;

(g) community centres, banquet halls, Bharat Ghars, Kalyana mandapams and buildings for similar use;

in which there is a system or installation for supplying hot water, a provision shall be made for an auxiliary solar assisted water heating system;

2. The Executive Authority before giving approval for the construction of new building shall ensure if it has a provision in the building design itself for an insulated pipeline from the rooftop in the building to various distribution points where hot water is required. The new building shall have provision for continuous water supply to the solar water heating system. The new building shall also have open space on the rooftop to receive direct sun light. The load bearing capacity of the roof shall atleast be 50 kilogram per square meter. All new buildings shall have solar assisted water heating system installed before they are utilized for business or other activity.

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

4. The capacity of solar water assisted heating system to be installed on the building of different categories mentioned in item 1 above shall be decided in consultation with the Executive Authority. The recommended minimum capacity shall not be less than twenty five litres per day for each bath room and kitchen subject to the condition that maximum of 50 per cent of the total roof area is provided with the system.

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

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