

भोपाल, दिनांक 30 मई 2012

क्र. एफ. 3-131-2012-बत्तीस.—भारत के संविधान के अनुच्छेद 348 के खण्ड (3) के अनुसरण में, इस विभाग की अधिसूचना क्रमांक एफ. 3-131-2012-बत्तीस, दिनांक 30 मई 2012 का अंग्रेजी अनुवाद राज्यपाल के प्राधिकार से एतद्वारा प्रकाशित किया जाता है.

मध्यप्रदेश के राज्यपाल के नाम से तथा आदेशानुसार,
आशीष सक्सेना, उपसचिव.

Bhopal, the 30th May 2012

F-3-131-2012-32.—In exercise of the powers conferred by sub-section (1) of Section 85 read with sub-section (3) of Section 24. The State Government hereby makes the following Rules, the same having been previously published in the Madhya Pradesh Gazette (Extra-ordinary) dated 13 April 2012 as required by sub-section (1) of Section 85 of the said Act.

RULE

PART-I

GENERAL

1. Short title.—(1) These rules, may be called the Madhya Pradesh Bhumi Vikas Rules, 2012.

(2) These rules shall come into force from their publication in the Official Gazette.

2. Definitions.— In these rules, unless the context otherwise requires-

- (1) "accessory use" means any use of the premises subordinate to the principal use and customarily incidental to the principal use;
- (2) "Act" means the Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 (No. 23 of 1973);
- (3) "alteration" means a change from one occupancy to another or a structural change such as an addition to the area or height or the removal of part of a building or any change to the structure such as the construction of or cutting into or removal of any wall, partition, column, beam, joist, floor or other support or a change in or closing of any means of ingress or egress or a change of the fixtures or equipment;
- (4) "approved" means approved by the Authority having jurisdiction or power;
- (5) "Authority having jurisdiction" (hereinafter referred to in these rules as "Authority") in relation to development and building activities means,-

(a) the Director of Town & Country Planning or any other officer authorized by him in this behalf for granting permission for development of land in Planning areas and also in such non planning areas where these rules are made applicable by notification. The development of land includes,-

- (i) making material change in land including its sub division and change in its use in terms of occupancy;
- (ii) construction of any type of building.

(b) the Municipal Corporation or Municipal Council or Nagar Parishad, as the case may be, or an officer authorized by or under the relevant Municipal Law or the Gram Panchayat or such other authority or officer so authorized under the Madhya Pradesh Panchayati Raj Evam Gram Swaraj Adhiniyam, 1993 (No. 1 of 1994) for granting permission for construction/ alteration, demolition of building in planning area and non-planning area falling within their respective jurisdictions.

Explanation – (1) The expressions "Municipal Corporation" or "Municipal Council" or Nagar Parishad whenever the context so requires shall include the Administrator referred under section 423 of the Madhya Pradesh Municipal Corporation Act, 1956 (No. 23 of 1956) or "the person or committee of persons" appointed by the State Government under section 328 or section 337 of the Madhya Pradesh Municipalities Act, 1961 (No. 37 of 1961);

(2) The expressions "Gram Panchayat" whenever the context so requires shall include the "the person or committee of persons" appointed by the State Government or the prescribed authority under clause (b) of sub-section (3) of section 87 of The Madhya Pradesh Pachayati Raj Evam Gram Swaraj Adhiniyam, 1993 (No. 1 of 1994);

(6) "balcony" means a horizontal projection, including a handrail or balustrade, to serve as passage or a sitting out place;

(7) "basement" means that part of the building which has been constructed below the plinth level. However, in certain cases, where the topography of the site permits, the part of the building below the ground or reference level could also be called the basement;

(8) "building activities" means,—

- (a) erection, re-erection, making material alteration and demolition of any building;
- (b) development of land as a composite building scheme and corporate development;
- (c) development and redevelopment of any tract of land which includes division and sub-division into plots or various land uses within a colony;

Note : (1) In all the above three cases, the development permission shall be granted or refused, as the case may be, by the Director of Town and Country Planning;

(2) The building permission shall be granted or refused by Municipal Corporation or Municipal Council or Nagar Parishad or Gram Panchayat as the case may be, within their respective jurisdictions;

- (9) "building height or height of a building" means the vertical length of the building which shall be measured from a ground or reference level. Such ground or reference level would be at the centre point of frontage of the plot or land from which the access is being taken. If the site is sloping, the reference level will be taken at the centre line of the existing or proposed approach road or street in front of the plot or land from which the access is being taken or the average level of the plot, whichever is higher. The height of the Machine rooms, mumpree, still floors, podiums, service floors, parking floors shall not be included in the calculation of building height.

The following appurtenant structures shall not be included in the calculation of the height of a building if the aggregate area of such structures does not exceed one-third of the area of roof of the building upon which they are erected,-

- (a) water tanks and their supports;
 - (b) chimneys, ventilating pipes, air-conditioning, lift rooms and similar service equipment;
 - (c) temporary shade for plants; and
 - (d) parapet walls and architectural features not exceeding 1.5 meter in height;
- (10) "building line" means the line up to which the plinth of a building may lawfully extend on the side, which abuts the street or an extension of a street or a strip of land ear-marked or reserved for future construction of street and such line has been so prescribed in the approved plan or co-ordination plan or the scheme by the Authority.
- (11) "chhajja" means a sloping or horizontal structural overhang usually provided over opening on external walls to provide protection from sun and rain and includes architectural extension;
- (12) "chimney" means an upright shaft containing and encasing one or more flues provided for the conveyance to the outer air of any product of combustion resulting from the operation of any heat producing appliances or equipment, employing solid or liquid or gaseous fuel;

- (13) "chowk or courtyard" means a space permanently open to sky, enclosed fully or partially by building and may be at ground level or any other level within or adjacent to a building;
- (14) "chowk inner" means a chowk enclosed on all sides;
- (15) "chowk outer" means a chowk where at least one of its sides is not enclosed;
- (16) "clear height" means the vertical distance measured from the finished floor surface to the underside of the beam that support the ceiling;
- (17) "Code" means the National Building Code of India (NBC) as published by the Bureau of Indian Standards (BIS);
- (18) "conversion" means the change of occupancy of premises to any other occupancy or use; which requires additional occupancy permit
- (19) "corner site" means a site at the junction of two or more intersecting streets;
- (20) "covered area or ground coverage" means the area of the land covered by the plinth of the building at the ground floor level. This shall exclude the area of the plinth not covered by roof at top. Cantilevered projection equal to floor height, but restricted to the extent of 4.5 meters, at the slab level with clear height for vehicular / pedestrian movement shall not be included in the covered area. The areas covered by the porch, service ducts, private garage not exceeding 25 sq. meters on ground floor, podium, stilt, staircase, fire escapes, ramps, mechanized parking areas, refuse chutes, two watchmen huts and one pump room each not exceeding 6 sq meters, atrium if not used for commercial activities and lift wells shall not be included in the covered area;
- (21) "Cul de Sac" means a lane, one end of which terminates as a dead end providing no further access;
- (22) "density" means the residential density as expressed in terms of number of dwelling units per hectare.-

Explanation,- (1) Where such densities are expressed as exclusive of community facilities and provision for open spaces and major roads

(excluding incidental open spaces), these shall signify net residential densities. Where these densities are expressed after including open space and community facilities and major roads, these shall signify gross residential densities.

(2) Incidental open spaces are mainly open spaces required by these rules to be left around and in between two buildings to provide lighting and ventilation;

- (23) "Development Authority" means a Town and Country Development Authority established under section 38 of the Madhya Pradesh Nagar Tatha Gram Nivesh Adhinyam, 1973 (No. 23 of 1973) or a Special Area Development Authority constituted under section 65 of the said Act;
- (24) "drain" means a line of pipes including all fittings and equipments, such as manholes, inspection chambers, traps, gullies and floor traps, used for the drainage of a building or a number of buildings or yards appurtenant to building, within the same cartilage and shall include open channels used for carrying surface water;
- (25) "drainage" means the removal of any liquid by a system constructed for this purpose;
- (26) "dwelling unit (tenement)" means an independent dwelling unit with separate facilities for living, cooking and sanitary requirement;
- (27) "exit" means a passage, channel or means of egress from any building stories or floors, to a street or other open space of safety;
- (28) "Farm House" means a house in such areas and built subject to such conditions as specified in rule 17;
- (29) "floor" means the lower surface in a storey on which one normally walks in a building. The general term, "floor" unless otherwise specially mentioned shall not refer to a "Mezzanine Floor";

Note: The sequential number of floor shall be determined by its relation to the determining entrance level. For floors at or wholly above ground level with lowest floor in the building with direct entrance from the road or street shall be termed as ground floor. The

other floors above floor 1 shall be numbered in sequence as floor 2, floor 3 and so on, with numbers increasing upwards.

- (30) "Floor Area Ratio" (FAR) means the ratio of total built up area in a building on all floors to the total plot area of the land in question. The built up area shall mean the total built up area on all floors excluding the area under lift wells, service ducts, machine room for lifts, water tanks, escalator, lift lobby, fire escapes, ramps, refuse chutes and service ducts, mezzanine floor, balcony (upto a width of 1.20 mtrs) parking areas, parking floors, mechanized parking areas, porch, service floors, podiums , private garage (not exceeding 25 sq. mtrs.), servant quarter(not exceeding 25 sq. mtrs.), basement subject to the provision of rule 76, corridors, arcades, lobbies, mumpfee, staircases, entrance lobbies or foyers, atrium which is not used for commercial activity, pump room and two watchmen hut each not exceeding 6 sq. meters, but shall include covered projections exceeding the limits prescribed under rule 58.

Provided that in commercial use premises, the area of foyer(s) or entrance lobby(s) located on the ground floor which exceeds 20% of permissible ground coverage shall be counted in the FAR

Note: If the built form below the ground or reference level is used as habitable accommodation because of the existing topography such area may be permitted as habitable area and shall be counted in the Floor Area Ratio;

- (31) "fire separation" means the distance in meters measured from any other building on the site or from other site, or from the opposite side of a street or other public space to the building;
- (32) "foundation" means a part of structure which is in direct contact with and transmits loads to the ground;
- (33) "front open space" or front marginal open space (FMOS) means an open space across the front of a plot;
- (34) "ground level" means ground or reference level which would be at the centre point of frontage of the plot or land from which the access is being taken. If the site is sloping, the reference level will be taken at the centre line of the existing or proposed approach road or

street in front of the plot or land from which the access is being taken or the average level of the plot, whichever is higher.

- (35) "group housing" means housing of a number of dwelling units on an undivided plot of land, built compositely and integrally where land and building (excluding individual units) are held jointly, building and services are maintained jointly and the construction is undertaken as one composite unit ;
- (36) "habitable purpose" means a built space being occupied or designed for occupancy by one or more persons for study, living, sleeping, eating, cooking purpose but shall not include bath-rooms, water closet compartments, laundries, serving and storage pantries, corridors, cellars, attics and spaces that are not used frequently or during extended periods ;
- (37) "habitable room" means a room occupied or designed for habitable purpose;
- (38) "high rise building" means a building,—
 (a) which consists of more than ten stories; or
 (b) which has a height of more than 30 meters"
- Note:** The height of the building means the height defined and calculated in accordance with sub-rule (9) of rule 2.
- (39) "ledge or land" means a shelf like projection, supported in any manner whatsoever, except by means of vertical supports within a room itself but not having projection wider than one meter;
- (40) "Licensed Architect/ Structural Engineer/Engineer/ Town Planner/ Supervisor Group" means respectively a qualified Architect/ Structural Engineer/ Engineer/ Town Planner/ Supervisor Group who, where necessary, has been licensed as such by the Authority;
- (41) "lift or escalator" means an appliance designed to transport persons or materials between two or more levels in a vertical or substantially vertical direction by means of a guided platform;
- (42) "loft" means an intermediary floor between two floors which is constructed for storage purposes;

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- (43) "mezzanine floor" means an intermediate floor, between ground floor and first floor;
- (44) "multiplex" means a building consisting of two or more cinema halls with or without shopping area;
- (45) "occupancy or use group" means the principal occupancy for which a building or a part of a building is used or intended to be used for the purpose of classification of a building according to occupancy. An occupancy shall be deemed to include subsidiary occupancies, which are contingent upon it.

Explanation. The occupancy classification shall be as under:-

(i) "residential buildings" include any building in which sleeping accommodation is provided for normal residential purposes with or without cooking or dining or both facilities. It includes single or multi-family dwellings, lodging or boarding houses, dormitories, apartment houses and flats;

(ii) "educational buildings" include any building used for school, college or day-care purposes involving assembly for instruction, education or recreation incidental to educational buildings;

(iii) "institutional building" include any building or part thereof which is used as hospitals, sanatoria, custodial institution, penal institutions like jails, prisons, Legislative Assembly Building, Governor House, Universities, Embassy Buildings, Stock Exchange, Insurance Building, Banks, Society, Non Governmental Organisation, Financial Institutions, Social Institutions, Religious Institutions, Office Buildings (Government /Semi- Government/ Private) and such other purposes;

(iv) "assembly building" include any building or part of a building where groups of people congregate or gather for amusement, recreation, political, social, religious, civil, travel and similar purposes for example theatres, motion picture houses, assembly hall, auditoria, exhibition halls, museums, skating rinks, gymnasium, restaurants, place of worship, dance halls, club room, passengers stations and terminals of air, surface and other public transportation services, recreation piers and stadium;

(v) "mercantile Building" means any land or building or part thereof which is used for the purpose of carrying on any trade, business or profession or sale or exchange of goods or services of any type whatsoever with a view to making profit and also includes the use of any land or buildings for storage of goods or as an office or as hotel and includes any building or part of a building which is used as multiplex, shops, stores, markets, for display and sale of merchandise either wholesale or retail. Storage and service facilities incidental to the sale of merchandise and located in the same building shall be included under this group.

(vi) "industrial building" means any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated, manufactured, assembled or processed and include assembly plants, laboratories, power plants, smoke houses, refineries, gas plants, dairies and factories;

(vii) "storage building" means any building or part of a building used primarily for the storage or sheltering of goods, wares or merchandise and includes warehouses, cold storages, freight depots, transit shades, store houses, public garages, hangers, truck terminals, grain elevators;

(viii) "hazardous building" means any building or part of a building which is used for the storage, handling, manufacture or processing of hazardous substances as defined under the applicable law;

- (46) "open mall" means a building or group of buildings where commercial activity is carried out along with storage, godown, logistics, administrative facility, parking (open or covered);
- (47) "open space" means an area forming an integral part of the plot left open to sky;
- (48) "parapet" means a low wall or railing built along the edge of a roof or a floor;
- (49) "parking floor" means a floor designed for the use as a parking space;
- (50) "parking space" means an area enclosed or unenclosed, covered or open, sufficient in size to park vehicles together with a driveway

connecting the parking space with a street or an alley and permitting ingress and egress of the vehicle ;

(51) "permission" means an authorization in writing by the authority to carry out work of development or building and regulated by these rules, which would be unlawful otherwise;

(52) "plinth" means the portion of the structure between the surface of the surrounding ground and surface of the floor immediately above the ground;

(53) "plinth area" means the built up covered area measured at the plinth level;

(54) "podium" means the over-ground covered parking space which may be built over and beyond the permissible ground coverage area but does not extend into the prescribed minimum open spaces of the plot;

Explanation.- Such parking space shall be called a stilt if it is within the limits of ground coverage.

(55) "porch" means a space that may be covered by cantilevered projection or simply supported structure at lintel level or slab level or podium level which is open from three sides and is intended to be used for parking of vehicles, picking/ dropping of passengers. Such area shall not be counted in ground coverage and F.A.R.;

(56) "private garage" means a building not exceeding 25 sq. mtrs., whether permanent or temporary or a portion thereof designed and used for parking of privately owned mechanically propelled motor vehicles of any description or other vehicles, (in either case in private ownership);

(57) "public garage" means a building or portion thereof other than a private garage, designed or used for repairing, servicing, hiring, selling or storing or parking of motor vehicles of any description or other vehicles;

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- (58) "Rear Open Space" or Rear Marginal Open Space (RMOS) means an open space across the rear of a plot between the rear of the building and the rear boundary of the plot;
- (59) "room height" means a vertical distance measured from the finished floor surface to the finished ceiling surface. Where a finished ceiling is not provided, the underside (bottom) of joists or beams or tie-beams shall determine the upper point of measurement;
- (60) "row housing/ row type building" means a row of buildings with only front and rear Marginal Open Space or interior open spaces;
- (61) "sanctioned plan" means the set of plans and specifications related to the development of land or construction of buildings which has been duly approved and sanctioned by the Authority with or without conditions;
- (62) "semi-detached building" means a building detached on three sides;
- (63) "service floor" means a covered floor specially provided for diverting/ repairing/ managing the building services like electricity/ sewage/ water supply/ drainage/ air conditioning lines and does not extend beyond the limits of the floor immediately below;
- (64) "service lane" means a road / lane provided at the rear or side of a plot for service purpose;
- (65) "set back line" means a line laid down in each case by the Authority usually parallel to the plot boundaries beyond which nothing can be constructed towards the site boundaries, except permissible projections;
- (66) "Shopping Mall" means integrated multi-storied shopping centre where commercial activity is carried out along with sufficient public spaces, amenities, security arrangements and parking as required in these rules;
- (67) "Side Open Space" or Side Marginal Open Space (SMOS) means an open space across the side of the plot between the side of the building and the side boundary of the plot;
- (68) "Site" means a parcel of land enclosed by definite boundaries proposed for definite purpose;
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- (69) "Site interior or tandem" means site, access to which is by a passage from a street, whether such passage forms part of site or not;
- (70) "skyway" means a structure built overground, whether covered or uncovered, which connects two or more buildings and is used for pedestrian movement. The height of the skyway above the ground shall depend upon use of the passage underneath;
- (71) "storey" means the portion of a building included between the surface of any floor and the surface of the floor next above it or if there be no floor above it, then the space between any floor and the ceiling next above it;
- (72) "street" means any means of access namely highway street, lane pathway, alley, stairway, passageway, carriageway, footway, square place or bridge, whether a thoroughfare or not over which the public have a right of passage or access, or have had access uninterruptedly whether existing or proposed in any sanctioned plan or co-ordination plan or Development/ Zoning Plan and includes all bunds, channels, ditches, storm water drains, culverts, sidewalks, traffic islands roadside trees and hedges retaining walls, fences barriers and railings within the street lines;
- (73) "street level or grade" means the officially established elevation or grade of the central line of the street upon which a plot fronts and if there is no officially established grade, the existing grade of the street at its mid-point;
- (74) "street line" means the line defining the side limits of a street;
- (75) "subway" means a passage constructed under the ground for the movement of the pedestrians or vehicles or both;
- (76) "to abut" a plot or land or building is said "to abut" a road or a street, if a portion of the plot or land or building touches the road or street edge;
- (77) "to erect" or "to erect a building" means,-
- (a) to erect a new building on any site whether previously built upon or not;
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(b) to re-erect any building of which portions above or below the plinth level have been pulled down, burnt or destroyed; and

(c) conversion from one occupancy to another ;

- (78) "travel distance" means distance from the remotest point on a floor of a building to a place of safety, whether it is vertical exit, or a horizontal exit to an outside exit measured along the line of travel;
- (79) "verandah" means covered area in residential building with at least one side open;
- (80) "water closet (WC)" means a privy with arrangement for flushing the pan with water;
- (81) "window" means an opening other than a door to the outside which provides all or part of the required natural light or ventilation or both to an interior space.

Note :- In these rules, whenever the population has to be considered, the data of the latest published census shall be taken;

- 3. Applicability of the rules.-** (1) Where land is to be developed or redeveloped into sub-divisions, plots or colonies, the rules shall apply to all such development and modifications if any therein.
- (2) Where a building is to be erected, the rules shall apply to the design and construction of the building.
- (3) Where the whole or any part of the building is to be demolished, the rules shall apply to any remaining part and to the work involved in demolition.
- (4) Where a building is to be altered the rules shall apply to the whole building whether existing or new, except that the rules shall apply only to part if that part is completely self-contained with respect to facilities and safety measures.
- (5) Where the occupancy of a building is to be changed, the rules shall apply to all parts of the building affected by the change.

Existing building.- Nothing in these rules shall require the demolition, action or abandonment of a building existing on the date on which the

relevant provisions of these rules come into force nor prevent continuance of the use or occupancy of an existing building unless in the opinion of the Authority, such building or portion thereof constitute a hazard to the safety of the adjacent property or to the safety of the occupants of the building itself.

5. Alternative materials, methods of design and construction and tests.-

(1) The provisions of these rules are not intended to prevent the use of a material or method of design or construction which have not been specifically prescribed by these rules or the Code, but any such alternative must be approved by the Authority.

(2) The Authority may approve any such alternative provided it is of the opinion that the proposed alternative is satisfactory and that material, method or work offered is for the purpose intended at least equivalent to that prescribed in these rules or the Code as regards quality, strength, compatibility, effectiveness, fire and water resistance, durability and safety.

(3) Whenever there is insufficient evidence before the Authority of compliance with the provisions of these rules or the Code or insufficient evidence that any material or method of design or construction conform to the requirements of these rules or the Code or in order to substantiate claims for alternative materials, design or methods of construction, the Authority may require tests sufficiently in advance as proof of compliance. These tests shall be made by an approved agency at the expense of the owner or applicant.

(4) If there are no appropriate test methods specified in these rules or the Code, the Authority may determine the test procedure.

(5) Copies of the results of all such tests shall be retained by the Authority for a period of not less than two years after the acceptance of the alternative material.

(6) Green building : The State Government may notify in the official gazette the norms and standards of energy efficient , environment friendly building designs and may direct the authority to enforce the same.

PART - II

ORGANISATION AND ENFORCEMENT

6. Department of building permission and inspection,- (1) The Authority shall have a department of building permission and Inspection which shall be in the charge of an officer, having minimum qualifications prescribed in rule

26 for an Engineer or Architect or Town Planner and shall be designated as Building Officer. The appointment of the Building Officer shall be subject to the approval of the Director, or of such other officer as the Director may specify for this purpose:

Provided that two or more local authorities may be permitted by the Director to have a common Building Officer on terms and conditions :

Provided further that no officer below the rank of Assistant Director, Town and Country Planning may be appointed as Building Officer for the part of planning areas falling outside Municipal Area:

Provided also that in the Towns classified as Class III and Class IV in the census and where these rules are in force, any official with technical background may be appointed as Building Officer with the approval of Director, Town and Country Planning.

(2) The Authority may designate suitable number of Building Inspectors and other technical officials, having qualifications not less than those prescribed for supervisors in rule 26 to assist the Building Officer.

7. Power and duties of the Building Officer.-

- (1) The Building Officer shall enforce the provisions of these rules and all lawful orders or instructions issued pursuant thereto and shall act in any matter related to the mode or manner of construction, addition, alteration, repair, removal or demolition of a building.
- (2) The Building Officer shall -
 - (a) receive all applications for permission under rule 14 and may issue permission;
 - (b) inspect the premises for which permissions have been issued and ensure compliance with these rules;
- (3) The Building Officer may as and when necessary issue all necessary notices or orders to, -
 - (a) remove illegal or unsafe construction;
 - (b) require necessary safeguards during development or construction;
 - (c) require adequate exit facilities in existing buildings; and
 - (d) ensure compliance with the provisions of these rules.

8. **Right of entry.**— The Building Officer or his duly authorized representative may, after giving previous notice, enter at any reasonable time in any building or premises to perform any duty imposed upon him by these rules:

Provided that in the case of any building being used as a dwelling house, or upon any enclosed part of garden attached to such building, no such entry shall be made except between the hours of sunrise and sunset and after giving its occupiers at least 24 hours' notice in writing of the intention to enter.

9. **Inspection.**— The Building Officer may make or cause to be made all the required inspections. All reports of inspections shall be in writing and duly certified by the inspecting officer. The Building Officer may, after obtaining the approval of the authority engage any such person as he may deem appropriate to advise and report upon any technical issues that may arise.

10. **Constructions not according to plan.**— (1) if at any stage the Building Officer is of the opinion that construction is not proceeding according to the sanctioned plan or is in violation of any of the provisions of these rules or any other law for the time being in force, he shall notify the owner/ applicant/ occupier and thereupon all further construction not in conformity with these rules or any other law shall be stopped until correction has been effected and approved.

(2) If the owner/ applicant/ occupier fails to comply with the requirements at any stage of construction, the Authority may cancel the permission for building and shall cause notice of such cancellation to be served. If the owner/ applicant is not traceable at his known address and there is no agent to receive the notice on behalf of the owner/ applicant the notice may be securely pasted upon the said construction. Pasting of such a notice shall be considered sufficient notification of cancellation of the said permission to the owner/ applicant/ occupier thereof.

11. **Occupancy violations.**— Whenever any building is being used by any person contrary to provisions of these rules, the Building Officer may by notice require discontinuance of such use of such building or portion thereof. Such person shall discontinue the use within ten days of the receipt of such notice or make the building or portion thereof comply with requirements of the rules.

PART - III**PERMISSION AND INSPECTION****12. Permission for development or for construction.-**

(1) Development or construction not to be without permission. No person shall carry out any development or erect, re-erect or make alterations or demolish any building or cause the same to be done without obtaining a prior permission in writing in this regard from the Authority.

Provided that no permission shall be required for,-

- (a) opening and closing of a window or door or ventilator;
- (b) providing inter-communication doors;
- (c) providing partitions;
- (d) providing false ceilings;
- (e) gardening;
- (f) white washing;
- (g) painting;
- (h) re-tiling and repairing of roof;
- (i) plastering and patch work;
- (j) re-flooring;
- (k) constructions of sun shades on one's own land;
- (l) re-erection of portions of buildings damaged by earthquake or other natural calamities, to the same extent and specifications as existed prior to such damage;
- (m) re-erection of portion of buildings damaged by any other calamity, notified by the District Collector with the previous approval of the State Government, to the same extent and specification as existed prior to damage.

- (n) carrying out works in compliance with any order or directions made by any Authority under any law for the time being in force;
- (o) carrying out works by any Authority in exercise of its powers under any law for the time being in force;
- (p) any work carried out by the Central or the State Government or any local authority,-
- (a) required for the maintenance or improvement of a highway, road or public street, being works carried out on land within the boundaries of such highway, road or public street;
- (b) for the purpose of inspecting, repairing or renewing any drains, sewers, mains, pipes, cables, telephone or other apparatus including the breaking open of any street or other land for that purpose:

Provided that no work which would entail breaking open any street shall be undertaken without prior intimation to the Authority.

- (q) the erection (including wells) made in the ordinary course of agricultural operation.
- (r) the construction of a road intended to give access to land solely for agricultural purpose;
- (s) the normal use of land which has been used temporarily for other purpose like marriage pandals or for festive occasions;
- (t) in case of land, normally used for no purpose or occasionally used for any purpose, the use of land for the other purpose or occasions not involving permanent diversion or diversion for substantial period.
- (2) In the case of a high rise building no permission shall be granted unless express clearance is given by the following site clearance committee: -
- (A) Within Municipal Corporation area, the site clearance committee shall consist of the Following members:
- | | | | |
|-------|--------------------------|---|----------|
| (i) | Divisional Commissioner | - | Chairman |
| (ii) | District Collector | - | Member |
| (iii) | Superintendent of Police | - | Member |

- | | | | |
|--------|---|---|-------------------|
| (iv) | Municipal Commissioner | - | Member |
| (v) | Superintending Engineer Public Works Department (B&R) | - | Member |
| (vi) | Divisional Engineer of the concerning Electricity Distribution Company | - | Member |
| (vii) | Fire Authority/ Assistant Fire Officer | - | Member |
| (viii) | Joint Director or Deputy Director or Assistant Director of the Town and Country Planning having jurisdiction over the area. | - | Member Secretary. |

(B) Outside Municipal Corporation area the site clearance committee shall consist of the following members:-

- | | | | |
|-------|---|---|-------------------|
| (i) | District Collector | - | Chairman |
| (ii) | Chief Executive Officer of Zila Panchayat / Chief Municipal Officer of urban local body, as the case may be, | - | Member |
| (iii) | Superintendent of Police or his nominee not below the rank of Deputy Superintendent of Police or city Superintendent of Police, as the case may be. | - | Member |
| (iv) | Concerning Executive Engineer of Public Works Department (B&R) having jurisdiction | - | Member |
| (v) | Divisional Engineer of the concerning Electricity Distribution Company | - | Member |
| (vi) | A representative of the Fire Authority or an officer not below the rank of Assistant Fire Officer, | - | Member |
| (vii) | Joint Director or Deputy Director or Assistant Director of the Town and Country Planning having jurisdiction over the area. | - | Member Secretary. |

Both the permission for development and also the permission for building shall be necessary for commencement of building activities involving development of land as a composite building scheme.

- 13. Development/ Building permission issued prior to these rules.-** Any permission, sanction or approval given or order passed or any action taken or anything done in respect of the matters covered by these rules under any law or rule in force immediately before the commencement of these rules shall be governed in accordance with the provisions of law or rules under which such sanction or approval was given, order was passed or any action was taken or anything was done, as if these rules have not come into force:

Provided that at the time of application for renewal of such permission fresh sanction under these rules shall be required for that part of the work which had not started and the same may be granted.

- 14. Application for development or building permission.-(1)** Every person who intends to develop, erect, re-erect or make alterations in any land or building shall make an application in writing to the Authority in the form given in Appendix A-1 (where it is a case of Development Permission) or in Appendix A-2 (where it is a case of Building Permission). Such notice shall be accompanied by the documents, plans and statements in quadruplicate. The plans shall be in ammonia print or white print. In addition an electronic copy shall also be submitted. The electronic copy shall be prepared in such software as may be directed by the Authority. One set of ammonia prints or white print shall be cloth mounted or laminated which may be retained in the office of the Authority for record. The application shall be accompanied by the documents, mentioned in appendix A1 or A2 as the case may be along with copy of receipt of application fee.
- (2) In case of building permission, the application shall also be accompanied by a certificate duly signed by Structural Engineer/ Architect/ Engineer/ Supervisor of the building stating that all the provisions of Rule 88 (for Earthquake prone areas) has been complied with.
- (3) Application for modification of permission under section 29 (3) of the Act,-
- (i) The application for modifying a permission already granted under section 30 shall be submitted in form-M given in Appendix-K along with the detailed information and documents mentioned therein.
 - (ii) The application shall be accompanied by the copy of receipt of fee prescribed in sub-rule (2) of rule 21.
 - (iii) The Director shall examine the application so received and if satisfied that the modification applied for, is not prima facie

contrary to the provisions of the Act and the rules made thereunder, a public notice in Form-N given in Appendix-K shall be issued. The Director shall cause the said notice to be published, at the cost of the applicant, in two prominent Hindi newspapers which are in wide circulation in the area in which the land is situated.

- (iv) The public notice shall also be displayed on the notice boards of the office of the concerned District Collector, Tehsildar, the Local Authority and also on the site.
- (v) A copy of the notice shall also be sent by speed post to the persons who have been mentioned in the application as the interested persons.
- (vi) Such persons as mentioned in sub rule 3 (v) herein above shall be provided an opportunity of hearing by the director. They shall be informed at least 7 days prior to the date fixed for hearing.
- (vii) The Director after the expiry of the period for receiving objections, suggestion and claims through the notice mentioned in sub-rule (iii), hereinabove and also after hearing the persons informed under sub rule 3(v) shall proceed to consider them in details
- (viii) The Director in the process of considering the claims and objections, received if any, may call for any additional information from the applicant or the objector or any Public Authority as considered appropriate.
- (ix) After examining the objections and claims received and after hearing the persons concerned, the director may either,-
 - (a) accept the application for modification; or
 - (b) reject the application for modification; or
 - (c) accept the application for modification with such changes and with such conditions as considered necessary:

Provided that no modification which affects a plot or any built up area in respect of which the developer has executed a registered sale deed in favour of a particular person shall be permitted. However a modification which affects a plot or any built up area in respect of which an agreement to sell or an advance booking has been made may be allowed provided that the person with whom such

agreement was entered into or in whose favour such advance booking was made, gives his consent for said modification in writing to the Director:

Provided also that any portion of the land or building which may have been mortgaged or on which any lien exist shall not be subject to any modification of any kind.

- (x) In case the Director decides to modify the plan under sub-clause (a) or (c) of clause (ix) of sub-rule (3) hereinabove the applicant shall have to pay a permission fee equal to 50 per cent. of the amount payable under clause (a) of sub-rule (3) of rule 21. However, no permission fee shall be payable if the modification does not involve any change in the approved layout.
- (4) Application for development permission under section 16 or 29 (1).-
- (i) An application under section 16 or sub-section (1) of section 29 shall be submitted in the form Appendix A-1 prescribed under sub rule (1) and shall contain all the documents mentioned therein.
- (ii) (a) every application referred to in sub rule 4(i) shall be accompanied by the application fees as prescribed under sub-rule (2) of rule 21 and a copy of receipt of such payment shall be attached with the application. An application received without such receipt shall be deemed invalid and hence rejected;
- (b) the applicant shall pay a permission fee as prescribed in clause (a) of sub-rule (3) of rule 21 before the permission is issued.
- (iii) The Director after examining the application may either,-
- (a) accept the application; or
- (b) reject the application; or
- (c) accept the application with such changes and with such conditions as considered appropriate.
- (5) Development permission under section 16 shall not be granted, if the land is situated in such area where.-
- (a) sufficient means of access have not yet been developed or proposed; or

- (b) the activity proposed in the application is not
 - (i) proposed in the published draft development plan; or
 - (ii) compatible with the structural plan or a broad outline of the draft plan under consideration; or
 - (iii) conducive to the environmental requirements of the area; or
 - (iv) compatible with those prevalent around it;
 - (v) In compliance with any specific instruction issued by the Director in this regard.

15. Earthquake proofing.- In addition to the document prescribed in rule 14, the certificates as indicated in Appendix A-3, A-4, A-5, A-6, A-7 and A-8 shall be submitted duly signed by the Developer, Architect and Structural Engineer where the land is situated in earthquake prone areas. In case of larger buildings having more than 500 square meters built up area or in case of more than 3 storied buildings, the certificates as per Appendix A-9, A-10 and A-11 shall be submitted separately by the Architect, Developer and Structural Engineer respectively on the completion of the project concerned.

16. Information accompanying application. – (1) (a) The application in Appendix A-1 shall be accompanied with application fee, Key Plan, Site Plans, Sub-Division/ Layout Plan, Service Plans, Project Report outlining the proposed development, documents showing proof of ownership or of any legal right in relation to the site, Nazul NOC, proof of the applicant having been authorized by the owner to submit the application (if applicant is not the owner), parking plans along with parking calculations and certificate of supervision as prescribed in sub-rule (2) to (12) of this rule.

(b) The application in Appendix A-2 shall be accompanied with application fee, Key Plan, Site Plans, Sub Division/ Layout Plan approved under section 30 of Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973, Building Plans, Service Plans, Project Report outlining the proposed development, documents showing proof of ownership or of any legal right in relation to the site, Nazul NOC, Proof of the applicant having been authorized by the owner to submit application (if applicant is not the owner), parking plans along with parking calculations and certificate of supervision as prescribed in sub-rule (2) to (12) of this rule.

(2) Size of Drawing sheets.-

- (a) the size of drawing sheets shall be any of those specified in Table- I.

Table - 1

SIZE OF DRAWING SHEETS

[See rule 16 (2) (a)]

S.No.	Designation	Trimmed size In mm.	Untrimmed Size In mm.
(1)	(2)	(3)	(4)
1.	A0	841X1,189	980X1,230
2.	A1	594X841	625X880
3.	A2	420X594	450X625
4.	A3	297X420	330X450
5.	A4	210X297	240X330
6.	A5	148X210	165X240

- (b) recommended notation for Colouring Plans:- The plans shall be coloured as specified in Table-2.

TABLE-2

Colouring of Plans

[See rule 16 (2) (b)]

S. No.	Item	Site Plan		Building Plan	
		White Plan	Ammonia Print	White Plan	Ammonia Print
(1)	(2)	(3)	(4)	(5)	(6)
1.	Plot Lines	Thick black	Thick black	Thick black	Thick black
2.	Existing street	Green	Green	--	--

(1)	(2)	(3)	(4)	(5)	(6)
3.	Future street, (if any)	Green dotted	Green dotted	--	---
4.	Permissible building lines	Thick dotted black	Thick dotted black	Thick	--
5.	Open spaces	No colour	No colour	No colour	No colour
6.	Existing work	Black (out line)	Blue	Black	Blue
7.	Work proposed to be demolished	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched
8.	Proposed work (see note-1)	Red filled in	Red	Red	Red
9.	Drainage and Sewerage Work.	Red dotted	Red dotted	Red dotted	Red dotted
10.	Water supply work	Black dotted Thin	Black dotted Thin	Black dotted Thin	Black dotted Thin

Note 1: Colouring of plans need not be done for entirely new construction. However for extension of an existing work this shall apply..

Note 2: For land development, sub-division, layout, suitable coloring notations duly indexed shall be used.

- (3) Key Plan.- A key plan drawn to a scale of not less than 1 : 10,000 shall be submitted along with the application for permission for a development/ building showing the boundary locations of the site with respect to neighborhood landmarks. The minimum dimension of the key plan shall be not less than 75 mm.
- (4) Site Plan. The site plan shall be drawn to a scale of not less than 1 : 1000 for site up to ten hectares and not less than 1 : 2000 for a site more than ten hectares and shall show:-
- (a) the boundaries of the site with dimensions and of any contiguous land belonging to the applicant indicating Khasra number or any other equivalent local denominations and in case the contiguous land owned by the applicant had been sub-divided earlier, public

facilities provided in it and all streets within it opening out in the site for which the permission is being sought;

- (b) the position of the site in relation to neighboring street;
 - (c) the name of the street in which the building is proposed to be situated, if any;
-
- (d) all existing buildings on, over or under the site including service lines;
 - (e) the position of the proposed building and of all other buildings (if any) which the applicant intends to erect upon his contiguous land referred to in (a) in relation to,-
 - (i) the boundaries of the site and in case where the site has been partitioned, the boundaries of the portion owned by the applicant and also of the portions owned by others;
 - (ii) all adjacent streets, buildings (with number of storeys and height) and premises within a distance of 12 meters of the site and of the contiguous land (if any) referred to in (a); and
 - (iii) if there is no street within a distance of 12 meters of the site, the nearest existing street.
 - (f) the means of access from the street to the building, and to all other buildings (if any) which the applicant intends to erect upon his contiguous land referred to in (a) above;
 - (g) space to be left about the building to secure a free circulation of air, admission of light;
 - (h) the width of the street (if any) in front and of the street (if any) at the side or rear side of the buildings;
 - (i) the direction of north point relative to the plan of the buildings;
 - (j) the position of all existing features like high tension line, telegraph and electrical poles / lines , underground pipe lines, trees, grave yards, religious buildings, railway lines, etc. within a distance of 30 meters from the nearest edge of the site, all major physical features of land proposed to be developed which include the approximate location and size of any water body, flood affected areas and contours at an interval of 0.3 meters in case of the site which has a slope more than 1:20;
 - (k) present and proposed use of the land; and

-
- (l) such other particulars, as may be prescribed by the Authority.
- (5) Sub-division/ Layout plan. In case of development work, the application shall be accompanied by the sub-division / layout plan which shall be drawn on a scale of not less than 1: 500 containing the following particulars.-
- (a) scale used and north point;
 - (b) the location of all proposed and existing roads with their existing/ proposed/ prescribed width within the land;
 - (c) dimensions of plot along with building lines showing the setbacks with dimensions within each plot;
 - (d) the location of drains, sewers, public facilities and services, and electrical lines, etc;
 - (e) table indicating size, area and use of all the plots in the sub- division / layout plan, along with MOS, F.A.R., Ground Coverage, Building Height, Occupant load;
 - (f) a statement indicating the total area of the site, area utilised under roads, open spaces for parks, playgrounds, recreation spaces and proposed layout-plan including reservations such as schools, shopping and other public places (if provided for) along with their percentage with reference to the total area of the site proposed to be sub-divided; and
-
- (g) in case of sub-division of land, the means of access to the sub-division from existing streets; and
 - (h) in all layouts having area of 2 hectares or more, rainwater harvesting measures;
- (6) Building plan.
- (1) The Plan, elevation and section of the building shall preferably be drawn to a scale of 1:100. The plan shall,-
 - (a) include floor plans of all floors together with the covered area clearly indicating the size and spacing of all framing members and size of rooms and the position of staircases, ramps and lift wells;
 - (b) show the use of occupancy of all parts of the building;
 - (c) show exact location of essential services, for example, water closet, sink, bath including the water supply and drainage line;
-

- (d) include sectional drawing showing clearly the size of footings, thickness of basement wall, wall construction, size and spacing of framing members, floor slabs and roof slabs with their materials and size and locations of doors, windows and other openings. The section shall indicate the height of building and rooms and also the height of the parapets and the drainage and the slope of the roof. At least one section should be taken through the staircase;
 - (e) schedule showing calculations and designs in respect of RCC work, if any, involving structural engineering such as roof, slabs, columns, frame etc.
 - (f) show elevation of front and sides;
 - (g) indicate details of served privy, if any;
 - (h) give dimensions of the projected portions beyond the permissible building line;
 - (i) include terrace plan indicating the drainage and the slope of the roof;
 - (j) give indications of the north point relative to the plan, and the scale used;
 - (k) schedule of built-up area floor-wise, F.A.R, proposed schedule of setbacks and coverage; and
 - (l) for commercial building, indicate the placement and size of display boards.
- (2) Building plan for high rise/ Special buildings. For high rise buildings and for special buildings like educational, assembly, institutional, industrial, storage and hazardous and mixed occupancies having area more than 500 square meters the following additional information shall be furnished or indicated in the Building Plan .
- (a) access to fire appliances/vehicles with details of vehicular turning circle and clear motorable access way around the building;
 - (b) size (width) of main and alternate staircase along with balcony approach, corridor, ventilated lobby approach;
 - (c) location and details of lift enclosures ;
 - (d) location and size of fire lift;
 - (e) smoke stop lobby/door, if provided;
 - (f) refuse chutes, refuse chamber, service duct;
 - (g) vehicular parking space;

-
- (h) refuse area, if any;
- (i) details of building services, like air-conditioning system with position of fire dampers, mechanical ventilation system, electrical services, boilers, gas pipes, water/ sewage treatment plants;
- (j) details of exits including provision of ramps, etc. for hospitals and special risks;
- (k) location of generator, transformer and switch gear room;
- (l) smoke exhaustor system, if any;
- (m) details of fire alarm system and network;
- (n) location of centralized control, connecting all fire alarm system, built-in-fire protection arrangements and public address system, etc.
- (o) location and dimensions of static water storage tank and pump room along with fire service inlets for mobile pumps and water storage tank;
- (p) location and details of fixed fire protection installations such as sprinklers, wet risers hose-reels, drenchers, carbon-di-oxide installations, and
- (q) location and details of first aid firefighting equipment or installations.-
- (3) Additional Information in case of High Rise Buildings:- In respect of high rise buildings, the following additional information shall be given :-
- (a) Urban Planning;
- land use as per Development plan;
 - land use as per zonal plan (if any);
 - land use as per layout plan (if any);
 - proposed density.
- (b) Traffic Planning,-
-
- width of existing road;
-

- width of proposed road;
- provision of entry and exist;
- provision of service road;
- A comprehensive circulation plan of the plot and of its adjoining areas;
- arrangements for parking vehicles.

(c) Fire prevention, fighting and protection Planning.-

- details of fire detection and fire fighting arrangement.

(d) Planning of services.-

- internal water, sewerage, drainage, power, telecommunication, garbage disposal and cleaning of common spaces;
- peripheral water, sewerage, drainage, power;
- trunk water, sewerage, drainage, power, telecommunication and garbage disposal.

(e) Architecture.-

- plans of each floor;
- necessary number of cross sections;
- elevation of each sides;
- details of toilet blocks and kitchen;
- details of landscaping and tree plantation;
- system of power connections from Electric poles, Telephone poles, Dust bins numbering, parking of different vehicles, covering of drains, over-head tanks and underground water tank.

Service Plan. Plans, elevations and sections of water supply and sewerage disposal system, if any, shall also be indicated. In case of building having more than three stories, elevation and scheme of the services shall also be included.

- (8) Specification.
- (i) Specifications both general and detailed, giving type and grade of materials to be used, duly signed by the licensed architect, structural engineer, engineer, supervisor or town planner, as the case may be, shall accompany the application.
- (ii) Every application for permission for sub-division of land shall also be accompanied by the following statements:-
- (a) a statement containing general specifications of all improvements proposed to be made within the area for example grading and paving of roads and lanes, provision of gutters, side drains, provisions for sufficient, safe and assured water supply, arrangement of sewage disposal, street lighting and development of parks and play-fields and public utility;
- (b) the purpose for which land is to be used and particulars of proposed distribution of land under different purposes;
- (c) general specifications of the material to be used, estimated cost of the proposed development of the area; and
- (d) any other statement required by the Authority.
- (9) Supervision. The application shall be further accompanied by a certificate in form given in Appendix-B by the licensed architect, structural engineer, engineer, supervisor or town planner, as the case may be undertaking the supervision.
- (10) Certificate of structural design. In high rise buildings, a certificate about structural stability duly signed by a structural engineer along with all relevant calculations shall accompany the application.
- (11) Proof of title etc. Every application shall be accompanied by the following as evidence of applicant's right, title or interest in the land or plot, namely :-
- (a) attested copy of the sale-deed, lease-deed, or any other document under which right, title or interest in land or plot is claimed;
- (b) attested copy of the khasra plan (patwari aks) and khatauni record, if any;
- (c) attested copy of No Objection Certificate from Nazul:

Provided that in case the No Objection Certificate for the entire approved layout has been taken from the concerned Nazul

Authority, Individual plot owners in the layout shall not be required to submit Individual No Objection Certificates from the Nazul authority,

Provided further that No Objection Certificate from the concerned Nazul Authority shall be required only for the first application to erect, re-erect or construct a building. In no case shall a No Objection Certificate from the concerned Nazul Authority for construction of the upper floors be required if the ground floor has already been approved earlier by the Authority;

- (d) other document that may be considered necessary by the Authority. In case of lease hold plots; the lessee shall have to prove that he is entitled to construct on the lease hold plot; and
- (e) authorisation of owner, if applicant is not the owner.

(12) For buildings which need the approval of the Art Commission, if constituted under rule 35, such approval shall accompany the application.

17. Permission of farm House.- In any area designated for agricultural use, Farm Houses shall be permissible subject to the following conditions and such other conditions as may be imposed by the Authority,-

- (a) Minimum size of the plot shall be 0.40 hectare;
- (b) Maximum F.A.R. shall be 0.10;
- (c) The maximum height of structure shall be 7.5 meters with sloping roof;
- (d) Farm House shall have a minimum of 100 live trees per hectare on the plot before the application for building constructions is made to the Authority;
- (e) Farm House shall be accessible by road having width not less than 7.5 meters;
- (f) Farm House shall have minimum 7.50 meters open space (MOS) from all sides.

18. Preparation and signing of plans.- The architect, structural engineer, engineer, supervisor or town planner, as the case may be, shall prepare and duly sign any plan and shall indicate his name, address, qualifications and license number and its validity. The plans shall also be duly signed by the owner/ applicant indicating his address. The type of plans / buildings that can be undertaken by the licensed professionals shall be as provided in rule 26.

- 19. Application for alteration.-** When the application is for making an alteration in the existing building, only such plans and statements, as may be necessary, shall accompany the application.
- 20. Development where land adjoins Government Property.-** In case a Government agency requests the authority to provide copy of proposed development adjacent to the land owned by it, the same shall be provided.
- 21. Fees.-**

(1) Every application referred to in rule 14 shall be accompanied by application fees as prescribed under sub rule (2) and an attested copy of receipt of such payment shall be attached with the application. An application received without such receipt shall not be deemed valid and hence rejected.

(2) Application Fee: Application shall be accompanied by the fees which shall be as under:-

- (i) for the Development permission Rs 5000 per hectare or part thereof;
- (ii) for the Building Permission Rs 1.00 per Square meter of the proposed built-up area;
- (iii) application fee shall not be refunded in any case.

(3) Permission fee: The applicant shall pay the following permission fee before the permission is issued,-

(a) In case of application under sub-section (1) of section 29 of the Act (excluding application under sub-section (3) of section 29), the permission fee for development of any land shall be as under:-

Item	For development in following land use zones	Where population of the planning area is		
		More than 10 lakhs	5 to 10 lakhs	Less than 5 lakhs
(1)	(2)	(3)	(4)	(5)
Permission fee payable (Rs/ Hectare)	Residential or Public and, semi Public or Industrial or Transportation	75,000	50,000	25,000
	Commercial	1,50,000	1,25,000	1,00,000
	recreational or agriculture or other	30,000	20,000	10,000

(b) In case of a building permission (other than high rise buildings)

Item No.	Type of construction	Built up area		Fees Chargeable in Rs.
		Sq m.	To Sq m.	
(1)	(2)	(3)	(4)	(5)
1.	A building intended to be used exclusively as residence	0	75	750
		76	125	1,250
		126	200	2,000
		201	300	3,000
		301	400	4,000
		401	600	6,000
		601	750	7,500
		751	1,000	10,000
		1,001	1,250	12,500
		1251	1500	15,000
		1501	2000	20,000
		2001	2500	25,000
			above 2500	
2.	A building intended to be used as shops, storehouse, factory or carrying on trade or business or any other commercial or industrial purpose.	Fees as prescribed in item No.1 together with additional charge of 50% of such amount of fees,		
3.	A building intended to be used as administrative block in a factory	Fees as prescribed in item No.1		
4.	A building intended to be used for shops cum residence purpose.	Fees as prescribed in item No.1 together with an additional charge of 50% of such amount of fees.		
5.	A building intended to be used as Cinema Theatres.	upto 800 seating capacity Rs.15,000.00 above 800 seating capacity Rs.25,000.00		
6.	A building intended to be used for any Social Charitable, culture, Educational purposes, Dharmshala and similar types of building and for any other purpose not specifically provided for.	Same as in item no 1		

Item No.	Type of construction	Built up area		Fees Chargeable in Rs.
		Sq m.	To Sq m.	
(1)	(2)	(3)	(4)	(5)
7.	Addition or alteration in built up area or external addition or alteration which does not add to the built up area such as courtyard, compound wall, alteration in elevation or roofing such as tiles to A.C. Sheet of flat surface, additional opening or closing not covered by provision to sub-rule (1) of rule 12.			Rs. 500.00
8.	In case of addition or alteration in the proposed plan	Up to 10%		Rs. 500.00
		above 10%		Fresh application according to the rule shall be necessary
9.	Revalidation of the building permission	10% of the amount of permission fees charged originally in respect of the concerned building		

(c) In case of building permission of high rise buildings :-

Item No.	Type of construction	Fees chargeable in rupees
(1)	(2)	(3)
1.	A building intended to be used exclusively for residence.	Rs. 10.00 per square meter of the built up area.
2.	A building intended to be used as shops, storehouse, factory or for carrying on trade or business or any other commercial or industrial purpose.	Fees as prescribed in item No.1 with additional charges of 100% of amount of fees.
3.	A building intended to be used as administrative block in a factory.	Fees as prescribed in Item No.1
4.	A building intended to be used for shop-cum-residence	Fees as prescribed in item No.1 together with additional charges

Item No.	Type of construction	Fees chargeable in rupees
(1)	(2)	(3)
5.	<p>purposes.</p> <p>A building intended to be used for any special, charitable/ cultural, educational purpose including hospital, school, club, dharmashala and similar type of building and for any other purpose not specifically provided for.</p>	<p>of 50% of such amount of fees.</p> <p>fees as prescribed in item No.1.</p>

(d) The authority may reject the application if the applicant does not deposit the permission fee within 15 days of receiving the intimation to deposit such fees. Such intimation shall be sent by registered post to the applicant.

(4) Standard plan permission,-

Each authority shall keep a set of approved standard building plans for plot sizes up to 150 Square meters. In case the owner's/ applicant's plot is situated in an approved layout, and he wishes to construct his residence as per one of the standard approved plans available with the Authority, he may apply to the Authority in the prescribed format indicating his choice of the standard approved plan along with the requisite fees and his ownership documents. The receipt of payment of fee to the Authority in such case shall be considered as authorized building permission.

(5) Application for modification,- In case an application for modifying a permission already granted under section 30 of the Act, is applied in compliance of an order of the State Government which requires or permits such modification, only the application fee prescribed in sub rule(2) hereinabove shall be charged. No permission fee mentioned in clause (a) of sub-rule (3) shall be payable in such cases.

(6). Withdrawal of application: In case the applicant withdraws his application and plans at any time before sanction then such withdrawal shall terminate all proceedings with respect to such application. In the event of submission of a fresh application within a period of three months from the date of such withdrawal, the

application fee paid earlier shall be adjusted towards fee payable for fresh application. In no case the fees once paid shall be refunded.

22. Merger and division

(A) Merger of plot

- (1) An application for merger of a plot with another plot or land shall be made to the Director by the owners or a person authorized by the owner(s) of such plot or land, as the case may be, in Form- O given in Appendix K. The documents mentioned in the form shall also be submitted along with the application. The application fee shall be Rs 5000/ and a copy of receipt of payment of such fee shall be submitted along with the application. In case the application of merger is allowed the applicant shall have to pay a permission fee equal to Rs 25000/ at the time of the grant of such permission.
- (2) (1)In cases where land use premise is residential, merger of the plots shall be allowed subject to the following conditions-
 - (a) plots for economically weaker sections and low income groups shall not be merged;
 - (b) only contiguous plots shall be merged and the size of such merged plots shall not exceed 500 sq.m;
 - (c) the number of dwelling units permissible in the plot formed after merger shall not exceed the sum of the dwelling units permissible in the plots that were merged;

(2) The merger of a residential plot with land is prohibited.
- (3) (1)The contiguous plots with commercial land use premises may be merged.

(2)The merger of a commercial plot with land is prohibited.
- (4) The contiguous plots with Public and Semi Public land use premises may be merged. Such plot may also be merged with contiguous land of similar land use.

-
- (5) The contiguous plots with industrial land use premises may be merged. Such plot may also be merged with contiguous land of similar land use.
- (6) On receipt of an application for merger the Director shall issue a public notice in Form- P given in Appendix-K inviting objections and suggestions from persons likely to be affected, if any, by such merger. Notice shall also be served through speed post upon owners or occupiers of plots adjacent to those being merged. Such persons shall be provided an opportunity of hearing and they shall be informed at least 7 days prior to the date fixed for hearing. After the last day fixed for receiving the objections, Director shall proceed to examine the objections received if any. The Director may call for additional information from the applicant or the objector or any public Authority that he may consider necessary.
- (7) (1) After considering the objections and suggestions and hearing the persons interested, if any, the Director may either,-
(a) accept the application; or
(b) reject the application; or
(c) accept the application with such conditions as considered appropriate.
- (2) However an application of merger shall not be accepted, if such merger.-
(a) adversely affects in any manner the right of access of any person;
(b) violates the norms prescribed in the applicable Development Plan or the provisions of the Act or these rules.
- (8) No application of merger shall be considered in case of plot or land with mixed use.
- (9) Where the plot is part of a layout of a scheme developed by any State Government agency like the Housing Board, Special Area Development Authority, Town and Country Development Authority, merger may be permitted only if the applicant furnishes the No Objection Certificate of the concerned agency.

(B) Division of the plot

- (1) An application for division of a plot shall be made to the Director in Form- Q Appendix-K. The documents mentioned in the form shall also be submitted along with the application
- (2) The application fee shall be Rs 5000/ and a receipt of payment of such fee shall be submitted along with the application. In case the application of division is allowed the applicant shall have to pay a permission fee of Rs 25000 at the time of the grant of such permission.
- (3) Division of plot with only Public and Semi Public or industrial use premises shall be permissible. No application of division shall be considered in case of plot with mixed use or any other use.
- (4) On receipt of an application for division the director shall issue a public notice in Form- R given in Appendix-K inviting objections/ suggestions from persons likely to be affected by the division applied for. Notice shall also be served through speed post upon owners or occupiers of plots adjacent to the plot under division, who shall be given an opportunity of hearing and they shall be informed at least 7 days prior to the date fixed for hearing. After the last day fixed for receiving the objections / suggestions, the Director shall proceed to examine objections received if any. The Director may call for additional information from the applicant or the objector or any Public Authority that he may consider necessary.
- (5) (1) After considering the objections and suggestions and hearing the persons interested, if any, the Director may either-
 - (a) accept the application; or
 - (b) reject the application; or
 - (c) accept the application with such conditions as considered appropriate.(2) However an application of the division of the plot shall not be accepted if such division-
 - (a) adversely affects in any manner, the right of access of any person.
 - (b) Violates the norms prescribed in the applicable development plan or the provisions of the Act or these rules.

- (6) Where the plot is part of a layout of a scheme developed by any State Government agency like the Housing Board, Special Area Development Authority, Town and Country Development Authority, division may be permitted only if the applicant furnishes the No Objection Certificate of the concerned agency.

23. Duration of sanction:-

- (1) In case of development permission under Section 30 of Madhya Pradesh Nagar Tatha Gram Nivesh Adhiniyam, 1973 the sanction once accorded shall remain valid up to three years.
- (2) The permission shall be got revalidated if expires. Such revalidation may be permitted for two consecutive terms of one year each, after which proposals shall have to be submitted afresh. In case the application for revalidation is submitted after the expiry of the said period of three years, the Authority shall charge a permission fee equal to the fee prescribed under clause (a) of sub-rule (3) of rule 21 before revalidating the same. However no fee shall be charged if the application for revalidation is received before the expiry of its validity. The limitation of five years shall not be relaxed.
- (3) In case execution of the project begins during the validity of the permission granted under Section 30 of the Act, the permission shall not be deemed to lapse thereafter at any time and no revalidation shall be required.

24. Deviation from sanctioned plan.-

- (1) No deviation from the sanctioned plan shall be permissible if the construction involved in such deviation
- (a) affects the front Marginal Open Space;
 - (b) exceeds 10% of the permissible FAR;
 - (c) is related to the parking area and public utility space;
 - (d) comes within the boundary of road or the area affecting the alignment of public road;
 - (e) comes in the area of any water body (talab), river or nallah or stream; and
 - (f) comes within 30 meters or such distance from the bank of water bodies as may be prescribed in the respective development plan.

- (2) for every floor constructed, an increase upto 0.15 meters in the height shall not be counted towards the height of the building .
- (3) where a deviation from the sanctioned plan takes place in the construction of the building, local authority may charge such compounding fee, as may be prescribed in the respective Act governing the functioning of such local authority or the rules made thereunder.

25. Revocation of permission. –

The Authority may suspend or revoke any permission granted by it under the provisions of these rules if it has reasons to believe that such permission has been obtained on the basis of a false statement or any misrepresentation of any material fact or that the conditions imposed in the permission have been violated or that the provisions of the Act or rules made thereunder have not been observed.

Provided that no such order shall be passed unless the person who obtained such permission has been given an opportunity of being heard.

Provided further that such order of revocation or suspension may be annulled if the applicant cures the violation of the Act or the rules or any conditions imposed in the permission. However where the permission has been obtained on the basis of a false statement or any misrepresentation of any material fact no such order of revocation shall be annulled.

26. Licensing of Engineer, etc:- (1) The Authority may issue licenses in form given in Appendix-C to the Structural Engineers, Engineers, Supervisors and Town Planner, who possess the minimum qualifications as laid down in sub-rule (2).

(2) The minimum Qualification prescribed for the issue of license to an Engineer etc. is given in column (2) :-

Designation (1)	Minimum Qualification (2)
1. Architect	An architect, who is duly registered with the council of Architect under the Architects Act, 1972. Such Architect shall not require any separate license from Director / Development Authority / Local Authorities.

Designation (1)	Minimum Qualification (2)
2. Structural Engineer.	<p>Graduate in Civil Engineering of recognized Indian or Foreign University and Chartered Engineer or Associate Member in Civil Engineering Division of Institution of Engineers (India) or equivalent Overseas Institution with three years experience in Structural Engineering practice with designing and field work:</p> <p style="padding-left: 40px;">Provided that the three years experience shall be relaxed to,-</p> <p style="padding-left: 40px;">(a) two years in case of post-graduate degree of recognized Indian or Foreign University with branch of Structural Engineering;</p> <p style="padding-left: 40px;">(b) one year in case of Doctorate in Structural Engineering.</p>
3. Engineer.	<p>The Corporate Membership (Civil) of the Institution of Engineers (India) or such Degree or Diploma in Civil, Municipal or Structural Engineering which makes him eligible for such membership.</p>
4. Supervisor	<p>(a) three years Architectural Assistantship or Intermediate in Architecture or Diploma in Civil Engineering with two years experience; or,</p> <p>(b) draftsman in Civil Engineering from Industrial Training Institute with five years of experience under an Architect or an Engineer .</p>
5. Town Planner	<p>Graduate in Architecture or Civil engineering or physical planning with post graduation in Town Planning or Urban Planning or Regional Planning or Housing Planning or Transport Planning or Urban Design or Landscaping Architecture.</p>

**Designation
(1)**

**Minimum Qualification
(2)**

Note: The qualifications recognized by Institute of Town Planners India in this regard shall also be accepted.

- (3) Any person desirous of getting a license under this rule shall apply to the Authority with attested copies of:-
- (i) certificates on which the claim is based; and
 - (ii) receipt in token of payment of license fee.
- (4) The Authority granting a license shall maintain a register entering therein the details of the person to whom license is issued or renewed.
- (5) The license shall be valid for a period of three year and shall be renewable for the like period.
- (6) Fee - The fee for grant of license shall be as under:-
- | | | |
|---|-----|---------|
| (1) Structural Engineer, Engineer and Town planner. | Rs. | 1500.00 |
| (2) Supervisor | Rs. | 750.00 |
| (3) Group or Agency | Rs. | 3600.00 |
- (7) A license may be renewed for similar period after the expiry of the period of the original license on payment of fee prescribed in sub-rule(6).
- (8) Licensee shall work in accordance with the terms of his license.
- (9) An Architect or a licensed Structural engineer/Engineer/Supervisor/Town Planner shall be competent to perform the duties indicated herein below.
- (A) Architect-Competence.**- An Architect who is registered with the council shall be competent to carryout work related to the permission for building and shall be entitled to submit:-
- (a) all plans and information connected with permission for all building irrespective of size and height;
 - (b) structural details and calculations for residential buildings on plot up to 500 square meters and up to three storey's or 11 meters in height;

- (c) certificate of supervision and completion of all buildings;
- (d) all plans and related information connected with permission for development of area up to 4 hectare; and
- (e) certificate of supervision for development of land area up to 4 hectare.

(B) Structural Engineer-Competence.- The licensed Structural Engineer shall be competent to carry out the work relating to permission of building, and shall be entitled to submit:-

- (i) all plans and information connected with permission for residential buildings on plots up to 500 Sq m. and up to three stories or 11 m in height.
- (ii) the structural details and calculation for all buildings;
- (iii) certificate of supervision and completion of all buildings;
- (iv) all plans and related information connected with permission for development of area up to one hectare;
- (v) certificates of supervision for development of land area up to one hectare.

(C) Engineer-Competence.- The licensed Engineer shall be competent to carry out the work related to the permission for building as given below and shall be entitled to submit :-

- (i) all plans and information connected with residential building on plot up to 300 sq meter and up to two stories or 7.5 meter in height.
- (ii) structural details and calculation for all buildings on plots up to 500 sq m and height upto four Stories (15m);
- (iii) certificate of Supervision and completion for all buildings;
- (iv) all plans and related information connected with permission for development of area up to 1 hectare; and
- (v) certificate of supervision for development of land area up to 1 hectare.

(D) Supervisor-competence.- The licensed Supervisor shall be entitled to submit:-

- (i) all plans and related information connected with the permission for residential buildings on plots up to 200 sq m. and up to two stories or 7.5 meters height;
- (ii) certificate of supervision for buildings in (i) above .

(E) Town Planner-competence. - The licensed Town Planner shall be entitled to submit:-

- (a) all plans and related information connected with permission for development irrespective of the size of land; and
- (b) certificate of supervision for development of land as in (a) above

(F) Group or Agency.- When an agency or group of qualified architects, engineers, town planners is practicing, then the qualification and competence of work shall be equivalent to the highest competency of individual in the group or agency.

27. Grant of permission or refusal:-

(1) The Authority may either sanction or refuse the plans and specifications or may sanction them with such modifications or directions or conditions as it may deem appropriate and thereupon shall communicate its decisions to the applicant in Appendix-D. One set of Sanctioned Plan (ammonia prints / white print) shall be cloth mounted/laminated which shall be retained in the office of the Authority for record.

(2) If in the opinion of the Authority, the layout of plots or alignment of the street or access ways are not conducive to smooth movement of traffic or would detrimentally affect the layout or development of adjoining lands, the authority shall require the applicant to alter the layout as deemed necessary. The specifications of the development works like roads, sewage, water supply, electricity as prescribed by the respective state works departments shall be adhered to in the development works.

28. Limitation period for grant or refusal of permission.-

If the Authority fails to intimate in writing its refusal of sanction to the applicant within the period prescribed in sub-section (5) of Section 30 of the Act, the permission shall be deemed to have been sanctioned. However nothing shall be construed to authorize any person to do anything in contravention of provisions of the Act and Rules made thereunder and against the provisions of Development Plan or Zoning Plan, or against the terms of lease and titles of the land or against the provisions of any other law operating on the site of the work.

29. Reasons to be given when permission refused:- In the case of refusal the Authority shall give the reasons for doing so. The Authority shall as far as possible point out all the objections on the application, plans, specifications and documents submitted in the first instance itself and ensure that no new

objections are raised when they are resubmitted after compliance of earlier objections.

- 30. Owner to resubmit plan complying with objections:-** Once the plan has been scrutinized and shortcomings / objections have been pointed out, the applicant shall modify the plan to comply with the shortcomings / objections raised and shall resubmit it. The Authority shall scrutinize the re-submitted documents / plan and if there be further objections, the application may be rejected.
- 31. Responsibilities and duties of the Applicant / owner :-** (1) Neither the granting of the permission nor the approval of drawings and specifications nor inspections made by the Authority during erection of the building shall in any way relieve the applicant and owner of such building from full responsibility for carrying out the work in accordance with the requirements of these rules and the provisions of the applicable Development plan.
- (2) Every applicant or owner shall-
- (a) permit the Authority or person authorized by it or the Building Officer or person duly authorized by him to enter the building or premises for which the permit has been granted at any reasonable time for the purpose of ensuring the compliance of these rules;
 - (b) submit a document of ownership or right or interest in relation to the site;
 - (c) obtain, where applicable, from the respective Authorities, permissions relating to building, zoning, grades, sewers, water-mains, plumbing, signs, blasting, street, occupancy, electricity, highways and all other permissions, required in connection with the proposed work;
 - (d) give notice to the Authority of the intention to start work on the building site in Appendix-E -1;
 - (e) give notice in writing to the Building Officer to arrange inspection when the work reaches plinth level in Appendix- E-2;
 - (f) give written notice to the Authority regarding completion of work described in the permission in Appendix-E-3; and
 - (g) obtain permission for occupancy in Appendix-E-4 from the Authority prior to any:-

- (i) occupancy of the building or part there-of after construction or alteration of that building or part thereof;
- or
- (ii) change in the class of occupancy of any building or part thereof;

(h) upon the request of the owner, the authority will issue occupancy certificate of the building within 30 days from the receipt of such request. If such permission is not issued within 30 days from receipt of the application or suitable instructions for changes have not been issued by the authority within the said period the occupancy permission shall be deemed to have been issued.

(3) In case of applicant or owner failing in fulfilling the responsibilities and duties, the building officer will take action as per the relevant provisions of Madhya Pradesh Municipal Corporation Act, 1956 (No.23 of 1956) Madhya Pradesh Municipalities Act, 1961 (No.37 of 1961) and Madhya Pradesh Pachayati Raj evam Gram Swaraj Adhinyam 1993 (No. 1 of 1994), as the case may be.

32. Documents at site. - (1) Where tests of any materials are made to ensure conformity with the requirements of these rules, records of the test data shall be kept available for inspection during the construction of the building and for such period thereafter as required by the Authority.

(2) The person to whom permission is issued shall during construction keep:-

- (a) posted in conspicuous place on the property in respect of which the permission was issued, a copy of the permission for building and or development, as the case may be; and
- (b) a copy of the approved drawings and specifications referred to in rule 16 on the property in respect of which the permission was issued.

33. Inspection by the Authorities.- (1) Generally every construction or work for which permission is required or issued shall be subject to inspection by the Authority. The Authority may appoint special inspectors, if the construction involves hazards or require constant inspection.

(2) Inspection, where required, shall be made within 7 days following the receipt of notice. After the expiry of such period the applicant or owner shall be free to continue the construction according to the sanctioned plan. At the first inspection, the Authority shall determine to the best of its

ability, whether the building has been located in accordance with the approved site plans. The final inspection of the completed work shall be made within 21 days following the receipt of notice.

(3) When inspection of any construction operation reveals any lack of safety precaution, the Authority shall have right to direct the applicant or owner to stop the work immediately until the necessary remedial measures are taken.

34. Demolition of Building.- Before a building is demolished, the applicant or owner shall notify the concerned service providers of various services like water, electric, gas, sewer, and other service connections. A permission to demolish a building shall not be issued until a release is obtained from the utilities stating that their respective service connections and appurtenant equipment, such as meters and regulators have been removed or sealed and plugged in a safe manner.

35. Architectural control. - (1) Compliance with the provisions of these rules is adequate for normal buildings. However, for major public buildings or complex of buildings coming up in any environmentally sensitive area or in the proximity of monuments and buildings of heritage importance, the aesthetics of the whole scheme may also have to be examined, vis-a-vis existing structures. In addition, any development which may affect the general characteristics and environment of historical, architectural, or other monuments should also be accordingly scrutinized and necessary modifications in the plans made.

Note:- This clause is intended to be used only in rare circumstances and the scrutiny shall be limited to the external architectural features only with the purpose of ensuring an aesthetic continuance of the existing structures with the new.

(2) The Authority may, with the prior approval of the Government, appoint an Art Commission for examining schemes of such buildings. This Commission may consist of persons who are specialized in the respective subject.

(3) The Commission may select only the important buildings as described in sub-rule (1) and examine the same. The owner and/or the Architect, Structural Engineer, Engineer or Town Planner as the case may be, who has signed the plan may be examined. A study of the plan, elevations, sections, models etc. may be made. The Architect, Structural Engineer, Engineer or Town planner as the case may be, shall explain in general terms the purposes which the building have to serve and the main conditions which have influenced him in preparing the design. The

Commission may recommend a change in the whole scheme or suggest modifications in the scheme to the authority. The Authority shall thereafter take the final decision on granting building permission.

The time taken by the commission in submitting its recommendations shall not be taken into account while computing the period of sixty days under sub-section (5) of section 30 of the Act or the period within which the authority may have to grant the building permission under the Municipal Act.

(4) The Art Commission may also advise the Authority, on schemes which will beautify the areas and add to their cultural vitality.

PART - IV DEVELOPMENT CONTROL

36. Land use classification.-

The land uses shall be broadly classified as indicated below :-

S. No. (1)	Land Use Zone (2)	Land Use Sub-Zones (3)	Nomenclature (4)
1.	Residential	Residential	(R ₁)
		Residential with shop lines at Ground Floor	(R ₂)
		medium density	(R ₃)
		low density	(R ₄)
2.	Commercial Zone	City centre	(C ₁)
		Sub city centre	(C ₂)
		Community Centre	(C ₃)
		Local Shopping Centre	(C ₄)
		Convenience Shopping Centre	(C ₅)
		Mandi	(C ₆)
		Categorized Markets	(C ₇)

S. No. (1)	Land Use Zone (2)	Land Use Sub-Zones (3)	Nomenclature (4)
3.	Industrial Zone	Service Industries	(I ₁)
		General Industries	(I ₂)
		Special Industries	(I ₃)
4.	Recreation	Parks	(G ₁)
		Green Belts or Afforested area	(G ₂)
		Regional Parks (Zoological or Botanical Parks)	(G ₃)
		Preservation of Natural Areas or Landscape Areas	(G ₄)
		Play Grounds	(G ₅)
		Stadiums	(G ₆)
		Lake Front Development	(G ₇)
		Exhibition Grounds	(G ₈)
5.	Public & Semi-public	Public Institutions and Administrative Areas / Education and Research / Health/ Social / Cultural Institutional activities	(P)
6.	Special Purpose	Tourism Promotion Zone	(SP ₁)
		Conservation Zone	(SP ₂)
		Dry Port or Container Depots	(SP ₃)
		Oil Depots or Inflammables goods Depots	(SP ₄)
		Building Material Yards	(SP ₅)
		Obnoxious Industries	(SP ₆)

S. No. (1)	Land Use Zone (2)	Land Use Sub-Zones (3)	Nomenclature (4)
		SEZ	(SP ₇)
		Mining Areas	(SP ₈)
		Reserved Forest or National Parks or Wild Life Sanctuaries	(SP ₉)
		Others	(SP ₁₀)
7.	Transportation	Bus- Stands or Terminus	(T ₁)
		Bus Pick-up Stations	(T ₂)
		Roads	(T ₃)
		Railway Stations	(T ₄)
		Railway lines	(T ₅)
		Bus Depot	(T ₆)
		Transport Nagar	(T ₇)
		Helipads/ Airport	(T ₈)
		Metro Rail Stations	(T ₉)
8.	Public Utilities and Facilities	Water Treatment Plants	(PUF ₁)
		Sewerage Treatment Plant / Oxidation Ponds	(PUF ₂)
		Electric Sub-Stations	(PUF ₃)
		Trenching Grounds	(PUF ₄)
		Trunk Line Corridor (Water / Sewer/ Extra Voltage Electric Lines / Gas or Oil Pipe Lines and related structures)	(PUF ₅)
		Radio / TV Stations	(PUF ₆)
		Telephone Exchange	(PUF ₇)

S. No. (1)	Land Use Zone (2)	Land Use Sub-Zones (3)	Nomenclature (4)
		Fire Control Stations	(PUF ₈)
		Solid waste Disposal Plants / Decomposition Plants	(PUF ₉)
9.	Water bodies	River	(W ₁)
		Lakes / Ponds / Reservoirs	(W ₂)
		Nallah /Canal	(W ₃)
		Flood affected areas	(W ₄)
10.	Agriculture	Agricultural lands	(A ₁)
		Village abaadi extension	(A ₂)

37. (1) Use premises permitted in land use classifications.- Subject to other provisions of this rule following Industries are permitted in Residential R₁, R₂ Zone and Commercial Zones,-

(i) Industries listed in Part-I of Appendix-F may be allowed in Zone R₁;
Provided that not more than 5 workers at a time are employed in such industry and it does not employ or use any steam, electricity, oil, water or any other mechanical power :

Provided further that the industries listed at Serial Number 1 to 38 of Appendix-F may be permitted with the use of electric power load of maximum 1.00 K.W.

(ii) Industries listed in Part I and II of Appendix-F may be allowed in R₂ Zone :

Provided that an industry in Part II uses only electricity with a maximum load of power indicated against each and as per conditions laid down therein;

(iii) Industries listed in Part III of Appendix-F with a maximum power load of 5 K.W. may be allowed in commercial zone, in addition to industries listed in Part I and Part II.

(2) Building use and occupancies to be according to Development plan.- The various building uses and occupancies permitted in the various zones shall be as given in the development plan.

- (3) Uses to be in conformity with the zone.- Where the use of building or premises is not specifically designated in the development plan, it shall be in conformity with the zone in which they fall .
- (4) Uses as specifically designated in development plan.- Where the use of a site is specifically designated in the Development plan, it shall be used only for the purpose so designated.
- (5) Non-conforming uses.- No plot shall be used for any use, occupancy or premises other than that are permitted under these rules or the development plan.
- 38. Means of access.-** (1) No Building to deprive any other building of means of access : No building shall be erected so as to deprive any other building of the means of access.
- (2) Building/plot to abut on a public/private means of Access : Every building/plot shall, as far as may be possible, abut on a public/private means of access like streets/roads.
- (3) Construction of building not to encroach upon an area set apart as means of access : Every person who erects a building shall not at any time erect or cause or permit to be erected any building which in any way encroaches upon or diminishes the area set apart as means of access required under these rules.
- (4) Width of means of Access :
- (a) The residential plots shall abut on a public means of access like streets or road. Plots, which do not abut on a street or road, shall have access from spaces directly connected from the street or road. The minimum width for various lengths of means of access shall be as given in Table-3 . No development on plots or land shall be permitted unless it is accessible by a public street of width not less than 7.5 meters. Public means of access for economically weaker sections or low-income groups shall be as mentioned in Appendix-J.

TABLE 3

WIDTH AND LENGTH OF MEANS OF ACCESS

[See rule 38(4)(a)]

S.No. (1)	Width of means of access in meters (2)	Length of means of access in meters (3)
1.	7.5	150
2.	9.0	250
3.	12.0	400
4.	18.0	1000
5.	24.0	Above 1000

Note :(1) The means of access shall be clear of marginal open spaces

- (2) If the development is only on one side of means of access, the prescribed width of the means of access may be reduced by 0.5 meters.
- (b) Other Buildings. For all industrial buildings, theatres, cinema houses, assembly halls, stadium, educational buildings, markets other buildings which attract large crowd, the means of access shall not be less than the following –

Width of means of access in meters (1)	Length of means of access in meters (2)
12.0	200
15.0	400
18.0	600
24.0	above 600

(5) Pathways. The approach to the buildings from road/street or internal means of access shall, as far as may be, through paved pathway which shall not be less than 1.5 meters where the length of such pathway is not more than 30 meters.

(6) Length of means of access. Length of main means of access shall be determined by the distance from the farthest plot (building) to the

public street. The length of the subsidiary access way shall be measured from the point of its origin to the next wider road on which it meets.

(7) Authority may require larger width of means of access in general interest. In the interest of general development of an area, the Authority may require the means of access to be of larger width than that required under sub-rule (4).

(8) Boundary of plots in existing built up area to be shifted with reference to control line of street. In areas which are already built up and where the plots face street/means of access less than 4.5 meters in width, the plot boundary shall be shifted from the central line of the street/means of access so as to ensure that the street/means of access achieves a width of 4.5 meters.

39. Leveling etc. of means of access.- (1) Means of access shall be levelled, metalled, flagged, paved, sewered, drained, channelled, lighted, laid with water supply line and provided with trees for shade to the satisfaction of the Authority. It should be free of encroachment by any structure or fixture so as not to reduce its width below the minimum requirement under sub-rule (4) of rule 38 and shall be maintained to the satisfaction of the Authority.

(2) If any private street or any other means of access to a building is not levelled, metalled, flagged or paved, sewered, drained, channelled, lighted or laid with water supply line or provided with trees for shade to the satisfaction of the Authority, it may by written notice require the owner or applicant or occupier of the premises situated in front of or adjoining the said street or other means of access or abutting thereon or to which access is obtained through such street or other means of access to fulfill the aforesaid requirements in such manner, as directed.

(3) If any structure or fixture is set upon a means of access reducing its width below the minimum required, the Authority may remove or cause it to be removed further and recover the expenses so incurred from the owner or owners or occupier.

40. Access from Highways/Important Roads.- No premises other than highway amenities like fuel pumps, motels shall have an access direct from highways and such other roads as may be specified, from time to time, by the Authority. The portion of such roads on which direct access may be permitted shall be as identified in the development plan. However, this clause shall not be applicable in case of existing development on highways/other roads referred above. These provisions shall however be subject to the provisions of the Madhya Pradesh Highway Act, 1936 (XXXIV of 1936) and National Highway Act, 1956 (48 of 1956).

41. Additional provisions for buildings other than residential buildings – For building other than residential buildings the following additional provisions of means of access shall be ensured :-

- (a) the width of the main street, on which the building abuts shall not be less than 12 meters and one end of this street shall join another street of width not less than 12 meters;
- (b) the approach to the building and open spaces on its sides shall be hard surfaced capable of taking the weight of fire engine. The side open space shall be kept free of obstructions and shall be motorable;
- (c) main entrance to the plot shall be of adequate width to allow easy access to the fire engine and in no case it shall measure less than 4.5 meters. The entrance gate shall fold back against the compound wall of the premises leaving the exterior access way within the plot free for movement of fire service vehicles. If main entrance at boundary wall is built over, the minimum clearance shall be 4.5 meters.

42. Additional provisions for buildings with height above 12.5 meters.-

- (1) Planning Norms for the buildings having height above 12.5 meters and up to 30 meters shall be as given in Table No 4.

TABLE No. 4

[See rule 42(1)]

DEVELOPMENT NORMS FOR PLOTS / LANDS ON WHICH

BUILDING(S) WITH HEIGHT ABOVE

12.5 M AND UPTO 30 M IS PROPOSED :

S. No.	Road Width in meters	Minimum plot / land (area in Sq.m.)	Frontage in meters	FAR	Ground Coverage percentage	Building Height in meters	Front M.O.S in meters	Sides / rear in MOS in meters
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
1.	12.0m and above	1000 sq.m	18 m	1:1.50	30	Up to 18 meter	7.5	6.0

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
2.	18m & above	1500 sqm	21 m	1:1.75	30	Up to 24	9.0	6.0
3.	24m and above	2000	30m	1:2.0	30	Up to 30 meter	12.00 m	7.5m

Note: Where the use premises is commercial, the ground coverage mentioned in column 6 above shall be read as 40.

(2) For High Rise Buildings as defined in rule 2(38). For high rise building Planning Norms shall be as given in Table No 5.

TABLE No. 5

[See rule 42 (2)above]

DEVELOPMENT NORMS FOR PLOTS / LANDS ON WHICH HIGH RISE BUILDING(S) IS PROPOSED

S. No.	Road width	Min. plot/land size (area in Sq. M.)	Frontage in meters	FAR	Ground Coverage percentage	Building Height in meters	M.O.S front side in meters	MOS sides / rear
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
1.	30m and above	2500	30 m	1:2.25	30	Up to 45 meters	15.00 m	7.5 m
2.	36m and above	3000	40 m	1:2.50	30	Up to 60 meters	18.00 m	9.0 m
3.	45 m and above	3500	45 m	1:2.75	30	Up to 75 meters	21.m	9 m
4.	60 m and above	4000	50 m	1:3.0	30	Up to 90 meters	24.00	10 m
5.	75 m and above	4500	60 m	1:3.0	30	above 90 meters	30.00	12m

- (3) For building having height more than 12.5 meters the necessary drawings and details shall be submitted to the Authority incorporating all the fire fighting measures recommended in National Building Code Part-IV The occupancy permit shall be issued only after ensuring that all fire fighting measures are physically in place.
- (4) For all high rise buildings site clearance from Site clearance committee under sub-rule (2) of Rule 12 shall be necessary. After site clearance by the committee, planning permission from the Town and Country Planning and building permission from the Authority shall be necessary.
- (5) The approach to the building and open spaces on its all sides shall be as hard as is required to bear the weight of fire engine. The said open space shall be kept free of obstruction and shall be motor-able.
- (6) Main entrance to the plot shall be of adequate width to allow easy access to the fire engine and in no case it shall measure less than 4.5 meters. The entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of fire service vehicles. If the main entrance at the boundary wall is built over, the minimum clearance shall be 4.5 meters.
43. **Cul-De-Sacs.-** Cul-de-sacs giving access to plots will be allowed provided that cul-de-sacs would be permissible only on straight roads and the turning space shall not be less than 121 square meters in area with no dimension being less than 11 meters.
44. **Alley.-** Alley may be provided where required. The width of the alley where provided shall not be less than 3 meters and no dead end alley shall be permitted unless provided with an adequate turn around facilities.
45. **Intersection of roads.-** (1) The layout for junctions of roads shall be in such a way that as far as possible all roads meet at right angle. Roads meeting at less than 30° should be avoided.
- (2) For junctions of roads meeting at right angles or otherwise the rounding off or cut of or splay or similar treatment shall be done to the satisfaction of the Authority, depending upon the width of roads, the traffic generated, the sighting angle etc.
46. **Building Line.-** Subject to rule 56, building line shall be set back at least 3 meters from means of access.

47. Community Open Spaces and Amenities.-(1) The community open spaces shall be as follows :-

(a) Commercial Zones. In any layout or sub-division of land measuring 0.2 hectare or more and situated in commercial zones, the community open spaces shall be reserved for recreational purposes. Such space shall as far as possible, be provided in one place or may be planned out in clusters or pockets for the use of the community.

(b) Community Open Spaces in Residential Zones. In any Residential layout of plotted development or sub-division of land, Group Housing or Apartment Housing the community open spaces shall be reserved for recreational purposes. As far as possible these community open spaces shall be provided in one place or planned out in clusters or pockets, for the use of the community :

Provided that the minimum open spaces required may be notified by the State Government in the official Gazette and the same shall not be less than as mentioned in sub-rule (2) below.

(2) Minimum open area; The minimum community open spaces shall be-

- (i) 10 per cent. of the area of the layout; and
- (ii) in case of economically weaker sections and low income group as prescribed in Appendix-J.

(3) Minimum average dimension of recreational space; The length of such area shall generally not exceed two and half times of the average width. However, depending on the configuration of the site, common open spaces of different shapes may be permitted by the Authority as long as the open spaces provided, serve the needs of the immediate community contiguous to the open spaces.

(4) Pavilion gymnasias; In such recreational spaces, a single storied structure up to 25 square meters of built up area, which may be used as pavilion or gymnasias, may be permitted. Such area may be excluded from floor area ratio calculations. Where the area of the open space exceeds 2000 sq. mtrs. in one place, the built up area of such gymnasias may extend upto 75 sq. mtrs..

(5) Independent means of access; Each recreational area and the structure on it shall have an independent means of access. Independent means of access may not be insisted if recreational space is approachable directly

from every building in the layout. Further the building line shall be at least 3 meters away from the boundary of recreational open space.

48. Industrial Zones.-(1) Amenity open space in Industrial use; In every industrial zone, 5 per cent of the total area shall be reserved as open space. These open space may be used for parking, banking, canteens, welfare centers and such other common purposes as approved by the Authority.

(2) Open space in Industrial plots; In industrial plots measuring 1000 square meters or more, 10 percent of the total area shall be provided as an amenity open space. Such an amenity open space shall have a means of access and shall be so located that it would be conveniently utilised by the persons working in the industry.

(3) Development norms for Industrial plot shall be as follows:-

Norm for Industrial Plots

Sr. No	Minimum Plot Area	Max. Ground Coverage in %	Minimum MOS in meters			Max. Floor Area Ratio (FAR)
			Front	Side/ Side	Rear	
1	2	3	4	5	6	7
1	Upto 0.045 Hect.	60	3.20	2.10 / 2.10	2.10	1.25
2	More than 0.045 Hect. and upto 0.10 Hect.	60	4.50	3.00 / 3.00	3.00	1.25
3	More than 0.10 Hect. and upto 0.20 Hect.	60	7.50	3.75 / 3.75	4.50	1.00
4	More than 0.20 Hect. and upto 0.50 Hect	60	9.00	4.50 / 4.50	4.50	1.00
5	More than 0.50 Hect. and upto 0.75 Hect	60	12.0	6.00 / 6.00	6.00	1.00
6	More than 0.75 Hect. and upto 1.00 Hect	60	15	7.50 / 7.50	7.50	1.00
7	More than 1.00 Hect. and upto 1.25 Hect	60	18	9.00 / 9.00	9.00	1.00

8	More than 1.25 Hect. and upto 2.00 Hect	60	21	10.50 / 10.50	10.50	1.00
9	More than 2.00 Hect.	60	24	12.00 / 12.00	12.00	1.00
For Flatted Industries						
10	Minimum Plot Area 1500 Sq.m (0.15 Hect.)	50	12	7.50 / 7.50	7.5	1.50 /

Note :-

1. MOS mentioned in column No. 4, 5 and 6 are minimum. In case of industrial building of more than one floor, Front MOS shall be equal to half of the proposed height of building, similarly side MOS shall be equal to one third of the proposed height of building.
 2. The State Government may relax above norms on the recommendation of the Industries Department after considering the merits of case.
 3. Hazardous Industries / Polluting Industries or Industries which require sanction under Factory Act, clearances shall have to obtained under Industrial Health and Safety and/ or under Environment Protection Act as the case may be.
- 49. Other Amenities.** - (1) In addition to common open spaces, the layouts shall provide for the minimum community facilities as laid down in Table 6.

TABLE 6

**[See rule 49 (1)]
COMMUNITY FACILITIES AND OTHER SUB-DIVISIONAL REQUIREMENTS**

S. No.	Facilities required		Scale of minimum provision	Minimum land area required and remark
	Main type	Sub-type		
(1)	(2)	(3)	(4)	(5)
1.	Educational Facilities.	Nursery School (3 to 5 age group)	1 for population of 4000	0.1 hectare. 0.6 hectare for density up to 250 persons per hectare 0.5 hectare for density from 251 to 500 persons per hectare
		Primary School (5 to 11 age group).	1 for population of 4000	0.4 hectare for density of 501 persons per hectare and above
	Educational Facilities.	High School (11 to 16 age group).	1 for population of 16000	2.0 hectares for density up to 250 persons per hectare
				1.8 hectares for density from 251 to 500 persons per hectare
		Degree College	1 for population of 80,000	4 to 6 hectares.
2.	Health Facilities	Health center	1 for population of every 16,000	1.0 hectare with residential staff quarters
		General Hospital	1 for population of every 80000	4.0 hectare for 200 beds with ancillaries and staff quarters

(1)	(2)	(3)	(4)	(5)
3.	Commercial facilities including shopping facilities	Convenience shop	1 for a population of every 100	0.05 to 0.1 hectare
		Local shopping centre.	1 for population of 16000.	0.4 hectare.
		Zonal shopping centre.	1 for population of 80000.	2.5 hectare.
4.	Communication facilities and essential services.	Sub- post office	1 for population of every 10000	100 square meters
		Post and Telegraph Office cum Delivery and Booking including Telephone exchange of 1000 lines.	1 for population of every 10000.	1.0 hectare
		Electric Sub-station	1 in all shopping centers.	12 meters. x 12 meters
	Communication facilities and essential services.	Police Station with staff quarters.	1 for population of every 50000.	0.8 hectare.

		Police post with staff quarters	1 for population of every 20000.	0.4 hectare
		Fire Station with staff quarters.	1 for every 5 kilo-meter radial distance.	0.8 hectare
5.	Social and Cultural Facilities	Religious building	1 for population of every 15000	0.8 hectare location not on a intersection of roads and 60 meters away from junctions
		Community Hall and library.	1 for population of every 15000.	0.3 hectare.
		Cinemas	1 for population of every 25000	0.3 hectare with parking location in Zonal shopping centers, business and commercial area not in residential zone or at the rate of 3 Sq. m. per seat whichever is more
6.	Facilities for industrial area.	Labour Welfare Center.	1 for every 40 Hectare.	0.2 hectare
		Convenience shops	5 shops of 10 square meters each.	0.2 hectare

		Health center	1 for every 200 hectare.	0.6 hectare
		Post Office		0.04 hectare
		Telephone exchanges		0.06 hectare.
		Bank		200 square meters.
		Petrol pump cum-service-station.		30 meters x 35 meters.
		Police Station with staff quarters.		0.4 hectare
		Fire station with staff quarters.		0.8 hectare

Note: (1) The minimum land required for various amenities mentioned in column 5 above is only indicative. The size of the plot shall be, as may be prescribed, by the administrative department or any regulatory authority or any other authority competent to prescribe the minimum size of plot. This table shall stand modified accordingly.

(2) The requirements of essential amenities for EWS and Low Income Group Housing shall be as given in Appendix - J.

(3) Table 6 shall be the guideline to workout different requirements of sub-division or layout plan. The density proposed in the Development Plan shall determine the actual population of an area. In areas where a Development Plan or a Zonal Plan has not been prepared, the density pattern for that area shall be determined by the Director.

(4) An application can be made to the Authority on prescribed form as given in Appendix - G to obtain proposals of Development Plan or Zoning Plan for the land in which an applicant may be interested. The Authority

shall with in thirty days from the date of receipt of such application, supply to the applicant such information, as may be necessary for him to prepare a sub-division or layout plan for his land in accordance with the Development Plan or zoning plan or any proposed land use or density pattern, as the case may be.

Requirements of Site.- No piece of land shall be used as a site for the construction of building, if the,-

- (a) Authority considers that the site is insanitary or that it is dangerous to construct a building on it;
- (b) site is within a distance of 9 meters of the highest water level of a water body/ water course and 15 mtrs in case of river or as prescribed in the development plan;
- (c) owner / applicant of the building has not shown to the satisfaction of the Authority all the measures required to safeguard the construction from constantly getting damp;
- (d) building is for assembly use like cinemas/ theaters/public worship, and the applicant has not obtained necessary license or clearance from the competent officer of the concerned Authority;
- (e) building is proposed in an area filled up with carcasses, excreta filthy and offensive matter till the production of certificate from local authority to the effect that it is safe from the health and sanitary point of view and is fit to be built upon;
- (f) site is not drained properly or is incapable of being well drained;
- (g) site will be used for the purpose which in the opinion of the Authority will be a source of annoyance to the health and comfort of the inhabitants of the neighborhood;
- (h) plot has not been approved as a building site ;
- (i) proposed occupancy of the building on the site does not conform to the land use proposals in the development plans or zoning regulations.
- (j) building adversely affects any public utility like a Municipal drain / sewer line or water main line or transmission line.

Surface Water Drains. - (1) Any land passage or other area within the cartilage of a building shall, if the Authority so requires, be effectively drained by surface water drain or other means.

(2) The written approval of the Authority shall be obtained for connecting any sub-soil drain to a sewer.

- 52. Distance from electric lines.-** (1) The minimum distance between the building and any overhead electric supply line shall be as mentioned herein below or that mentioned in the applicable Electricity Rules, whichever is more. No verandah, balcony or the like shall be allowed to be erected or re-erected or any additions or alterations made to a building which violates this rule.

S. No.	Particulars	Vertically meters	Horizontally meters
(1)	(2)	(3)	(4)
(a)	Low and Medium voltage lines and service lines.	2.5	1.2
(b)	High voltage lines up to and including 33000 volts.	3.7	1.2
(c)	Extra high voltage lines beyond 33000 volts.	(see note)	

Note: For building close to extra high voltage lines beyond 33000 volts, clear horizontal corridor of 15 meters (7.5 meter open both side of centre line), or as specified in the applicable Electricity Rules, whichever is more, shall be provided.

(2) The minimum clearance specified in sub-rule (1) above shall be measured from the maximum sag for vertical clearance and from maximum deflection due to wind pressure for horizontal clearance.

- 53. Size of plots and other norms.-** (1) Residential.

(i) Each plot shall have a minimum size and frontage corresponding to the type of development as given below :-

Type of Development	Plot size (Sq. meters)	Frontage (meters)
(1)	(2)	(3)
Detached building	above 225	above 12
Semi-detached building	125-225	8 to 12
Row type building	50-225	4.5 to 12

(ii) the norms of plot size for EWS/LIG shall be as provided in Appendix-J.

(2) Industrial. The size of plot shall be such as approved by the Authority.

(3) Other land uses. The minimum size of plots for buildings for other uses like business, educational, mercantile, assembly, cinema/ theatre, mangal karyalaya/ marriage garden, fuel filling stations etc., shall be as decided by the Authority subject to the clause (i) to (iv) below :-

(i) Assembly Halls /Theatres; The Minimum size of plot for assembly building/theaters used for public entertainment with fixed seats shall be on the basis of seating capacity of the building at the rate of 3 Square meters per Seat.

(ii) Cinema Halls with one screen; The norms shall be as under:-

1. Minimum area of the plot	- 2000 Square meter or 4 Sq. mt per seat whichever is more.
2. Ground coverage.	- 33 per cent. of the total plot area. (on ground)
3. Floor Area Ratio	- 1.25
4. Minimum Open Spaces	- Front –Minimum 15 Mts.
	Both sides – 6 Mts.
	Rear – 6 Mts.
5. Minimum width of road on which Cinema Plot should abut	18 mtrs

Note : Commercial activities which is incidental to Cinema shall be permissible on 10 per cent. of the FAR

(iii) Marriage Garden.

Development Norms for Marriage Garden shall be as below :-

S. No.	Components	Planning area having population 2.0 to 5.0 lacs	Planning area having population above 5.0 lacs
(1)	(2)	(3)	(4)
1.	Minimum Plot / Land area	4000 Square meters	10000 Square meters

(1)	(2)	(3)	(4)
2.	Minimum Road width in front	12 meters	18 meters.
3.	Minimum frontage	25 meters	40 meters
4.	Maximum FAR	0.10	0.10
5.	Maximum Ground Coverage	10 per cent.	10 per cent.
6.	Minimum Parking Area in the front	30 per cent. of plot / land area	40 per cent. of plot / land area
7.	M.O.S.: Front	6.0 meters after parking space	6.0 meters after Parking space
	Sides and Rear	4.5 meters	6.0 meters
8.	Permissibility in land use	Residential/ Commercial / Agriculture/PSP	Residential/ Commercial / Agriculture

(iv) Fuel filling Station.

(a) National highways. For the site of Fuel filling station situated on the National Highways, norms as decided by the Ministry of Road Transport and Highways and or Ministry of Petroleum, Government of India shall be applicable.

(b) Roads Other than National Highways. Norms for the site of the Fuel filling Station situated on the roads other than National Highways shall be as follows :

S. No.	Population	Minimum Plot Size		Frontage of the Plot	Minimum road width in front of the plot	Minimum distance from road junction	Permissibility in land used of approved development plan
		Only Fuel Filling Station (FFS)	Fuel Filling Station with Service Facilities (FFSS)				
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1.	Up to 1 lac	20x20	35x35	20 (FFS) 35(FFSS)	18	100	Residential, Commercial, Industrial, Public and semi Public, Transport Agriculture and Recreation
2.	Above 1 lac	20x20	35x35	20(FFS) 35(FFSS)	24	100	

Note :- All dimensions are in meter.

- Road junction as shown in the map of traffic and transportation plan enclosed with Development Plan shall be accepted for column No.7 in the table above.
- Provision for minimum distance from road junction may be ignored on roads of width of 18m. and above having service roads. However, the petrol pump owner shall have to construct service road and footpath in front of the fuel pump up to 250 meters on either sides of the fuel pump at his own cost.
- Minimum plot size for retail outlet for farmer service center in rural areas shall be as per column (4)
- Workshop shall not be permitted in the FFS mentioned in column (3)
- For plot mentioned in column No.4, maximum built up areas shall not exceed 40 per cent. of the total plot area, which may include workshop and other services and facilities such as snacks, stall, drinking water, ATM, toilets etc.
- Ladies and gents toilets, drinking water, equipments for fire fighting shall be necessarily provided in all fuel filling stations.

PART - V**GENERAL BUILDING REQUIREMENTS****(1) Classification**

54. Classification of Buildings.- Buildings shall be classified on the basis of occupancy as follows :-

- (a) Residential.
- (b) Educational.
- (c) Institutional.
- (d) Assembly.
- (e) Business.
- (f) Mercantile (including both retail and wholesale stores).
- (g) Industrial (including low, moderate and high fire hazards).
- (h) Storage.
- (i) Hazardous.

II Open Spaces (within a Plot)

55. General.- (1) Every room intended for human habitation shall abut on an interior or exterior open space or an open verandah open to such interior or exterior open space.

(2) Open spaces to cater for lighting and ventilation requirement. The open spaces inside or around building have essentially to cater for the lighting and ventilation requirements of the rooms abutting such open spaces and in the case of building abutting streets in the front, rear or sides, the open spaces provided shall be sufficient for the future widening of such streets.

(3) Open spaces separate for each building or wing. The open spaces shall be separate or distinct for each building and where a building has two or more wings, each wing shall have separate or distinct open spaces for the purposes of light and ventilation of the wings.

(4) Separation between accessory and main buildings of more than 7 meter in height shall not be less than 1.5 meters. For buildings up to 7 meters in height no such separation shall be required.

56. Residential Buildings.- Open Spaces.

Exterior open spaces for buildings having height up to 12.5 meters.

(1) Front open spaces.

- (a) Every Residential Building having height up to 12.5 meters, facing street shall have a front open space mentioned below and such open space shall form an integral part of the site:-

S. No.	Width of street facing the plot	Front open space Min.
(1)	(2)	(3)
1.	up to 9.0 meters	3.0 meters
2.	More than 9.0 meters and up to 12 meters	3.6 meters
3.	More than 12.0 meters and up to 18 meters	4.5 meters
4.	Above 18 meters.	6.0 meters

- (b) In existing developed areas with streets less than 6.0 meters in width, the distances of the building (building line) shall be at 6.0 meters from the center line of the street.

(2) Rear Open Space.

- (a) Every Residential Building, having height up to 12.5 meters, shall have a Rear Open Space, as below :-

Sr. No.	Plot area in Square meters	Minimum Rear Open space in meters
(1)	(2)	(4)
1.	Up to 40.00	Nil
2.	Above 40.00 and Up to 150.00	1.50
3.	Above 150 and up to 225.00	2.50
4.	Above 225.00	3.00

(b) Rear open space to extend upto the rear wall. The rear open space shall be co-extensive with the entire face of the rear wall. If a building abuts on two or more streets, such rear open space shall be provided through-out the entire face of the rear wall. Such rear wall shall be the wall on the opposite side of the face of the building unless the Authority otherwise directs.

(3) Side open space.

Every semi-detached and detached building shall have a permanently open airspace on sides, forming integral part of the site as below :-

(i) For detached buildings there shall be minimum side open spaces of 3 meters on both the sides :

Provided that for detached residential building up to 7 meters in height on plots with a frontage less than 12 meters, one of the sides open space may be reduced to 1.5 meters.

(ii) For semi- detached building there shall be a minimum side open space of 3.0 meters on one side. For Semi-detached building up to 10 meters in height on plots with a frontage up to 10 meters, the side open space may be reduced to 2.5 meters.

(iii) For row-type buildings, no side open space is required.

(4) Notwithstanding anything contained in sub-rule (2) and (3) garage may be permitted at rear end of the side open space.

(5) Open space for building of more than 12.5 meters height. For building of height above 12.5 meters the open spaces around building shall be as given in Table 4 and 5 of Rule 42.

(6) Interior open spaces for all buildings.

(a) Inner Courtyard-

(i) Every room (except bath, water closet and store room) that does not abut on either the front, rear or side open spaces shall abut on an inner courtyard, having minimum side of 3 meters.

(ii) Further the inner courtyard shall have a minimum area, throughout its height, of not less than the square of one-fifth the height of the highest wall abutting the courtyard.

Provided that when any room (excluding staircase bay, bathroom and water closet) is dependent for its light and ventilation on an inner courtyard, its dimension shall be such as is required for each wing of the building.

(iii) Where only water closet and bath room are abutting on the interior courtyard, the size of the interior courtyard shall be in line with the provision for ventilation shaft as given in clause (b).

(b) Ventilation Shaft. For ventilating the spaces for water closet and bath room in all types and height of buildings, if not opening on the front or side or rear or interior open spaces, shall open on to the ventilation shaft, the size of which shall not be less than the values given below :-

Height of buildings in meters	Size of ventilation shaft in square meters	Minimum size of a side of shaft in meters
(1)	(2)	(3)
Up to 10	1.2	0.9
12.5	2.8	1.2
18	4.0	1.5
24	5.4	1.8
30	8.0	2.4
above 30	9.0	3.0

Note 1 : For buildings above 30 meters mechanical ventilation system, shall be installed besides the provision of minimum ventilation shaft.

Note 2 : For fully air-conditioned residential buildings the ventilation shaft need not be insisted :

Provided that the air-conditioning system is designed to work in an un-interrupted manner which means that there is an alternate source of power supply.

(c) Outer Courtyard. The minimum width of outer courtyard (distinguished from its depth) shall be 2.4 meters. If the width of the outer

courtyard is less than 2.4 meters, then it shall be treated as a notch and the provisions of outer courtyard shall not apply.

(7) Joint open air space for buildings.

(a) Every interior or exterior open air space, unless the latter is a street, shall be maintained and shall lie entirely within the owner's own premises.

(b) If such interior or exterior open air space is intended to be used for the benefit of more than one building belonging to the same owner, then the width of such open air space shall be equal to the one as specified for tallest building abutting on such open air space.

(c) If such interior or exterior open space is jointly owned by more than one person, then its width shall be as per (b) above.

Provided that every such person agrees in writing to allow his portion of such joint open space to be used for the benefit of every building abutting on such joint open space and provided he submits his written consent to the Authority for record. Such common open space shall henceforth be treated as a permanently open space required for the purposes of these rules. No boundary wall between such joint open space shall be erected or raised to a height above 2.0 meters.

57. Open spaces for other occupancies.- In case where the development permission under section 29 or 16 is applied for the following occupancies/buildings :-

- (a) Educational Buildings. Except for nursery school, the open spaces around the building shall be not less than 6 meters.
- (b) Institutional Building. The open spaces around the building shall not be less than 6 meters.
- (c) Assembly Building. The open space at front shall not be less than 12 meters and other spaces around the building shall not be less than 6 meters.
- (d) Business, Mercantile and Storage Buildings. The open spaces shall not be less than 6 meters in the front and 4.5 meters on other three sides. Where these are situated in purely residential zone or residential with shops line zone, the open spaces may be relaxed.
- (e) Industrial Buildings. The open spaces around the building shall not be less than 4.5 meters for heights up to 16 meters with an increase of

the open spaces of 0.25 meters for every increase of 1 meter or fraction thereof in height above 16 meters.

Hazardous occupancies. - The open space around the building shall be as specified for industrial buildings mentioned in clause (e) above.

Projections.- (1) Projection into open spaces. Every minimum open space provided on the exterior side and every open space provided on the interior shall be kept free from any construction thereon and shall be open to the sky except as below :-

- (a) Cornice, roof or weather shade not more than 0.75 meter wide;
 - (b) Sunshade over window/ventilators or other openings not more than 0.75 meters wide;
 - (c) Projected balcony at first or higher floors extending upto 1.20 meters with clearance of 1.5 meters from plot boundary provided that such projected balcony shall not be constructed as a continuous projection on any side of the building;
- (2) Projections mentioned above in sub-rule (1)(c) may be permitted on the inner courtyard, if the size of such courtyard is more than 9 meters x 9 meters.

(3) Projecting rooms at alternate floors may be allowed :

Provided that such projection,-

- (a) do not obstruct the air and light of the lower two floors;
 - (b) do not project into the MOS; and
 - (c) shall not be more than the height of the storey immediately below.
- (4) Accessory Building. The following accessory buildings may be permitted in the open spaces: -
- (a) In existing building, sanitary block of 2.4 meters in height subject to a maximum of 4 square meters in the rear open space at a distance of 1.5 meters from the rear boundary may be permitted.
 - (b) Private garages with an area not exceeding 25 square meters shall be permitted in the rear end of side open spaces .

- (c) Pump room and watchman hut each up to 6.0 square meter.
- (5) Sunshades over windows and ventilators.- Projections of sunshades over windows or ventilators in existing built-up or congested areas when permitted by the Authority shall fulfill the following conditions, namely :-
- (a) no sun-shade shall be permitted over the road or over any drain or over any portion outside the boundaries of the site below a height of 2.8 meters from the road level;
- (b) sunshades provided above a height of 2.8 meters from the ground level shall be permitted to project up to a maximum width of 60 centimeters, if the road over which they project exceeds 9 meters in width; and
- (c) no sunshade shall be permitted on roads less than 9 meters width or on roads having no footpath.

- 59. Limitation to open spaces.-** (1) Safeguard against reduction of open spaces. No construction work on a building shall be allowed if such work operates to reduce an open space of any other adjoining building belonging to the same owner to an extent less than what is prescribed at the time of the proposed work or to reduce further such open space if it is already less than that prescribed.
- (2) Additions or Extensions to a building. Additions or extensions of building shall be allowed provided that the open spaces for the additions or extensions would satisfy these rules after such additions or extensions are made.

- 60. Group housing.-** Planning Norms for Group Housing shall be as below:-
- (1) The minimum land or plot area, ground coverage, minimum soft area and such other planning norms for group housing shall be as published by the State Government in the official Gazette.
- (2) The coverage and floor area ratio for various densities may be as provided in Table 7 unless otherwise provided in the development plan.

TABLE 7**FLOOR AREA RATIO AND COVERAGE FOR GROUP HOUSING****[See rule 60(2)]**

S. No.	Gross residential density Persons/Hectare	Maximum coverage in per cent.	Floor area Ratio
(1)	(2)	(3)	(4)
1.	125	25	0.75
2.	250	30	1.25
3.	425	33	1.50
4.	500	35	1.75
5.	625	35	2.00

Note: The coverage shall be calculated on the basis of the whole area reserved for group housing after deducting,-

- (i) the area of any highway or any road of width 18 mtrs. or more which falls within the area of Group Housing;
- (ii) the area of school (excluding sites for Nursery Schools) and other community facilities within the Group Housing Area; and
- (iii) the prescribed open space (playgrounds and tot lots of local nature shall be permitted in these open spaces).

III Floor area and height limitation

61. Floor Area Ratio.- The Floor Area Ratio (FAR) for different use group shall be as mentioned in Table 8.

TABLE 8

(See rule 61)

FLOOR AREA RATIO FOR DIFFERENT USE GROUP

S. No. (1)	Use Group (2)	FAR * (3)	Category (4)
1.	Residential	1.25	
2.	Commercial	2.50	City Centre
		2.00	Sub-city center
		1.75	Community Center
		1.50	Local Shopping Centre
		1.25	Convenience Shopping Centre
3.	Public Semi-public	1.00	Administrative Areas / Education and Research/ Health /Social / Cultural/ Institutional
4.	Industrial	as per rule 48	as per rule 48

* F.A.R and Density may be adopted as provided in the Development Plans of respective towns.

Note : (1) In case where the owner surrenders a portion of his plot / land and vests its ownership in the Government/Authority for public purpose, an additional floor area calculated adding twice the area of plot/land surrendered by him may be allowed in the remaining area of the plot/land in lieu of the monetary compensation.

(2) In case of in-situ redevelopment of a slum, an additional FAR upto 0.50 may be allowed in addition to the permissible FAR in that area, however all other norms related to the development and building permission shall be observed.

(3) On plot admeasuring 200 to 500 sq. meters one servant quarter and on plot admeasuring more than 500 sq meters two servant quarters may be permitted. The size of a servant quarter shall not exceed 25 sq. m. and the area of the servant quarter shall not be counted in the built up area or the covered area.

(4) Covered parking with a clear height of 2.4 meters may be provided within the permissible ground coverage on plots measuring 425 sq.m. or more. Such area of parking shall not be counted towards Floor Area Ratio and permissible height calculations.

(5) In case of redevelopment of areas in the old part of any city/town, the old and dilapidated structures may be reconstructed and if needed, an additional FAR up to an extent of 0.25 may be sanctioned over and above the permissible FAR of the area. However no other norm related to the development and building permission shall be relaxed.

(6) The total built up area of economically weaker section and low income group houses constructed to the extent provided for under the provisions of Madhya Pradesh Nagar Palik Nigam Adhiniyam 1956, Madhya Pradesh Nagar Palika Adhiniyam 1961 and Madhya Pradesh Panchayati Raj Evam Gram Swaraj Adhiniyam 1993 and the rules made thereunder, shall not be counted towards the calculations of the floor area ratio. However such exemption shall be limited to the built up area of such EWS and LIG dwelling units as together constitute 15% of the number of dwelling units proposed to be developed in the same colony for other income groups.

62. Norms for Podium.- (1) Podium may be constructed,-

- (a) on a plot admeasuring at least 1000 sq.mtrs.;
- (b) in such manner that the clear height of each floor does not exceed 2.4 meters; and
- (c) with a maximum of three such floors above ground level.

(2) Podium shall not be counted in the calculation of the Floor Area Ratio and the building height. The uncovered roof top portion of the podium shall be counted towards the requirement of open spaces prescribed under rule 47 and rule 60.

(3) The restriction of 2.4 meters clear height mentioned in sub rule 1(b) may be relaxed according to the design needs of mechanized parking. The maximum permissible height of the podium in such cases shall not exceed 2.4 m x 3 Floors + designed thickness of beams and slabs in Podium Parking Floor

(4) The uncovered roof top portion of the podium may be used for development of uncovered park, water / swimming pool, parking .

- 63. Parking Floors.-** Where the plot size is not less than 1000sq. mtrs. covered parking with a clear height of not more than 2.4 meters may be permitted on any floor of the building according to the requirement of the project. Such parking shall not be included in the calculation of the FAR. If such parking is provided on the entire floor area, then such parking floor would not be included in the height of the building.
- 64. Service Floor.-** Service floor may be provided in the building on plots having area 1000 square meters or more. The clear height of such service floor shall not exceed 2 meters and the same shall not be counted for the purpose of calculating Floor Area Ratio and the building height.
- 65. Height limit.-**(1) The maximum height of a building shall be determined by the provision of Table No 4 and 5 of Rule No 42 as the case may be.
- (2) If a plot abuts on two or more streets of different widths, the building shall be deemed to face such street which has greater width and the height of the building shall be regulated by the width of that street. This height may be continued to a depth of 24 meters along the narrower street.
- (3) In case the building is located in vicinity of aerodromes, the maximum height of such building shall be such as determined by the Airport Authority.
- 66. Permission to build Skyways and subways.-**(1) The Authority may permit the construction of skyway at different levels connecting two or more buildings.
Provided that no such skyway shall be built,-
- (a) below a height of 6.5 meters as measured from highest level of the ground immediately below the skyway. However, this may be relaxed by the Authority if the nature of the movement under the skyway so permits.
- (b) across any public street without obtaining the prior permission of the agency responsible for its construction and maintenance;
- (c) without obtaining prior permission of the Fire Authority and a certificate of structural safety from the licensed structural engineer;
- (d) in a manner that may obstruct any vehicular movement under it;

- (e) with a width of more than 4 meters; and
- (f) if the columns supporting such skyway do not harmonize with the surrounding architectural features.

(2) The Authority may permit the construction of a subway (an underground passage for pedestrian and /or vehicular use) with the object of connecting two or more points.

Provided that a subway for the use of pedestrians shall be built,-

- (a) sufficiently below the ground to enable safe passage of vehicular or pedestrian traffic over it;
- (b) across a public street after obtaining prior permission of the agency responsible for its construction and maintenance;
- (c) after obtaining prior permission of the Fire Authority and a certificate of structural safety from the licensed structural engineer;
- (d) in a manner that ensures that the lighting, drainage, ventilation, signage, utilities and services are comfortable and safe for the usage of the people; and
- (e) with a clear height and width of not less than 3.0 meters and 4.5 meters respectively.

Note: If the subway is expected to allow vehicular traffic, the design parameters shall be approved by the Authority on case to case basis keeping in view the safety and comfort of the users.

67. Plantation.- A plot having area of 100 square meters or more shall be planted with trees after the completion of construction of building. The number of trees planted shall be one tree for every 100 square meters of individual plot. The occupancy certificate for the building will be issued only when the authority is satisfied that the provisions of this rule have been complied with. Every effort shall be made to protect the existing trees on the plot.

IV Requirements of parts of building

68. Plinth.-(1) Main Building. The plinth or any part of a building or out house shall be so located with respect to surrounding ground level that adequate drainage of the site is assured. The height of the plinth shall be more than 45 centimeters from the surrounding ground.

(2) Interior courtyard. Every courtyard shall be raised to ensure satisfactory drainage.

69. Habitable rooms.-(1) Height. The height of all rooms for human habitation shall not be less than 2.6 Meters measured from the surface of the floor to the lowest point of the ceiling (bottom of slab). In case of pitched roof, average height of rooms shall not be less than 2.6 meters. The minimum clear head room under a beam, folded plates or caves shall be 2.4 meters. In case of air-conditioned rooms a height of not less than 2.4 meters measured from the surface of the floor to the lowest point of air-conditioning duct or the false ceiling shall be provided.

(2) The requirements of sub-rule (1) shall apply to residential, business and mercantile buildings. For educational and industrial building the following minimum requirements shall apply:-

- (a) Educational building- Ceiling height 3.6 meters for all regions.
- (b) Industrial building- Ceiling height 3.6 Meters but if air-conditioned, 3 meters (Factory Act, 1948 and rules made thereunder shall govern such height where applicable).

(3) Size.

- (a) The area of habitable room, where there is only one room, shall not be less than 9.5 square meters and the minimum width shall be 2.4 meters. Where there are two rooms, one of these shall not be less than 9.5 square meters and the other be not less than 7.5 square meters with a minimum width of 2.1 meters. In the case of hostels in educational institutions the minimum size of a habitable room for single person shall be 7.5 square meters.
- (b) However, in the case of special housing schemes for Economically Weaker Section of Society, Low Income Group Housing, the norms for the size of the rooms shall be as provided in Appendix - J.

70. Kitchen.-(1) Height. The height of a kitchen measured from the surface of floor to the lowest point in the ceiling (bottom slab) shall not be less than 2.6 m meters except for the portion to accommodate floor trap of the upper floor.

(2) Size. The area of a kitchen where separate dining area is provided shall not be less than 5.0 square meters with a minimum width of 1.8 meters. Where there is a separate store, the area of kitchen may be

reduced to 4.5 square meters. A kitchen, which is intended for use as a dining area also, shall have a floor area of not less than 7.5 square meters with a minimum width of 2.1 meters.

(3) Other requirements. Every room to be used as kitchen shall have,-

- (a) unless separately provided in a pantry, means for the washing of kitchen utensils which shall lead directly or through a sink to a grated and trapped connection to the waste pipe;
- (b) an impermeable floor;
- (c) a flue, if necessary; and
- (d) a window or ventilator or opening of size not less than as specified in note 3 of sub-rule (3) of rule 82.

71. Bathroom and Water Closets.- (1) Height. The height of a bathroom or water closet measured from the surface of the floor to the lowest point in the ceiling (bottom of slab) shall not be less than 2.2 meters.

(2) Size. (a) The size of a bathroom shall not be less than 1.5 square meters. The minimum floor area of water closet shall be 1.1 square Meters with a minimum width of 0.9 meter. If bath and water closet are combined, its floor area shall not be less than 2.4 square Meters with a minimum width of 1.2 meters. The area of Water Closet with wash basin shall not be less than 1.3 square meters;

(b) the minimum sizes of bathrooms/water closets shall be as follows:-

- (i) Independent water closet – 1.1 meter X 0.9 meter.
- (ii) Independent bathroom – 1.3 meter X 1.1 meter.
- (iii) combined bathroom and closet–2.0 square meters with, minimum width of 1.1 meters.
- (iv) Water closet with wash basin -1.3 square meters.

(3) Other requirements. Every bathroom or water closet shall,-

- (a) be so situated that at least one of its walls shall open to external or internal open space;
- (b) not be directly over or under any room other than another water closet, washing place, bath or terrace, unless it has a water tight floor;

- (c) have the platform or seat made of watertight non-absorbent material;
- (d) be enclosed by wall or partitions and the surface of every such wall or partitions shall be finished with a smooth impervious material to a height of not less than 1 meter above the floor of such a room;
- (e) be provided with an impervious floor covering, sloping towards the drain with a suitable grade and not towards verandah or any other room; and
- (f) have a window or ventilator, opening to a shaft or open space, of area not less than 3 square Meters with side not less than 0.3 meter.

(4) No room containing water-closet shall be used for any purpose except as a lavatory and no such room shall open directly into any kitchen or cooking space by a door, window or other opening. Every room containing water-closet shall have a door completely closing the entrance to it.

72. Ledge or Tand / Loft.- (1) Height. It shall have a minimum head-room of 1.5 meters.

(2) Size. A ledge or "tand" in a habitable room shall not cover more than 25 per cent of the area of the floor on which it is constructed and shall not interfere with the ventilation of the room under any circumstances.

(3) Loft. A loft, if provided, on a kitchen shall not exceed 25 per cent of the area of kitchen and shall leave minimum height of 2.2 meters under the loft. On bathroom, water-closet and corridor, the loft may cover as much area as would allow a person to keep article there with reasonable space for body movement.

73. Mezzanine (Entresol) Floor.- (1) Height. It shall have a minimum height of 2.2 meters.

(2) Size. The size of the mezzanine floor, if it is to be used as a living room, shall not be less than 9.5 square meters. The aggregate area of such mezzanine floor in a building shall in no case exceed 1/3 of the plinth area of the room in which it is provided.

(3) Other requirements. A mezzanine floor may be permitted over a room or a compartment :

Provided that,-

- (a) it conforms to the standards of living rooms as regards lighting and ventilation in case the size of mezzanine floor is 9.5 square meters or more;
- (b) it is so constructed as not to interfere, under any circumstances, with the ventilation of the space over and under it;
- (c) such mezzanine floor is not sub-divided into smaller compartments;
- (d) such mezzanine floor or any part of it shall not be used as a kitchen; and
- (e) a mezzanine floor shall be kept open on at least one side.

74. Store room.- (1) Height. The height of a store room shall not be less than 2.2 meters.

(2) Size. The size of a store room, where provided in a residential building shall not be less than 3 square meters.

75. Garage.- (1) Height. The height of a garage shall not be less than 2.2 meters.

(2) Size. The size of garage shall not be less than as below :-

- (a) Private Garage- 2.5 meters X 5.0 meters.
- (b) Public Garage- Based on the number of vehicles parked etc., (Refer rule 84 parking space).

76. Basement.- (1) Basement shall not be used for habitable purpose except in case mentioned in subrule 2 (c).

(2) The construction of the basement may be allowed in all the land uses subject to the following conditions, namely:-

- (a) basement shall not extend into the prescribed MOS :

Provided that where minimum MOS are more than 12 meters in front or more than 7.5 meters on all other sides, in that case basement may be allowed leaving 12 meters distance in front and 7.5 meters on other sides;

- (b) the plinth level of the building in which the basement is built shall not be more than 0.45 meters above the surrounding ground; and
- (c) in certain cases, depending on the topography of the site the part of the building below the ground or reference level could also be called the basement and if such part is habitable, then

it may be used accordingly and shall be added in the calculation of FAR.

- (3) Basement can be used for only the following purposes, namely :-
- (a) storage of noncombustible articles;
 - (b) strong rooms, bank cellars, radiation room (only for medical treatment and research);
 - (c) air-conditioning equipments and other machines used for services and utilities of the building;
 - (d) parking spaces;
 - (e) commercial activity only on the first basement level, provided that :
 - (i) the land use of the premises / plot is commercial;
 - (ii) the plot area is not less than 1.0 hectare; and
 - (iii) the building is detached,

Note:- The basement area permitted for commercial use in sub rule 3(e) shall be taken into account for the purpose of calculating FAR.

- (4) The basement shall have following requirement, namely :-
- (a) basement in every part shall have a clear height of at least 2.4 meters as measured from the floor to the underside of the beam. In case of clause 3(e) above, the minimum clear height as calculated above shall be 3.6 meters;
 - (b) adequate ventilation shall be provided for the basement, the ventilation requirements shall be the same as required by the particular occupancy according to these rules. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans, air-conditioning systems or the like;
 - (c) the maximum height of the ceiling of any basement shall be 0.45 meter above the surrounding ground level in such a fashion that vehicular movement in the MOS or around the buildings are not obstructed;
 - (d) adequate arrangements shall be made to prevent surface drainage from entering into the basement;

- (e) the walls and floors of the basement shall be watertight and be so designed that the effect of the surrounding soil and moisture are taken into account in design and adequate damp proofing treatment done;
- (f) the access to the basement shall be separate from the main entrance and in addition another staircase/ramp shall be provided for access to and exit from various floors of the basement. Where the staircase/ramp is continuous the same shall be of enclosed type serving as a fire separation from the basement floor and higher floors; and
- (g) open ramps as means of access to the basement may be permitted in such a manner that they do not obstruct the MOS in any manner.

(5) A maximum of three levels may be allowed in the construction of multi-level basements. Such multi-level basement may be allowed only if,-

- (a) The minimum frontage of the plot is 21 meters and the minimum average depth 30 Meters and the plots abuts a road of width 18 meters or more; and
- (b) the building is detached.

(6) If the built form below the ground or reference level is used as habitable accommodation because of the existing topography such area may be permitted as habitable area and shall be counted in the Floor Area Ratio.

77. Parapet.- Parapet walls and handrails provided on the edges of roofs terraces, balcony, corridors/ lobbies/ foyers or verandah shall not be less than 1.05 meters in height from the finished floor level.

78. Boundary Wall.- The requirements of boundary wall are given below:-

- (a) The maximum height of the compound wall shall be 1.5 meters above the center line of the front street unless the Authority permits a higher wall.
- (b) The rear and side compound walls shall not have a height more than 3 meters above the central line of the service road in case it exists otherwise it shall be not more than 2 meters. It shall be measured above the central line of the front

street. In case of a corner plot the height of the boundary wall abutting on the side road shall also not be more than 1.5 meters

- (c) the provisions of (a) and (b) are not applicable to boundary walls of jails, electric sub-stations, transformer stations, institutional buildings, like sanatoria, hospitals, industrial buildings like work-shops, factories and educational buildings like schools, colleges, including the hostels and other uses of public utility undertaking, where height as required, may be permitted by the Authority.

79. Septic Tanks.- Where a septic tank is used for sewage disposal, the location, design and construction of the septic tank shall conform to the following requirements :-

- (1) Location of Septic Tanks and Sub-Surface absorption systems. A sub-soil dispersion system shall not be located within 18 meters from any source of drinking water. It shall also be as removed from the nearest habitable building as economically feasible but not within 2 meters thereof so that there is no damage to the structures.
- (2) Other Requirements.
 - (a) Dimensions of septic tanks. Septic tanks shall have minimum width of 75 centimeters and minimum depth of one meter below the surface level and a minimum liquid capacity of one cubic meter. Length of tanks shall be 2 to 4 times the width;
 - (b) septic tanks may be constructed of brick work /stone masonry/ concrete or other suitable materials as approved by the Authority;
 - (c) under no circumstances should effluent from a septic tank be allowed into an open channel drain or body of water without adequate treatment;
 - (d) minimum nominal diameter of pipe used shall be 100 millimeters. Further at junctions of pipes in manholes, direction of flow from a branch connection should not make an angle exceeding 45 degrees with the direction of flow in the main pipe;

- (e) the gradients of land drains, under-drainage as well as the bottom of dispersion trenches and soak ways should be between 1: 300 and 1: 400;
- (f) every septic tank shall be provided with ventilating pipe of at least 50 millimeters diameter. The top of the pipe shall be provided with a suitable case of mosquito proof wire mesh. The ventilating pipe shall extend to a height, which would cause no smell nuisance to any building in the area. Generally, the ventilating pipe may extend to a height of 2 meters when the septic tank is located at a distance of 15 meters from the nearest building and to a height of 2 meters above the top of the building when it is located closer than 15 meters;
- (g) when the disposal of septic tank effluent is to seepage pit, the seepage pit may be of any suitable shape with the least cross-section dimension of 90 centimeters and not less than 100 centimeters in depth below the invert level of the inlet pipe. The pit may be lined with stone, brick or concrete blocks with dry open joints which should be backed with at least 7.5 centimeters of clean coarse aggregate. The lining above the inlet level should be finished with mortar. In the case of pits of large dimensions, the top portion may be narrowed to reduce the size of the reinforced cement concrete cover slabs. Where no lining is used, specially near trees, the entire pit should be filled with loose stones. A masonry ring may be constructed at the top of the pit to prevent damage by flooding of the pit by surface run off. The inlet pipe may be taken down to a depth of 90 centimeters from the top as an anti-mosquito measure; and
- (h) when the disposal of septic tank effluent is to a dispersion trench, the dispersion trench shall be 50 to 100 centimeters deep and 30 to 100 centimeters wide excavated to gradient and shall be provided with 10 to 25 centimeters of washed gravel or crushed stone. Open joints placed inside the trench shall be made of unglazed earthenware pipes clay or concretes and shall have minimum internal diameter of 75 to 100 millimeters. Each dispersion trench should not be longer than 30

meters and trenches should not be placed closer than 1.8 meters.

80. Staircase.- (1) The minimum clear width and maximum riser of staircases for buildings shall be as given in sub-rule (2) to (4).

(2) Minimum Width. The minimum width of staircase shall be as follows:-

(i)	Residential buildings (Dwellings)	0.85 meters
(ii)	hotel buildings.	1.5 meters
(iii)	Assembly buildings like auditorium, theatres and cinemas	1.5 meters

(ii) Educational buildings-

(a)	up to 24 m in height	1.5 meters
(b)	more than 24 m in height	2.0 meters
(v)	Institutional buildings	
(a)	up to 10 beds	1.5 meters
(b)	more than 10 beds	2.0 meters
(vi)	All other buildings	1.5 meters

(3) The landing width shall be a minimum of twice the tread plus 25 centimeters.

(4) Minimum Tread. The minimum width of tread without nosing shall be 25 centimeters for residential buildings. The minimum width of tread for other buildings shall be 30 centimeter.

(5) Maximum Riser-The maximum height of risers shall be 17 centimeters for residential buildings and 15 centimeters for other buildings and these shall be limited to 15 numbers per flight.

(6) Head Room. The minimum head-room in a passage under the landing of a staircase shall be 2.2 meters. The minimum clear head-room in any staircase shall be 2.2 meters.

81. Roofs.- (1) The roof of a building shall be so constructed or framed as to permit effective drainage of the rain water therefrom by means of sufficient rain-water pipes of adequate size, wherever required, so arranged, jointed and fixed as to ensure that the rain-water is carried away from the building

without causing dampness in any part of the walls or foundations of the building or those of an adjacent building.

(2) The Authority may require rain-water pipes to be connected to a drain or sewer or a covered channel beneath the public footpath or in any other approved manner.

(3) Rain-water pipes shall be affixed to the outside of the external walls of the building or in recesses or chases cut or formed in such external walls or in such other manner as may be approved by the Authority.

(4) Rain/Roof water harvesting method shall have to be provided on all type of buildings having plot size more than 140 Square meter as per the options mentioned in APPENDIX – H-1, H-2 and H-3.

(V) Lighting and Ventilation

82. Lighting and Ventilation of Rooms.- (1) Every room shall, for the admission of light and air, have one or more openings, such as windows and ventilators opening directly to the external air or into an open verandah.

(2) Where the light and ventilation requirements are not met through day lighting and natural ventilation, the same shall be ensured through artificial lighting and mechanical ventilation as per PART-VIII- Building Services Section 1. Lighting and Ventilation of the Code as revised from time to time.

(3) Notwithstanding the area of openings mentioned under sub-rule (2), the minimum aggregate area (see Notes 1 to 3) of such openings excluding doors inclusive of frames shall not be less than one-tenth of the floor area.

Note: 1 If a window is partly fixed, the openable area shall be counted.

Note: 2 No portion of a room shall be assumed to be lighted, if it is more than 7.5 meters away from the opening.

Note 3.- Area of openings as given in this sub-rule shall be increased by 25 percent in case of a kitchen.

(VI) Lift

83. Provision of Lifts.- Provision for lifts shall be made for building more than 12.5 meters in height. Planning and designing of lifts shall be done in accordance with the provision given in Part-VIII Building Services Section 5. Installation of Lifts and Escalators, of the Code as revised from time to time.

(VII) Parking Space

84. Parking Space.- (1) The norms for providing parking on the plot and in areas other than the plot shall be in accordance with the norms given in the APPENDIX I-1 and I-2, respectively.

(2) Standalone multi-level public parking may be permissible in residential, commercial, PSP, Industrial, recreational, agriculture and transportation land use classification . 5% of the built up area of the parking structure may be used for commercial activity. Other planning norms for such stand alone parking buildings shall be as below:

MOS (Front)	:	12 meters
All other sides	:	7.5 meters
Ground Coverage	:	maximum 80 percent.
Building Height	:	to be determined in each case by the Authority .

VIII Exits

85. Exit Requirements.- The exit requirements of the building shall be in accordance with the provisions of the Code.

IX FIRE, STRUCTURAL SAFETY AND SERVICES

86. Fire and structural safety.- (1) The fire and structural safety requirements of the building shall be determined by the provisions of the Code.

(2) Every public building shall provide for the special needs of the physically challenged in accordance with the provisions of the Code.

87. Fire protection requirements.- The fire protection of the building shall be determined by the following requirements :-

- (1) The Fire Authority shall be designated by the State Government.
- (2) Building permission of every high rise building shall be granted after the clearance from the Fire Authority has been obtained.
- (3) The fire safety measures mentioned in Part IV of National Building Code shall be applicable.

88. Structural Design.- The structural design of foundation, masonry, timber, plain concrete, rein-forced concrete, pre-stressed concrete and structural steel shall be carried out in accordance with Part-VI Structural Design, Section 1 -

Loads, Section 2 - Foundation, Section 3 - Wood, Section 4 - Masonry, Section 5 - Concrete, Section 6 - Steel of National Building Code of India, taking into consideration all relevant Indian Standards prescribed by Bureau of Indian Standards including the Indian Standards given below:-

For 15 Earthquake prone districts namely, Sidhi, Shahdol, Jabalpur, Damoh, Narsinghpur, Raisen, Hoshangabad, Betul Sehore, Dewas, East Nimad, West Nimad, Indore, Dhar and Jhabua and such other districts, as may be notified from time to time as earthquake prone areas, the structural design must be in accordance with the following standards :---

1. For R.C.C. Construction and Pucca-brick construction

- (i) IS : 1893 - 1986
- (ii) IS : 13920 - 1993 (to be read with IS : 456, IS : 1893)
- (iii) IS : 4326 - 1993 (to be read with IS ; 1893)

2. For low strength masonry or clay, mud and blocks.

- (i) IS : 13827 - 1993
- (ii) IS : 13828 - 1993 (b) For Repair and Strengthening
- (iii) IS : 13935 - 1993

3. For other matters

- (i) IS : 1893-1984 "Criteria for Earthquake Resistance Design of Structures (Fourth Revision)" June, 1986.
- (ii) IS : 13920 – 1993 " Ductile detailing of Reinforced Concrete Structure subject to Seismic Forces Code of Practice" November, 1993.
- (iii) IS : 13828 – 1993 "Earthquake Resistance Design and Construction of Building Code of Practice (Second Revision)" October, 1993.
- (iv) IS : 13828 – 1993 "Improving Earthquake Resistance of Low Strength Masonry Building-Guidelines" August, 1993.
- (v) IS : 19827 – 1993 "Improving Earthquake Resistance of Earthen Building Guidelines" October, 1993.
- (vi) IS : 13935 - 1993 " Repair and Seismic Strengthening of Building Guidelines" November, 1993.

Note : Whenever an Indian Standard of the National Building Code is referred the latest provision in the Standard or the relevant Codes of Practice should be adhered to.

89. Quality of Materials and Workmanship.- (1) Quality of material- All materials and workmanship shall be of good quality conforming generally to

accepted standards of Public Works Department of the State or Indian Standards Specifications or as included in Part-V Building Materials and Part VII Constructional Practices and Safety of the Code as revised from time to time.

(2) Quality of materials may be relaxed for LIG/EWS- For housing schemes put up for economically weaker sections and low income groups the quality of materials to be used may be relaxed subject to the approval of the Authority :

Provided that the housing units constructed of combustible materials are properly segregated from fire protection point of view.

(3) Used Material- The use of old building material shall be allowed in construction :

Provided that the material so used shall conform to the standards of new materials as specified above.

(4) Storage of materials- All building materials shall be stored on the building site in such a way as to prevent deterioration or impairment of their structural and other essential properties. Further, the storage of materials shall be done exclusively within a building plot. If in congested area, it is not possible to store within building plot, temporary storage of materials like sand, stone, etc. may be permitted on the public roads by the Authority :

Provided that such storage does not cause serious traffic, nuisance both for pedestrian and vehicular traffic.

(5) Burrow pits dug in the course of construction- All burrow pits dug in the course of construction and repair of building, roads, embankments and the like shall be deep and connected with each other in the formation of drain directed towards the lowest level and properly sloped for discharge into a river stream, channel or drain and no person shall create any isolated burrow pit which is likely to cause accumulation of water which may breed mosquitoes.

(6) Demolition- (a) Before commencing any work of demolition, a careful and detailed study shall be made of the structure to be demolished including its surroundings. While working out the plan of demolition, safety of the adjoining structures shall be ensured and a certificate to that effect by the licensed technical personnel shall be produced. The final plan of sequence of operations shall have to be approved by the Authority.

(b) Before commencing any demolition work, specific permission shall be obtained from the Authority, and the same shall be pasted prominently at the site.

(c) If the structure to be demolished is one which may have hidden damages caused by fire, flood or earthquake, measures necessary to prevent accidental collapse, shall be provided to the satisfaction of the Authority.

(d) Prominent danger signs shall be pasted all round the property and all openings giving access to the structures shall be barricaded and closed to all except the workmen. During night warning light shall be placed on or above all barricades.

(e) All gas, water, electricity, steam and other service lines shall be shut off outside the property line after notifying the service companies and authorities concerned and obtaining their approval. Any temporary service connections required for the demolition work shall be separately taken and arranged in such a manner as to afford safety to the workmen.

(f) When work is not in progress, watchman shall provide information to the public to prevent unauthorized entry of the public into the danger zone.

(g) All necessary safety appliances shall be issued to all the workers before starting the work.

(h) Safety distances to ensure the safety of the public shall be clearly marked and indicated by signs. Diversions for pedestrians shall be ensured, where necessary for safety.

90. Building Services.- The planning, design and installation of electrical installation, air conditioning and heating work shall be carried out in accordance with Part-VIII "Building Services", Section-2 - "electrical installation", Section-3 - "Air conditioning and Heating" of the Code, as revised from time to time.

91. Plumbing Services.- The planning, design, construction and installation of water supply, drainage and sanitation and gas supply system shall be in accordance with Part-IX "Plumbing Service" Section-1 "Water supply" Section-2, "Drainage and Sanitation" and Section-3, "Gas Supply" of the Code as revised, from time to time.

92. Requirement of water and gas supply in buildings.- The requirement of water and gas supply for various occupancies shall be as given in Part-IX of the Code.

93. Requirements of drainage, sanitation including solid waste management.- The drainage, sanitation including solid waste management for different occupancies shall be as given in Part IX of the Code.

X SPECIAL REQUIREMENT OF ASSEMBLY OCCUPANCIES

94. Cinemas, Theatres and Public Assembly Halls.- (1) No permission for construction of a building for cinema shall be granted by the Authority, unless it conforms to the provisions of the Madhya Pradesh Cinema (Regulations) Act, 1952 (No. XVII of 1952) and the rules made thereunder.

(2) Set back from regular line of the street for Cinema / Assembly Building :- No person shall erect a building intended to be used as a cinema theatre or public assembly hall or convert the use of any existing building to any such purpose unless such building is set back at least 9 meters from the regular line of the street or from the street, if no such, line exists. Further the location for such building shall be governed by the provisions of rule 53 or the development plans (if any) and shall be subject to approval of the Authority.

95. Provisions regarding multiplex.- (1) Multiplex means a building which consist of two or more cinema halls with or without shopping area .

(2) Activities permissible in multiplex or in multiplex-cum-shopping centre, shall be as under :-

- (a) Entertainment area such as two or more screen cinema halls, concert hall, 3-D cinema hall, video games arcade, disco the que , go carting, 3 dimension arena, bowling alley and other activities which come in this category.
 - (b) Food zone complex, restaurant, cafe bar, lounge bar, pub, ice cream parlor and similar activities.
 - (c) Lodging means areas like hotels, with rest rooms, suites etc.
 - (d) Commercial establishment including shops, office complex etc.
- (3) the activities mentioned in sub rule 2(c) and 2 (d) shall be permissible in an area which does not exceed 50 per cent of the total built up area;
- (4) Norms for establishment of new multiplex-cum-shopping centre and for conversion of old cinemas to multiplexes shall be as below:-

Permissibility and norms for establishment of new multiplex-cum-shopping and for conversion of old cinemas to multiplexes shall be as mentioned in the Development Plan. Where the norms for building new multiplex - cum - shopping and/or norms of conversion of old cinemas to multiplexes are not explicitly mentioned in the Development Plan of a town and in areas where Development Plan

is not in force, the norms for establishing new multiplex – cum – shopping and for conversion of old cinemas to multiplexes shall be as below:-

Sr No	Development Norms		Multiplex	Multiplex-cum shopping	To convert old Cinema halls into Multiplexes.
1	2		3	4	5
1	F.A.R.		As per Rule No 42	As per Rule No 42	As per Rule No. 42
2	Minimum Plot area for Seating capacity of	Upto 300 seats	1200 sq m	1500 sq m	@ 4 sq m per seat
		Upto 500 seats	2000 sq m	2500 sq m	@ 4 sq m per seat
		Above 500 seats	@ 4 sq m per seat	@ 5 sq m per seat	@ 4 sq m per seat
3.	Maximum Ground coverage.		40 %	40 %	40 %
4.	a) Minimum Open Spaces Front		12.0 meters	12.0 meters	12.0 meters
	b) Minimum Open Spaces All Other Sides		As per rule 42	As per rule 42	6.0 meters
5	Maximum Height (also see note (b) below.		As per rule 42	As per rule 42	As per rule 42
6	Parking Area for towns having population	Up to 3 lakhs	1 Car space for every 55 Sq. m. built up area.	1 Car space for every 55 Sq. m. built up area.	As per note (c) below.
		3.0 to 7.5 lakhs	1 Car space for every 50Sq. m. built up area.	1 Car space for every 50 Sq. m. built up area.	As per note (c) below.

Sr No	Development Norms	Multiplex	Multiplex-cum shopping	To convert old Cinema halls into Multiplexes.	
1	2	3	4	5	
	Above 7.5 lakhs	1 Car space for every 45 Sq. m. built up area.	1 Car space for every 45 Sq. m. built up area.	As per note (c) below.	
7	Minimum Road width in front of plot for town having population	Up to 3 lakhs	18 m	18 m	12 m
		3.0 to 7.5 lakhs	24 m	24 m	12 m
		Above 7.5 lakhs	30 m	30 m	18 m

Note : (a) The clear height of the multiplex hall shall not be less than 8 meters.

(b) The multiplex shall be so built that it remains within 30 meters of the building height. The Authority may allow other activities as per the permissibility of that use zone above this height.

(c) If number of seats are not increasing due to conversion in multiplex, no additional parking shall be required. If numbers of seats are increasing due to conversion in multiplex additional parking shall be required @ of one car space for every 12 Seats.

(5) Calculation of the parking area.-

The total parking area provided in terms of equivalent car space shall be calculated by adding the sum of the following:-

- (i) basement in sq. mtrs. divided by 35 sq. mtrs;
- (ii) overground covered parking in sq. mtrs. divided by 30 sq. mtrs.;
- (iii) open spaces in sq. mtrs. divided by 25 sq. mtrs.; and
- (iv) no parking shall be allowed in marginal open spaces.

(6) Multiplex shall be fully air conditioned.

(7) Public facilities shall be provided in accordance with the provisions of these rules.

96. Establishment of Shopping Malls.- (1) Norms for establishment of Shopping Mall and Open Mall shall be as below :

Permissibility and norms for establishment of Shopping Mall and Open Mall shall be as mentioned in the Development Plan. Where the norms for building Shopping Mall and Open Mall are not explicitly mentioned in the Development Plan of a town and in areas where Development Plan is not in force, the norms for establishing Shopping Mall and Open Mall shall be as below:-

Sr. No	Planning norms		Shopping mall	Open Mall
	(1)	(2)	(3)	(4)
1.	FAR when the plot abuts	Road width 18 meters	1.50	1.50
		Road width 24 meters	1.75	1.75
		Road width 30 meters and above	2.00	2.00
2.	Minimum plot area	For towns having population Upto 3 lakhs	1500 Sq. mt.	5000 sq. mt.
		For towns having population 3 to 5 lakhs	2000 Sq. mt.	7500 sq. mt.
		For towns having population Above 5 lakhs	2500 Sq. mt.	10000 sq. mt.

Sr. No	Planning norms		Shopping mall	Open Mall
3.	Maximum ground coverage		40 per cent.	40 per cent
4.	Minimum MOS	Front	9.0 meters	12.0 meters
Rear		6.0 meters	7.5 meters	
Sides		6.0 meters	7.5 meters	
5.	Maximum height		As per Rule 42	As per Rule 42
6.	Minimum parking	Population Upto 3 Lakhs	One car space for every 60 sq. mtrs. built up area.	One car space for every 60 sq. mtrs. built up area.
		Population 3 to 5 lakhs	One car space for every 55 sq. mtrs. built up area.	One car space for every 55 sq. mtrs. built up area.
		Population Above 5 lakhs	One car space for every 50 sq. mtrs. built up area.	One car space for every 50 sq. mtrs. built up area.
7.	Maximum height	Population up to 3 lakhs	18 meters	18 meters
		Population 3 to 5 lakhs	24 meters	24 meters
		Population above 5 lakhs	30 meters	30 meters
8	Minimum Road width in front of plot		18 meters	18 meters

(2) Calculation of the parking area.

The total parking area provided in terms of equivalent car space shall be calculated by adding the sum of the following :-

- (i) basement in sq. mtrs. divided by 35sq. mtrs.;
- (ii) overground covered parking (podium / stilt) in sq.mtrs. divided by 30 sq. mtrs.;
- (iii) open spaces in sq. mtrs. divided by 25 sq. mtrs.

(3) Public facilities shall be provided in accordance with the provisions of these Rules.

97. Factories and Industrial structures: - Provisions of the Factories Act, 1948 (No. LXIII of 1948) to apply.-(1) The provisions of the Factories Act, 1948 (No. LXIII of 1948) and rules made there under shall be applicable in addition to the these rules.

(2) **Location of Factory:** The location of the factory site shall be governed by the provisions of development plan, if any, for areas where no development plan is in force, the location shall be approved in consultation with the Director.

(3) **Disposal of Trade Waste and effluent:** In case the drainage system is proposed to be connected to the public sewerage system or natural water course nearby, prior approval of the arrangements shall be obtained from the Authority and the Madhya Pradesh State Pollution Control Board constituted under Water (Prevention and Control of Pollution) Act, 1974 (No. 6 of 1974).

98. Signs and outdoor display structure.- Provisions of Code to apply.- The display of advertising signs on building and lands shall be in accordance with Part-X - Signs and Outdoor Display Structures of the Code, as revised from time to time.

99. Special requirements of Low-Income Housing Group.- Notwithstanding anything contained in these rules, special requirements for low income housing such as Economically Weaker Section and Lower Income Group Housing Schemes shall be as given in Appendix - J.

100. Plinth construction check survey.- On completion of the plinth of a high rise building the owner of the building shall obtain from the Authority a certificate to the effect that the plinth has been constructed strictly in accordance with the permissible covered area. The owner shall give a notice to the Authority, which shall either issue the certificate or order suitable changes to

be made as per the approved site plan. The owner shall carry out the instructions as given by the Authority in this regard, failing which the Authority will be competent to demolish such part of the plinth which may have been objected to. The Authority shall either grant the requisite certificate or order that suitable modifications be made within 15 days of the notice, failing which the certificate shall be deemed to have been issued.

101. Issue of Service Certificate.- On completion of the civil works of the building the owner shall give an application to the Authority for issue of a service certificate on the basis of which service connections, especially water, sewerage and power, shall be granted by the authorities concerned. The Authority shall either grant the requisite certificate or order that suitable modifications be made within 15 days of receiving the notice, failing which the certificate shall be deemed to have been issued.

102. Completion Certificate - Every owner on completion of the building and before occupation of the building shall obtain from the Authority, a completion certificate to this effect that the building has been completed as per the sanctioned plan.

103. Provisions of Development Plan to take precedence.- The norms and regulations applicable in the plan area shall be such as prescribed in the relevant development plan and the provisions of these rules shall be deemed to have been modified *mutatis mutandis* in so far as their application to that plan area is concerned.

104. Removal of difficulties.- If any difficulty arises in giving effect to these rules, the State Government may by order published in the Official Gazette, make such provision not inconsistent with the purposes of these rules, as appear to it to be necessary or expedient for removing the difficulty.

105. Repeal and savings.- (1) The Madhya Pradesh Bhoomi Vikas Rules, 1984 and the amendments made therein,

from time to time, hereby stand repealed :

Provided that,-

- (a) such repeal shall not affect the validity of the licences previously granted to engineers, townplanners etc, the previous operation of the said rules, or anything done, or any action taken, thereunder;
- (b) any application submitted under the repealed rules, pending at the commencement of these rules shall be continued and disposed of in accordance with the provisions of these rules i.e. Madhya Pradesh Bhumi Vikas Rules, 2012;
- (c) nothing in these rules shall be construed as depriving any person to whom these rules apply of any right of appeal which had accrued to him under the rules hereby repealed

APPENDIX A-1
[See rule 14]

APPLICATION FORM FOR DEVELOPMENT PERMISSION UNDER SECTION 16 OR 29(1)
OF THE NAGAR TATHA GRAM NIVESH ADHINIYAM, 1973

To,

.....
.....
.....

Sir,

I intend to Develop Land khasra No.-----/ Plot No.----- Area -----
----- Hectares/Square Meters situated in ----- Colony or mohalla or
Bazar----- Village or Town..... Tehsil ----- District for -----
(mention the purpose of development). In accordance with rule 16 of the
Madhya Pradesh Bhumi Vikas Rule, 2012, I forward herewith the following plans,
documents and specifications in quadruplicate (in hard and soft copies) duly
signed by me and my duly authorized Architect or Structural Engineer or Engineer
or Town Planner..... (Name in Block letters) holding the License No.
..... who will supervise its development.

- | | | | |
|----|---|---|-------------------------|
| 1. | Key Plan [as per rule 16 (3)] | : | ----- |
| 2. | Site Plan [as per rule 16 (4)] | : | ----- |
| 3. | Sub Division/Layout Plan
[as per rule 16 (5)] | : | ----- |
| 4. | Service Plan [as per rule 16 (7)] | : | ----- |
| 5 | Project Report out lining the
proposed Development | : | -----

----- |
| 6. | Documents showing proof
of ownership or of any legal
right in relation to the site
[as per rule 16 (11)] | : | -----

----- |
| 7. | Copy of Nazul NOC
[as per rule 16 (11)] | : | -----
----- |

8. Copy of receipt of Application Fee : -----
[as per rule 21 (2)(i)] -----
9. Proof of the applicant : -----
having been authorized by the -----
owner to submit this application -----
(where the applicant is different -----
from the owner). -----
10. Parking Plans along with parking : -----
calculations -----
11. Electronic copy of above serial : -----
number 1 to 10 -----

I request that the proposed development may be approved and permission accorded to me to execute the work.

Signature of the Applicant

Name of the Applicant

Address of the Applicant

Email ID.....

Phone / mobile No.

Date :

APPENDIX A-2**[See rule 14]****APPLICATION FORM FOR BUILDING PERMISSION FROM LOCAL AUTHORITY**

To,

.....

(Name and Address of the Local Authority)

.....

Sir,

I intend to erect or re-erect or to make alteration in the building No.----- situated on Plot No. or khasra No.having AreaSquare Meters or Hectares situated in.....Colony or Mohalla or Bazar..... Village or Town..... Tehsil District for the purpose of constructing..... In accordance with the rule 16 of the Madhya Pradesh Bhumi Vikas Rule, 2012, I submit the following documents, plans and specifications in quadruplicate (in hard and soft copies) duly signed by me and.....(Name in Block letters) the Architect or Structural Engineer or Engineer or Supervisor holding License No. who will supervise its erection.

- | | | | |
|-----|---|---|-------------------------|
| 1. | Key Plan | : | ----- |
| 2. | Site Plans | : | ----- |
| 3. | Sub Division/Layout Plan | : | ----- |
| 4. | Building Plans | : | ----- |
| 5. | Service Plans | : | ----- |
| 6. | Specifications, General and Detailed* | : | ----- |
| 7. | Documents showing proof of ownership or of any legal right in relation to the site | : | -----

----- |
| 8. | NOC of Nazul | : | ----- |
| 9. | Copy of Receipt of Application Fee | : | ----- |
| 10. | Proof of the applicant having been authorized by the owner to submit this application (where the applicant is | : | -----

----- |

different from the owner) _____

11. Parking Plans along with parking
Calculations : _____

12. Electronic copy of item number 1 to 11 : _____

I request that the proposed construction may be approved and permission accorded to me to execute the work.

Signature of the applicant

Name of the applicant

Address of the applicant

E mail ID

Phone.....

Date :.....

*A format may be prepared by the Authority for direct use.

APPENDIX – A-3

[See rule 15]

DECLARATION REGARDING ASSIGNING ARCHITECTURAL AND STRUCTURAL DESIGN WORKS BY THE DEVELOPER (IN EARTHQUAKE PRONE AREAS)

(To be submitted along with appropriate building and structure drawings)

From :

(Name and Address of the Developer)

.....
.....

To,

.....
(Name and Address of the Local Authority)

.....

Sub: (Description of Work and it's address)

Dear Sir,

This is to certify that the Architectural work related to proposed construction of the building mentioned above submitted for approval was entrusted by me/us to Shri(Name of Architect and address).

And that the work of the structural Engineering Consultancy Services/ Design for the proposed Construction of building mentioned above and submitted for approval is entrusted by me / us to..... (Name of the Structural Engineer and address)

Dated

Signature

Name of the Developer.....

APPENDIX – A-4**[See rule 15]****DECLARATION REGARDING BUILDING PLANS AND STRUCTURAL DRAWINGS
SATISFYING THE SAFETY REQUIREMENTS (IN EARTHQUAKE PRONE AREAS)**

(The following certificate is to be submitted along with plans for obtaining permission for construction of building from the Local Authority)

1. Certified that the building plans submitted for approval regarding permission for construction of building satisfy the safety requirements as stipulated under rule 88 of the Madhya Pradesh Bhumi Vikas Niyam, 2012 and the information given therein is factually correct to the best of my /our knowledge and understanding.
2. It is also certified that the structural design including safety from natural hazards based on soil conditions has been duly incorporated in the design of the building and these provisions shall be adhered to during the construction.

**Signature of owner/
Applicant with date,
name and address**

**Signature of Architect
with date, name and
address**

**Signature of Engineer/
Structural Engineer with
date, name and
address**

APPENDIX – A-5

[See rule 15]

**DECLARATION BY THE STRUCTURAL ENGINEER REGARDING ASSIGNMENT OF
STRUCTURAL DESIGN WORK (IN EARTHQUAKE PRONE AREAS/FOR HIGHRISE
BUILDINGS)**

(To be submitted along with proposal for construction of building)

From :

(Name and Address of Structural Engineer)

.....

.....

To,

.....

The Local Authority.....

(Name and Address of the Local Authority)

Sub: (Description of work and it's address).

Dear Sir,

This is to certify that the work of Structural Engineer Consultancy Services/ Design for the construction of building mentioned above submitted for approval was entrusted to me/us by(Name and Address of the Builder and same satisfies the requirements of the Madhya Pradesh Bhumi Vikas Niyam, 2012.

Signature of Structural Engineer

Date:

APPENDIX – A-6**[See rule 15]****DECLARATION BY THE ARCHITECT REGARDING ASSIGNMENT OF
ARCHITECTURAL WORK (IN EARTHQUAKE PRONE AREAS)**

From

(Name and Address of Architect)

.....

.....

To,

.....

(Name and Address of the Local Authority)

.....

Sub: (Description of work and it's address)

Dear Sir,

This is to certify that the Architectural work of the proposed construction of Building mentioned above submitted for approval was entrusted to me/us by(Name and Address of the Builder/Owner).

This is to further certify that Building drawings prepared by me/us satisfies the requirements of the Madhya Pradesh Bhumi Vikas Niyam, 2012 and Special Construction Features on Configuration of IS-4326-1993.

Signature of Architect

Registration No:

Date:

APPENDIX – A-7**[See rule 15]****FORMAT OF PROVIDING STRUCTURAL ENGINEERING DESIGN FOR REINFORCED
CONCRETE STRUCTURE FOR A PROJECT (IN EARTHQUAKE PRONE AREAS)**

- 1.Name and Address of the :
Structural Engineer.
- 2.License No. :
- 3.Job Description :
- 4.Job Location :
- 5.Name and Address of the :
Owner/ Client
- 6.Architectoral Reference :
- Drawings

The design parameters given in this format are followed by me/us in preparing structural design and drawings for the job mentioned above.

IS Codes of Practice-

1. IS 456-2000 Indian Standard for Plain and Reinforced Concrete.
2. IS 875-1978 Design Loads (Other than Earthquake).
3. IS 1893-2012 Indian Standard for Earthquake Resistance Design of Structure.

Signature of Structural Engineer.

License No:

Date :

APPENDIX – A-8**[See rule 15]****JOINT DECLARATION BY THE ARCHITECT, STRUCTURAL ENGINEER / ENGINEER AND OWNER FOR OBTAINING COMPLETION CERTIFICATE (IN EARTHQUAKE PRONE AREAS)**

(On completion of a building and before occupation the Architect and the Structural Engineer along with owner will jointly inspect the building and submit a report of completion of the building to the Local Authority stating that the work is done as per approved plans and design).

Declaration: The following declaration is to be made at the time of obtaining Completion Certificate from the Local Authority by the builder/owner or authorized signatory:-

1. Certified that the building has been constructed according to the Sanctioned Plan and Structural design (one set of building and Structural drawings as executed is enclosed) which incorporates the provisions of structural safety as specified in relevant prevailing IS Codes/Standard.
2. It is also certified that the construction has been done under our supervision and guidelines and adheres to the drawings submitted and the records of supervision have been maintained by us.
3. Any subsequent change in the drawings will be responsibility of the owner.

**Signature of Owner/
Builder with date, name
and address**

**Signature of Architect
with date, name and
address**

**Signature of Engineer/
Structural Engineer with
date, name and
address**

APPENDIX – A-9**[See rule 15]**

**DECLARATION BY THE ARCHITECT FOR OBTAINING
COMPLETION CERTIFICATE (FOR BUILDINGS HAVING BUILTUP AREA MORE THAN 500
SQM./FOR BUILDING HAVING MORE THAN THREE STORIES)**

The work sanctioned vide letter No. dated
by Municipality/ Municipal Corporation /Panchayat, supervised by
me during construction and it is certified that the work is completed as per
approved plans.

Signature of Architect

Name

Address

Contact No.

APPENDIX – A-10**[See rule 15]**

**DECLARATION BY THE BUILDER FOR OBTAINING COMPLETION CERTIFICATE
(FOR BUILDINGS HAVING BUILTUP AREA MORE THAN 500 SQM./FOR BUILDING
HAVING MORE THAN THREE STORIES)**

I / We have completed the work as per plans approved vide letter
No. dated by Sanctioning Authority and as per
design finalised by the Architect and Structural Engineer.

(Note : Use form for submitting completion certificate)

Signature of Builder /Developer

Name

Address

Contact No.

APPENDIX – A-11**[See rule 15]****DECLARATION BY THE STRUCTURAL ENGINEER FOR OBTAINING
COMPLETION CERTIFICATE
(FOR BUILDINGS HAVING BUILTUP AREA MORE THAN 500 SQM./FOR BUILDING
HAVING MORE THAN THREE STORIES)**

I / We have supervised the work, as per plans approved vide letter No.
..... dated by Sanctioning Authority during
construction and certify that the same is done as per design prepared by me / us.

Signature of Structural Engineer**Name****Address****Contact No.**

APPENDIX- B**[Rule 16(9)]****FORM FOR SUPERVISION**

I hereby certify that the development, erection, re-erection or material alteration in/of Building No. or the on/in Plot No. in Colony/Street mohalla/bazar/road..... City shall be carried out under my supervision and I certify that all the materials (type and grade) and the workmanship of the work shall be generally in accordance with the general and detailed specifications submitted along with, and that the work shall be carried out according to the sanctioned plans.

1. Signature of Architect/Structural Engineer/ :
Engineer/Supervisor/Town Planner
2. Name of Architect/Structural Engineer/ :
Engineer/Supervisor/Town Planner
3. In case of Architect his Registration no. :
with the Council
4. License No. of Structural Engineer/ :
Engineer/Supervisor/Town Planner
5. Address of Architect/Structural Engineer/ :
Engineer/Supervisor/Town Planner
6. Date of validity of license/ :
Registration with council

Date _____

APPENDIX-C**(See rule 26)**

(Name and Address of the Local Authority having jurisdiction)

**FORM FOR ISSUEING LICENSE UNDER MADHYA PRADESH BHUMI VIKAS RULES, 2012
TO WORK AS STRUCTURAL ENGINEER/ENGINEER / SUPERVISOR/ TOWN PLANNER**

License No. _____

Date _____

This license is granted to Shri/ Smt./Ku. _____
(Name and address) _____
_____ to perform the duties
of Structural Engineer/Engineer/Supervisor/Town Planner as laid down in the
Madhya Pradesh Bhumi Vikas Niyam, 2012 within the jurisdiction of the
_____ (Name of the Authority having jurisdiction).

This license will expire on...../...../..... The licensee has paid the fee
Rs . _____ vide Receipt No. _____

Book No. _____ Date _____

The license is subject to the conditions set forth hereunder.

Place :

Seal of Authority
**Signature & Designation
of the Authorised Officer
to grant license**

Date :

CONDITIONS

1. The license is non-transferable.
2. The licensee shall display the original copy of this license on a conspicuous place in his/their office and it shall be subject to inspection by the authorised officers of _____ (Authority having jurisdiction) at all reasonable times.
3. The Licensee shall get this license renewed prior to the date of its expiry.

4. The licensee shall abide by the provisions of the Madhya Pradesh Bhumi Vikas Niyam, 2012 and work strictly within the terms of this license.
5. The competence of the licensee shall be determined by the provisions of the Madhya Pradesh Bhoomi Vikas Niyam 2012.
6. Group or Agency.-When an agency or a group of qualified architect or engineer or town planner is practicing then the qualification and competence of work shall be equivalent to the highest competency of individual in the group or agency.
7. The licensee shall keep all relevant records for the preparation of plans and of supervision work done by him. This record shall be subject to inspection by the authorised officers of the Authority having jurisdiction.
8. The licensee shall put up his signature, name and license number on each document prepared and submitted to the Authority having jurisdiction.
9. This license is subject to the conditions mentioned in the Madhya Pradesh Bhumi Vikas Niyam, 2012 and any breach of any of these conditions will entail cancellation of the license without prejudice to any other legal action against the licensee under any law for the time being in force.

**Signature and Designation
of the Authorised Officer
to grant license**

APPENDIX-D
(See rule 27)
FORM FOR SANCTION OR REFUSAL OF PERMISSION OF DEVELOPMENT/PERMISSION
FOR BUILDING

To,

.....

Sir,

With reference to your applicationdated for grant of permit for the development of land/building in Khasra No..... on/in Plot No..... in colony/Street..... Mohalla/ Bazar.....City.....

I have to inform you that the sanction has been refused by the Authority on the following grounds/ granted by the authority subject to the following terms and conditions :-

- 1.
- 2.
- 3.
- 4.
- 5.

Office (Communication) No.

Dated :

Office stamp

.....
Signature of the Authority
Name and Designation,
address of Authority.

APPENDIX-E-1

[See rule 31 (2) (d)]

NOTICE FOR COMMENCEMENT OF WORK

To,

The

Concerned Local Authority,

.....

Sir,

I hereby inform that in pursuance of the building permission no. ----- dated granted to me, the work of erection/ re-erection/ material alteration shall commence on.....(date) under the supervision of ----- (Name of the architect) /structural engineer etc.)

Dated :

Signature of Applicant or Owner

Name of Applicant or Owner

(in block letters)

Address of Applicant or Owner

APPENDIX-E-2
[See rule 31 (2)(e)]

NOTICE FOR INSPECTION OF BUILDING AT PLINTH LEVEL

To,

The

Concerned Local Authority,

.....

Sir,

I hereby notify that the erection, re-erection or material alteration in/of building No.....or theon/in plot No.....in Colony/Street..... Mohalla/Bazar/Road.....City.....for which a notice of commencement was given onhas reached plinth level.

You are, therefore, requested to inspect the work within seven days from the date of this notice where after I shall commence construction above plinth level.

The said work is covered vide your permission No..... datedand is being done under the supervision of licensed Architect / Structural Engineer/ Engineer / Supervisor /Town Planner(name) license No..... .The work is done in accordance with the sanctioned plans.

Dated :

Signature of Applicant or Owner

Name of Applicant or Owner

(in block letters)

Address of Applicant or Owner

APPENDIX—E-3

[See rule 31 (2) (f)]

NOTICE REGARDING COMPLETION OF WORK

To,

The
 Concerned Local Authority,

Sir,

I hereby certify that the development of land, erection, re-erection or material alteration in/or Building No.....or theon/in Plot No.....in Colony/Street.....Mohalla/Bazar/Road.....has been supervised by me and has been completed on..... according to the plans sanctioned vide No.....dated..... The work has been completed to the best of my satisfaction, the workmanship and all the materials (type and grade) have been used strictly in accordance with general and detailed specifications. No provisions of Madhya Pradesh Bhumi Vikas Rules, 2012, no requisition made, conditions prescribed or orders issued there under have been transgressed in course of the work. The land is fit for construction for which it has been developed or re-developed / the building is fit for use for which it has been erected or altered constructed and enlarged. I also enclose the plan of the building completed in all aspects.

I request that the COMPLETION CERTIFICATE may be issued .

Signature of Architect/Structural Engineer/
 Engineer/Supervisor/Town Planner.

Name of Architect/Structural Engineer/
 Engineer/Supervisor/Town Planner
 (in block letters)

Registration No. of council of Architects or
 License No. of Structural Engineer/
 Engineer/Supervisor/Town Planner.

Signature of the Applicant or owner
 Name and Address of Applicant or owner
 (in block letters)

Date.....

APPENDIX-E-4**[See rule 31 (2) (g)]****APPLICATION FORM FOR OCCUPANCY PERMIT**

To,

The

Concerned Local Authority,

.....

Sir,

The work of erection, re-erection or alteration in/of Building No.....or theon / in Plot No..... in Colony / Street.....Mohalla / Bazar / Road City has been completed under the supervision of

.....,Architect/Structural Engineer / Engineer Supervisor, Registration /License No..... I may kindly be granted permission for occupancy of the said building.

Date:

**Signature of the
Applicant.**

APPENDIX-F

[See rule 37 (1)]

PART I

A list of industries which may be permitted in Zone R-1 are given below :-

1. Agarbatti, Dhoop batti etc.
2. Cane and Bamboo products.
3. Clay moulding.
4. Zari work.
5. Hosiery Garments (not hosiery cloth).
6. Products such as-
 - (a) Blanco cake.
 - (b) School chalk.
 - (c) Tailoring chalk.
 - (d) chalk crayon.
7. Food products including ice cream, sweets, jam, jelly, sauces, cakes, Papad and Badi scented supari, creamery vermicelli, potato chips and popcorn.
8. Book binding.
9. Framing of pictures and looking glasses (not frame making).
10. Tailoring and readymade garments.
11. Thread balls.
12. Assembly and repairing of domestic electric and electronic items.
13. Umbrella assembly.
14. Ivory carving.
15. Card board boxes.
16. Toys and Dolls (except plastic, mechanical or rubber).

17. Candles.
18. Carpentry (only with hand tools).
19. Leather (footware) and fancy articles from resin and leather.
20. Khadi Charkha.
21. Spectacles.
22. Photocopy and cyclostyling.
23. Stove pins and aluminum buttons.
24. Sweater knitting.
25. Embroidery.
26. Writing ink.
27. Camphor and phenyl tablets.
28. Cleaning and detergent powder.
29. Rubber stamps.
30. Decorated glass articles.
31. Shikakai and soap nut powder.
32. File covers.
33. Industrial hand gloves.
34. Refill (ball point pen).
35. Nail polish.
36. Miniature electric bulb decorative series (only preparation allowed).
37. Typewriters and Duplicating Machine repairing.
38. Cycle repairs.
39. Manufacture of Bidi without power (only with manual labour).
40. Floor mill up to 7.5 KW.
41. Computing devices including :-

- (a) Desktop.
- (b) Personal Computer.
- (c) Servers.
- (d) Work-Station.
- (e) Nodes.
- (f) Terminals.
- (g) Net-work Personal Computer.
- (h) Home Personal Computer.
- (i) Lap-top Computer.
- (j) Note Book Computer.
- (k) Palm top Computer PDA.

42. Net-work Controller Cards/Memories including :-

- (a) Net-work Interface Card (NIC).
- (b) Adapter-Ethernet /PCI/EISA / Combo / PCMCIA.
- (c) SIMMS-Memory.
- (d) DIMMS-Memory.
- (e) Central Processing Unit (CPU).
- (f) Controller-SCSI/Array.
- (g) Processors-Processor/Processor Power Module/Upgrade.

43. Storage Units including :-

- (a) Hard disk Drives/ Hard Drives.
- (b) Raid Devices & their controllers.
- (c) Floppy Disk Drives.

- (d) C.D. ROM Drives.
 - (e) Tape Drives-DLT Drives DAT.
 - (f) Optical Disk Drives.
 - (g) Other Digital Storage Devices.
 - (h) CD Writer-Rewriter Devices.
44. Others:-
- (a) Key Board.
 - (b) Monitor.
 - (c) Mouse.
 - (d) Multi-media Kits.
45. Printers and Output Devices including:-
- (a) Dot-Matrix.
 - (b) Laser-jet.
 - (c) Inkjet.
 - (d) Desk-jet.
 - (e) LED Printers.
 - (f) Line Printers.
 - (g) Glitters.
 - (h) Pass-book Printers.
46. Net-working products including :-
- (a) Hobs.
 - (b) Routers.
 - (c) Electronic Switches.
 - (d) Concentrators.
 - (e) Trans-receivers.

-
47. Software including:-
 - (a) Application Software.
 - (b) Operating system.
 - (c) Middleware/Firmware.
 48. Power supplies to Computer Systems including:-
 - (a) Switch, mode power supplies
 - (b) Uninterrupted power supplies
 49. Net-working/ Cabling & related accessories (related to I.T. Industry:-
 - (a) Fibro Cable.
 - (b) Signal Single Cable (Copper).
 - (c) Cables.
 - (d) Connectors, Terminal Blocks.
 - (e) Jack Panels, patch cord.
 - (f) Mounting Cord, patch panels.
 - (g) Bread Boards, wiring blocks.
 - (h) Surface mount boxes.
 50. Consumables including:-
 - (a) C.D. ROM / Compact Disk.
 - (b) Floppy Disk.
 - (c) Tapes DA/DLT.
 - (d) Prints Ribbons.
 - (e) Toners for printers.
 - (f) Inkjet Cartridges.
 - (g) Inks for Output devices.
 51. Electronic Components used for Computers in I.T. including:-

-
- (a) Printed Circuit Board assembly/populated.
 - (b) Printed Circuit Board/ PLB.
 - (c) Transistors.
 - (d) Integrated Circuits/ICs.
 - (e) Diodes/Thyristor/LED.
 - (f) Resistors.
 - (g) Capacitors.
 - (h) Switches (On/off Push button, Rocker etc.).
 - (i) Plugs/Sockets/relays used for Computers/Electronics items.
 - (j) Magnetic heads for Computer devices and print heads for Computer Printers.
 - (k) Connectors.
 - (l) Microphones/Speakers used in Computers.
 - (m) Fuses.
52. Tele-Communication Equipments including:-
- (a) Videophones.
 - (b) Fax Cards.
 - (c) Multiplexers/Muxes.
 - (d) Modem.
 - (e) Antenna & Mast.
 - (f) Wireless dotcom equipment-including set.
 - (g) Top Boxes for both Video and Digital Signaling.
 - (h) VSATS.
 - (i) Video Conferencing Equipments.
53. I.T. enable Service such as Transcriptions.

- Note: -**
1. Wholesalers, retailers, marketing agents, distributors consignment and forwarding agents dealing in the above items shall not be included.
 2. Condition of "not more than 5 workers at a time are employed" is not applicable for industries listed after number 40.

PART II

List of industries which may be permitted in Zone R 2

1. A floor mill maximum power 7.5 K.W.
2. Printing press Maximum 5 K.W.
3. Service stations for light vehicle like Mopeds and Cars only 5 K.W. (Max.).
4. Dry cleaning, dyeing and darning 3 K.W. (Max).
5. Wire products 3 K.W. (Max.).

These products will include only-

- (a) Paper pins.
- (b) Blouse hooks.
- (c) Gem clips.
- (d) Glued staples.
- (e) Curtain rings.
- (f) Key rings.

In the case of industries from 1 to 5 above, the distance between two industries should not be less than one half kilo-meter and the distance from nearest residential building should not be less than 4.5 meters.

Cotton filling, wood carving and artistic wares, plastic products, Cogappes and brass products, block making and enlargements may be allowed with motor power upto 1 K.W. only in areas that may be specified for such industries and until such areas are specified in shopping centers.

PART III**List of items manufacture of which may be allowed in Commercial Areas with a restricted power load of 5 K.W.****Commercial/Hosiery/Paper Products**

1. Printing press.
2. Tel Ghani.
3. Shoe-laces.
4. File tags.
5. File covers (hard board).
6. Auto-painting.
7. Plastic injections moulded goods.
8. Plastic blow moulded goods.
9. Plastic compression moulded goods.
10. Tyre re-treading (with boiler).
11. Optical lens Grinding.
12. Paper products,-
 - (i) plates;
 - (ii) cups;
 - (iii) envelops;
 - (iv) drinking straws; and
 - (v) Paper bags.
13. Card Board boxes.
14. Polythene Bags (hand Process).
15. Plastic rain-coats, file covers, dairy covers and the like.

16. Ball point pens and fountains pens.
17. Upholstry work.
18. Battery recharging.
19. Cycle seat covers.
20. Electroplating.
21. Laundry.
22. Tooth powder.
23. Agarbatti.
24. Fountain pen ink and writing ink.
25. Bakelite electrical accessories.
26. confectionery.
27. Bread making.
28. Shoes and Sandals.
29. Foam leather belts, traveling goods and the like.
30. Industrial leather gloves.
31. Wicks for stoves.
32. Cosmetic.
33. Plastic name plates.
34. Pharmaceutical tableting and capsule filling and liquid filling.
35. Meethi supari.
36. Ice-candy.
37. Jams, jelleys, pickles, sauces, etc.
38. Readymade garments.
39. Surgical bandages.
40. Reeling of threads.

41. Scientific glass apparatus.
42. Exercise-books.
43. Distilled water.
44. Rubber stamps.
45. Rubber balloons.
46. Grinding of spices.
47. Pan masala.
48. Detergent powder.
49. Sports goods.
50. Chalk crayons.
51. Flour mills (chakki).
52. Watch straps (PVC).
53. Creamery and dairy products.
54. Re-packing of medicines and the like.
55. Transistor Radio covers (leather).
56. Dyeing and darning.
57. Photo-stat copy centre and cyclostyling.
58. Knitting of sweaters etc.
59. Electrical embroidery.
60. Voltage stabilizers.
61. Electric motor winding.
62. Refrigerator repairing.
63. Battery eliminator and chargers.
64. Hi-fi speakers.
65. Heating elements.

66. Decorations service of miniature lamps.
67. Etching of printed circuit boards.
68. Small transformers and chokes.
69. Electric bells and Buzzers.
70. Emergency lights.
71. One/two band transistor radios.
72. Loud speaker assembly.
73. RF/IF Transformer and tuning coils.
74. Wire bound Registers.
75. Aerials/ Antennas and Radio Receivers/TV Receivers.
76. Electronic Fan regulators.
77. Electric light dimmers.
78. Electronic Gas Lighters/Cigarette lighters.
79. Electric-Mechanical components for electronic appliances-
 - (a) Switches other than Reed Relays.
 - (b) Relays other than Reed Relays.
80. Repairing of electrical/ electronic domestic, appliance instruments.

Mechanical

81. Scooter and car repairing and servicing.
82. Sewing machine spacing assembly and repairing.
83. Link clips.
84. Paper pins/Gem clips.
85. Shoe eye lets.
86. Aluminum furniture.

87. Watch straps (Metallic).
88. Hair pins.
89. Wire made kitchen stands.
90. Umbrella assembly.
91. Venetian Blinds.
92. Buckles
93. Fountain pen nibs
94. Spectacle hinges
95. Hose clamps
96. Imitation Jewelry
97. File mechanism
98. M.S. Washers
99. Wooden toys
100. Wooden electrical fittings
101. Luggage carriers
102. Photo framing
103. Watch repairing
104. Bicycle assembly and repairing
105. Gold smithy.

APPENDIX-G

[See Rule 49 Note 4]

FORM FOR OBTAINING PROPOSALS OF DEVELOPMENT OR ZONING PLAN

To,

The Authority

.....

.....

Madhya Pradesh.

Sir,

I hereby intend to develop/redevelop the land/Khasra No.....on/in plot No.....in Colony/Street/Village.....in Mohalla/Bazar/Tehsil in City/District The proposals of the Development Plan/Zonal Plan pertaining to the area may be made available for the preparation of sub-division plan for the land referred above. The necessary payment for procuring the proposals of Development Plan/Zonal Plan has been made and the attested copy of receipt is enclosed.

Signature of Applicant or Owner

Name of Applicant or Owner

(in block letters)

Address of Applicant or Owner

.....

.....

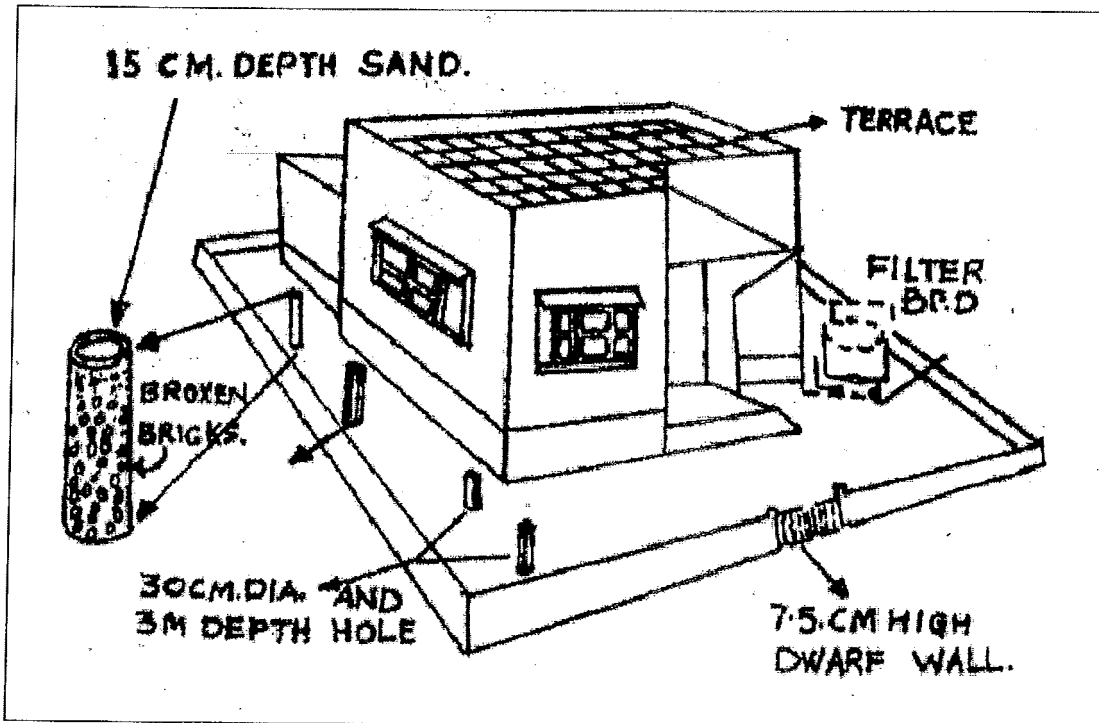
Dated:

APPENDIX- H-1

(See rule 81(4))

RAIN WATER HARVESTING THROUGH PERCOLATION PITS

(Individual House)



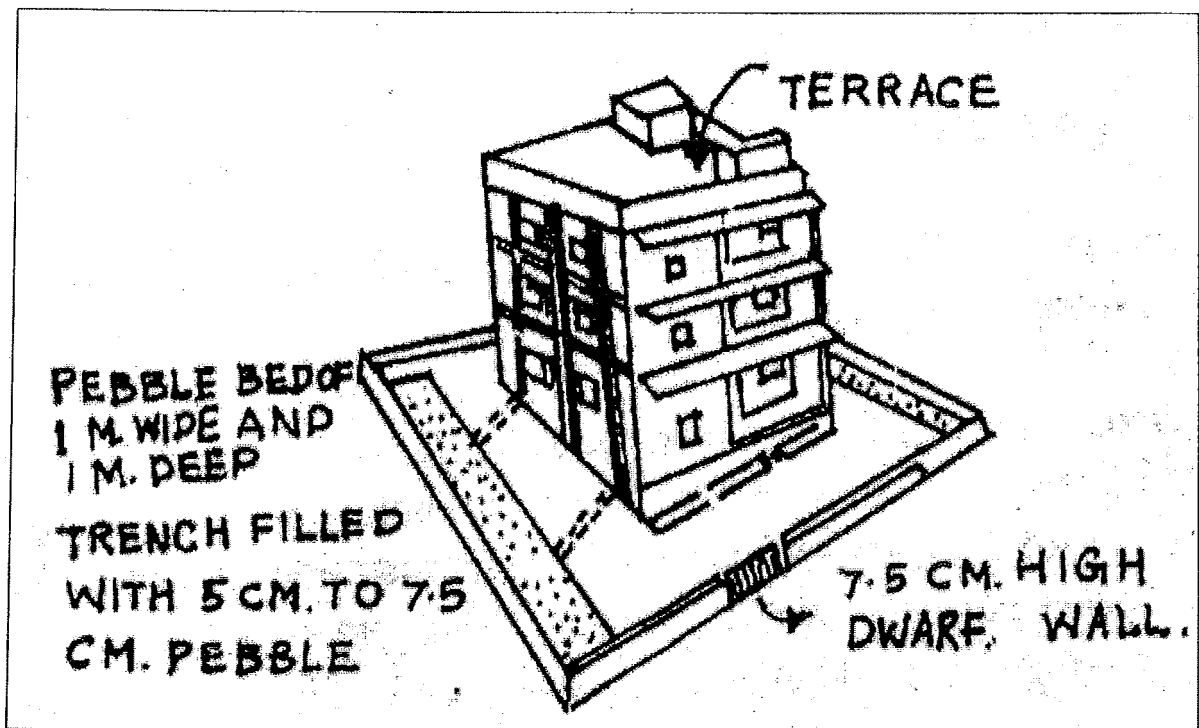
Dig a number of 3 mtr. deep and 30 cm dia percolation pits at an interval of 3 mtrs. around the plinth fill them up with broken bricks and pack the top 15 cm. with river sand. Erect 7.5 c.m. high dwarf walls entrance to facilitate recharge.

APPENDIX- H-2

(See rule 81(4))

RAIN WATER HARVESTING THROUGH PEBBLE BED

(Building Complexes)

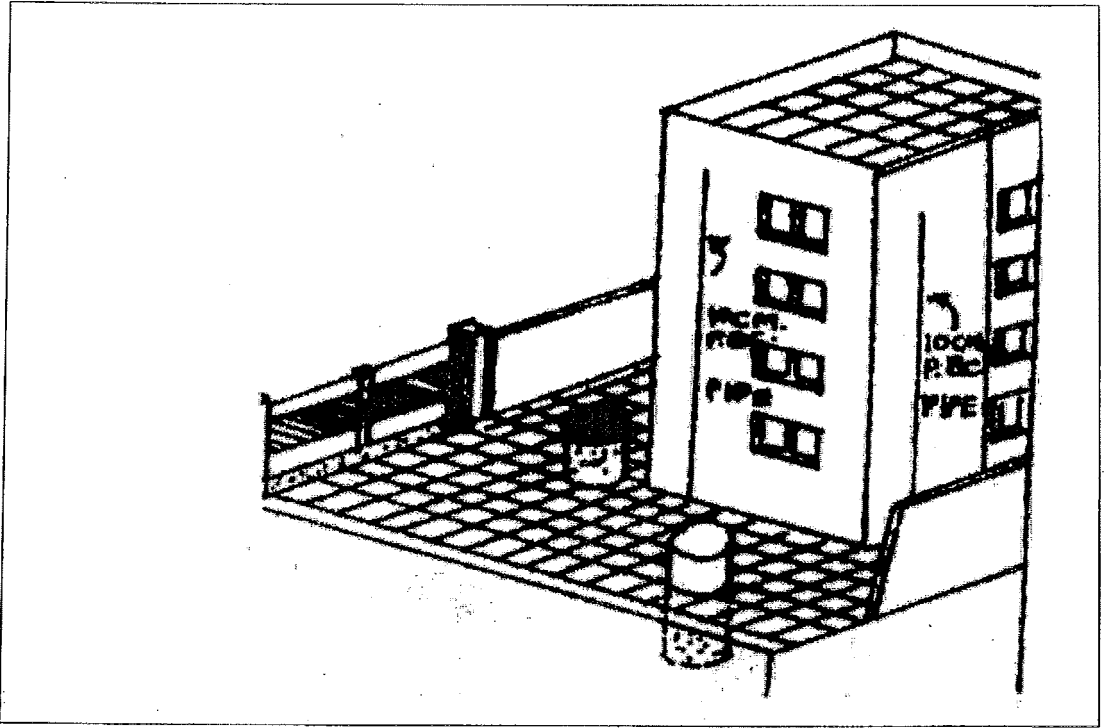


On the three sides along the inner periphery adjoining the compound wall, dig 1m. wide pit to a depth of 1.5 m. and fill it with 5 to 7.5 cm. sized pebbles let the rain water falling on the terrace flow into this pebble bed.

APPENDIX- H-3

(See rule 81(4))

RAIN WATER HARVESTING THROUGH SERVICE WELL CUM RECHARGE WELL



Provide well of 1.2 m dia for a depth of 10.0 m and divert the rainwater from the terrace into the well through rainwater down take pipes. Divert the rain water falling around the open space surrounding the building to the frontage where in a gutter is provided for a depth of 1.0 M and a width of 0.6 M with perforated slabs. The rain water collected in the gutter in front of the entrance is discharged into another recharge well of 1.2 M dia with 10.0 m. deep provided hereby through necessary piping arrangements.

APPENDIX-I-1**[Rule 84(1)]****On Plot Parking Spaces**

I-1. (1) The spaces to be left out for on-plot parking as given in I-2 to I-6 shall be in addition to the open spaces left out for lighting and ventilation purposes as given in rule-82. However, one row of car parking may be provided in the front open space of 12 meters without reducing the clear vehicular access way to less than 6 meters.

(2) Further 50 per cent of the open spaces required under these rules around buildings may be allowed to be utilized for parking or loading or unloading spaces, provided that minimum distance of 4.5 meters around the building shall be kept free from any parking, loading or unloading spaces.

I-2 Each On-Plot parking space provided for motor vehicles (car) shall not be less than 13.75 square meters area and for scooters and cycles the parking spaces provided shall not be less than 1.25 square meters and 1.00 square meter, respectively.

I-3. For buildings of different occupancies, On-Plot parking space for vehicles shall be provided as stipulated below:-

- (a) Motor Vehicles Equivalent car space shall be provided as specified in the following Table for parking motor vehicles (cars).

TABLE
On-Plot Parking Spaces
Clause I(3)

S. No.	Occupancy	Population more than 7,50,001	Population 3,00,001 to 7,50,000	Population 50,001 to 3,00,000	Population less than 50,000
(1)	(2)	(3)	(4)	(5)	(6)
1.	Residential	@ 100 sq.m built up	@ 125 sq.m. built up	@ 150 sq.m. built up	@ 175 sq.m. built up
2.	Educational	@ 125 sq.m. built up	@ 150 sq.m. built up	@ 200 sq.m. built up	@ 200 sq.m. built up
3.	Institutional (Medical)	@ 75 sq.m. built up	@ 100 sq.m. built up	@ 125 sq.m. built up	@ 150 sq.m. built up
4.	(i) Assembly Halls, Cinema Theatres	Every 15 seats	Every 20 seats	Every 30 seats	Every 50 seats
	(ii) Restaurants	@ 50 sq.m. built up	@ 75 sq.m. built up	@ 100sq.m. built up	@ 125sq.m. built up
	(iii) Marriage Halls, Community Hall	40% plot area in front	35% plot area in front	30% plot area in front	25% plot area in front
5.	Business office and firms for private business.	@ 75 sq.m. built up	@ 100 sq.m. built up	@ 125 sq.m. built up	@ 150 sq.m. built up
	(ii) Public/or semi-public offices.	@ 75 sq.m. built up	@ 100 sq.m. built up	@ 125 sq.m. built up	@ 150 sq.m. built up
6.	Mercantile	@ 50 sq.m. built up	@ 75 sq.m. built up	@ 100 sq.m. built up	@ 125 sq.m. built up
7.	Industrial	@ 75 sq.m. built up	@ 100 sq.m. built up	@ 125 sq.m. built up	@ 150 sq.m. built up
8.	Storage	@ 75 sq.m. built up	@ 100 sq.m. built up	@ 125 sq.m. built up	@ 150 sq.m. built up

Note 1. The requirements for On-plot parking for city with a population of more than 7,50,000 shall be broadly based on column (3) and appropriately assessed keeping in view the increased traffic generated, the traffic pattern as well as the nature of vehicles in the city.

(b) Other type of vehicles. For non-residential building, in addition to the parking areas provided in (a) above, 25 to 50 percent additional parking space may be provided for parking other types of vehicles keeping in view the nature of traffic generated in the city.

I-4 On-Plot parking space shall be provided with adequate vehicular access to street and the area of drives, aisles and such other provisions required for adequate manoeuvring of vehicles shall be exclusive of the parking space stipulated in these rules.

I-5 If the total parking space required by these rules is provided by a group of property owners, such use of this space may be construed as meeting the On-Plot parking requirements under these rules, subject to the approval of the Authority.

I-6 In case of buildings used for Mercantile, Commercial, Industrial and storage purpose, additional parking space of 3.5 meters x 7.5 meters for loading and unloading activity shall be provided at the rate of one such space for each 1000 square meters of floor area or fraction thereof.

I-7 Parking spaces shall be paved and clearly marked for different types of vehicles.

I-8 In the case of parking spaces provided in basements, at least two ramps of adequate width and slope shall be provided, located preferably at the opposite ends with a slope not more than 1:10 meters.

I-9 In case of plotted residential development parking requirement shall be calculated on the basis of one car space for every 101 to 199 Sq Meters built up area of houses.

APPENDIX-I-2**[See Rule 84(1)]****EQUIVALENT CAR SPACE (ECS)**

1. Planning of Parking Area. While planning the parking, minimum 25 per cent. of the open space may be left for landscaping (soft surface) and the same shall not be counted towards the calculations of parking space.
2. Calculation of the parking area. The total parking area provided in terms of equivalent car space shall be calculated by adding the sum of the following :-
 - (a) basement in sq. mtrs. divided by 35sq. mt.;
 - (b) overground covered parking (podium/stilt) in sq.mtrs. divided by 30sq. mt.; and
 - (c) open spaces in sq. mtrs. divided by 25sq. mt.

APPENDIX-J
[See rule 99]

SPECIAL PLANNING NORMS FOR LOW INCOME HOUSING (ECONOMICALLY WEAKER SECTION AND LOWER INCOME GROUP)

J-1. GENERAL.- (1) The planning and general building requirements in case of Low Income Housing (EWS and LIG) developed as clusters shall be as provided herein. These norms shall be applicable to all such housing projects undertaken by the Government departments and all Public/ Private agencies .

(2) Such development should be as far as possible in clusters of 400 dwelling units, so distributed to maintain the overall densities of the Development Plan for the area .

J-2. PLANNING.- (1) Type of Development. The type of development for low income housing may be,-

- (a) plotted development;
- (b) flatted /Group Housing.

(2) Density.- The maximum density in terms of dwelling units/hectare shall be as provided in the following table :-

TABLE
MAXIMUM DENSITIES OF ECONOMICALLY WEAKER SECTION AND
LOW INCOME GROUP HOUSING

[See clause J-2 (2)]

S.No.	Density (dwelling Units/hectare)		No. of Storey's Permitted
	EWS	LIG	
(1)	(2)	(3)	(4)
(i)	130	85	1
(ii)	250	170	2
(iii)	300	225	3
(iv)	350	260	4

- Note**
1. Vertical incremental housing shall be permitted in single ownership plot.
 2. These densities include provision for open spaces, convenient shopping, nursery and all internal roads and pathways, but do not include peripheral road around the cluster.
 3. The minimum density shall be 75 per cent of the above.
 4. The height of the building having four storeys as above shall not exceed 12.5 mtrs.

(3) (i) Size of Plot / built up Area. The plot area or the built up area for Economically Weaker Section and Lower Income Group houses shall be such, as may be decided by the State Government. The ground coverage may extend to a maximum of 75 per cent.

(ii) Minimum Frontage.-The minimum frontage of the plot shall be 3.6 mtrs.

(4) Height of building. The height of a building shall be as mentioned in sub-rule 2 (note-4) above, which shall not exceed 12.5 mtrs. In case the height has to be increased beyond 12.5 mtrs. lifts shall be provided. The density in terms of dwelling units per hectare shall be accordingly determined.

J-3. General building requirements.- The following norms shall also be adhered to :-

(1) Plinth.- The minimum height of plinth shall be 30 centimeters from the surrounding ground level.

(2) Size of room.

(a) Habitable Room-

(i) In the case of one-roomed house, the size of the multipurpose room including space for cooking shall be not less than 10 square meters with a minimum width of 2.4 meters.

(ii) In the case of two roomed house, the size of a room shall not be less than 6.5 square meters with a minimum width of 2.1 meters :

Provided that total area of both rooms is not less than 15 square-meters. In case of incremental housing to be developed as a future two roomed house, the total area of

rooms to be provided in the initial and later stages shall not be less than 16 square meters.

(b) Water Closet/Bath Room.

- (i) Size of independent water closet shall be 0.9 x 1.0 meters.
- (ii) Size of independent bath shall be 1.0 x 1.2 meters.
- (iii) Size of combined bath and water closet shall be 1.0 x 1.8 meters and this may be permitted in one roomed house.

(c) Kitchen. The size of cooking alcove serving as cooking space shall not be less than 2.4 square meters with minimum width of 1.2 meters. The size of individual kitchen provided in two-roomed house shall not be less than 3.3 square meters with a minimum width of 1.5 meters.

(d) Balcony - The minimum width of individual balcony, where provided, shall be 0.9 meter

(3) (a) Minimum Height -The minimum height of rooms/spaces shall be as follows:-

- (i) Habitable Room - 2.6 meters.
- (ii) Kitchen - 2.4 meters.
- (iii) Bath/Water Closet - 2.2 meters.
- (iv) Corridor - 2.1 meters.

(b) In the case of slopping roofs, the average height of roof for habitable rooms shall be 2.6 meters and the minimum height at eaves shall be 2.0 meters.

(4) Lighting and Ventilation. The openings through windows, ventilators and other for lighting and ventilation shall be as provided in sub-rule (3) of rule 82.

Note: The window and other opening shall abut on to open spaces either through areas left open within the plot or the front, side and rear spaces provided in the layouts which shall be treated as deemed to be sufficient for light and ventilation purposes.

(5) Stairs. The following criteria shall be adopted for internal individual staircase :-

(a) Minimum Width

- (i) 2 storeyed - straight 0.60 meter

(ii) 2 storeyed - winding	0.75 meter
(iii) 3 or more storeyed - straight	0.75 meter
(iv) 3 or more storeyed - winding	0.90 meter
(b) Riser	20 Centimeters Max.
(c) Tread	
(i) 2 storeyed	22.5 centimeters minimum
(ii) 3 storeyed or more	25 centimeters minimum

Note: This could be reduced to 20 centimeters as the clear tread between perpendes with possibility of open rise as well as nosing and inclined riser to have an effective going of 22.5 centimeter.

(d) Head Room. The minimum clear head room shall be 2.1 meters.

(6) Circulation Area - Circulation area on any floor including staircase shall not exceed 2.0 square meters/unit where 4 dwelling units are grouped around a staircase and 4.0 square meters/unit where 2 dwelling units are grouped.

J-4. Roads and pathways.- (1) The area under roads and path-ways in such housing projects shall not ordinarily exceed 25 per cent. of the total land area of the project. Access to the dwelling units, particularly where motorised vehicles are not normally expected shall be by means of paved footpaths with right of way of 6 meters and paved-way of minimum 2 meters only. The right of way shall be adequate to allow for the plying of emergency vehicles and also for road side drains and plantation. Where motor able access-ways are not provided and pedestrian path-ways are provided, the minimum width of such pedestrian path-way shall be 3 meters with maximum length of 100 meters.

(2) The community open spaces shall not be less than 0.2 Hectares per thousand persons, one nursery school of 0.1 hectare shall be provided for a population of 1500 and shopping centers at 4 shops per thousand population will be provided.

J-5. Other requirements.- (1) One water tap per dwelling unit may be provided where adequate drinking water supply is available. If supply is inadequate, public hydrants shall be provided. In the absence of piped water supply, it could be done through hand pumps.

(2) The infrastructural services shall be provided before the plots are handed over to the individual owners.

J-6. Site and services schemes.— (1) . Services would have to be laid by the agency concerned as per the provisions of these rules.

(2) The agency may instead of building the houses provide for site and services schemes. Such scheme shall provide for the following :-

- (a) infrastructure needed for a permanent housing in accordance with the provisions hereinabove;
- (b) a service sanitary core in the plot; and
- (c) temporary construction on a developed plinth.

APPENDIX - K**FORM - M****[See rule 14(3)]****FORM OF APPLICATION FOR MODIFICATION IN SANCTIONED PERMISSION UNDER
SECTION 29(3)**

To,

The Director,
Town & Country planning,
Madhya Pradesh.

Sir,

1. I/we apply for modification of the following permission already granted by you:-

- (a) Description of land /plot _____ (location with name of Road on /off which the property abuts and boundaries).
- (b) Order number and date of previous approval _____

(2) The detailed description of the modifications applied for is described below:-

I/We attach herewith the following documents namely :-

- (a) One copy of the previously sanctioned plan,
- (b) the previous permission was for the purpose of _____ (Residential /Commercial/ Industrial / Public Purposes/etc.);
- (c) description (a brief report) of work already executed. (also attach a copy of previous layout showing execution in yellow);
- (d) a copy of the previously sanctioned plan on which proposed modifications are shown in red (in the same scale as it was approved previously)
- (e) description of the land (location) along with Khasra plan showing khasra Nos. of land in question and also adjoining Khasra nos. falling within 200 meters from the outer limit of the land. The land should be shown in red;

- (f) four copies of the new layout (which will be the final layout, if the modification is permitted in the same scale as it was approved previously);
- (g) a general report showing why development proposals are being modified;
- (h) a list of persons who are likely to be affected by the proposed modifications (attach a list of persons with their detailed addresses to whom land /building or its part or a plot has been sold or in whose favor it has been booked or who may be affected in any manner);
- (i) list of persons or institutions who/which have provided any loan to the developer/applicant and description of securities provided for such loan;
- (j) if any land or building or part thereof or any plot has been mortgaged in any manner to any person or if any other encumbrance has been created on any part of the project the details thereof; and
- (k) other details, (if any).

3. The plans have been prepared by _____ (Name of the registered Planner /Architect /Engineer/ Surveyor), having Registration No. _____ Address.

4. I have deposited the application fee of Rs. _____ in accordance with Rules.

5. I request that the proposed modification may be approved and permission be accorded to me to execute the work.

Yours faithfully,

Signature of the applicant _____

Name of applicant _____

Address _____

e-mail address _____

Contact No. _____

Dated _____

APPENDIX-K**FORM - N****[See rule 14(3)(iii)]****PUBLIC NOTICE INVITING OBJECTIONS TO PROPOSED MODIFICATION IN
PERMISSION GRANTED****UNDER SECTION 29(3)**

It is, hereby, notified for the information of the general public that
Shri/Smt/M/s ----- (name of the applicant) has applied for the
modification of the plan given below :-

- (a) name of project : _____
- (b) location (Name of locality / : _____
village and khasra nos.)
- (c) Purpose of development : _____
- (d) No. and date of sanction :

The previously sanctioned plan if modified is likely to affect the persons
who have any interest in the project mentioned above.

Any person interested may submit his objections or suggestions to the
modifications in the office of the undersigned within fifteen days of the
publication of this notice. The details of proposed modifications can be
inspected in the above office by any interested person during office hours.

**Director,
Town & Country Planning,
Madhya Pradesh.**

APPENDIX- K**FORM – P****[See rule 22(A)(6)]****PUBLIC NOTICE FOR MERGER OF PLOTS UNDER SECTION 30-A**

It is, hereby, notified for the information of the public that Shri/Smt/M/s-----
-----owner of plot no. ----- with use premises-----located in --
-----which forms a part of the layout sanctioned vide order no. -----
dated ----- and Shri/Smt/M/s----- owner of plot no. ----- with use
premises -----located in ----- which forms a part of the layout
sanctioned vide order no. -----dated ----- [or land situated at (khasra
No.)----- (Village) ----- (Area) ----- (Town) -----with -----
--land use classification have applied for their merger].

Any person interested may submit his objections or suggestions about the
said merger to the undersigned within fifteen days of the publication of this
notice. The details of the previous permissions and the plot/land being merged
can be inspected in the above office by any interested person in the office
hours.

**Director,
Town & Country Planning,
Madhya Pradesh**

APPENDIX- K
FORM- R
[See rule 22 B (4)]
PUBLIC NOTICE FOR DIVISION OF PLOT UNDER SECTION 30-A

It is, hereby, notified for the information of the general public that Shri /Smt / M/s-----owner(s) of plot no.----- located in-----with-----land premises and which forms a part of the layout sanctioned vide order no. ----- -dated ----- has/have applied for its division.

Any person interested may submit his objections or suggestions about the said division to the undersigned within fifteen days of the publication of this notice. The details of the previous permissions and the plot being divided can be inspected in my office by any interested person during the office hours.

Director,
Town & Country Planning,
Madhya Pradesh

APPENDIX- K
FORM – O
[See rule 22(A)(1)]
APPLICATION FORM FOR MERGER OF PLOTS.

To,

.....

Sir,

I/we apply for permission to merge the following :-

Plot no. ----- with use premises-----located in -----which forms a part of the layout sanctioned vide order no. ---dated ----- and whose owner is ----- with

(i) Plot no. ----- with use premises -----located in ----- which forms a part of the layout sanctioned vide order no. -----dated ----- - whose owner is -----

Or

(ii) land situated at (Khasra No.)_____(Village) ----- (Area) ----- (Town) -----with -----land use classification (strike out whichever is not applicable)

I, submit herewith the following documents duly signed by me/us and (Name in Block letters) the Architect /Structural Engineer/ Engineer/ Supervisor/ Town Planner, License No.

1. One Copy of Sanctioned Plan.
2. Site Plan.
3. Land Use as indicated in development plan.
4. Certified Khasra Aks of the land (showing boundaries and other adjoining lands on all sides).
5. Proposed Layout Plan showing merged plots (or plot merged with land).
6. Ownership documents of all plots/land involved.
7. NOC of concerned agency like Housing Board, Special Area Development Authority, Town Development Authority, if plan was developed by it.
8. An Affidavit (clearly stating intention, status of possession and that the plot/ land is not a subject matter of litigation in court of law).

9. Copy of the receipt of fee paid.
10. List of the owners of the adjacent plots.

I /we, request that the merger may be approved.

Signature of the Owner (s).....

Name(s) and

Addresses of the owner(s).....

.....

Contact ..no.....

E-mail ID

Date :

APPENDIX - K
FORM - Q
[See rule 22(B)(1)]
APPLICATION FORM FOR DIVISION OF A PLOT.

To,

.....

Sir,

I/we owner of plot No.-----with -----land use premissis of the plan previously sanctioned vide order no.----- dated ----- for----- development of ----- on land bearing Khasra nos.----- located at Town/locality /village, submit herewith the following documents duly signed by me and (Name in block letters) the Architect /Structural Engineer/ Engineer/ Supervisor/Town Planner, License No.

1. One copy of sanctioned plan.
2. Site Plan.
3. Proposed Layout Plan after division of Plots.
4. Ownership /title documents.
5. NOC of Housing Board ,Special Area Development Authority, Town Development Authority (if required).
6. Copy of receipt of fee paid.
7. An Affidavit clearly stating intention, status of possession and that the land is not a subject of litigation in any court of law.
8. List of the owners of the adjacent plots.

I/We, request that the division of the plot may be approved.

Signature of the Owner(s)
Name(s)
and Addresses of the owner(s).....

Contact No.....
E-mail ID
Date :

By order and in the name of the Governor of Madhya Pradesh,
 IQBALSINGH BAINS, Principal Secy.