

# PREFACE

Building Bye-Laws are tools used to regulate coverage, height, building bulk, and architectural design and construction aspects of buildings so as to achieve orderly development of an area. They are mandatory in nature and serve to protect buildings against fire, earthquake, noise, structural failures and other hazards. In India, there are still many small and medium sized towns which do not have building bye-laws and in the absence of any regulatory mechanism, such towns are confronted with excessive coverage, encroachment and haphazard development resulting in chaotic conditions, inconvenience for the users, and disregard for building aesthetics, etc. It is in this context, TCPO has made an effort to prepare "Model Building Bye-Laws" for the guidance of the State Govts, Urban Local Bodies, Development Authorities, etc. This will facilitate the local bodies to play effective role in enforcing the implementation of the Master Plans since Twelfth schedule of the 74<sup>th</sup> Constitutional Amendment Act,1992 empowers such local bodies to prepare and enforce the Master Plan for orderly development of urban areas. These may be adopted with modifications in accordance with local requirements and conditions and should be made a part of the Master Plan document.

The Model Building Bye-Laws contain eight chapters. The important features of the Model Bye Laws are that there is a separate chapter (Chapter-3) on Development Code pertaining to residential and non-residential premises, which cover all types of uses. Another chapter (Chapter-5) highlights the need for structural safety and services. Further separate chapters have been devoted to Fire Protection and Safety (Chapter-7) and Conservation of Heritage Sites (Chapter-8). The Bye-Laws also provide for the facilities in the public buildings for handicapped persons.

It is hoped that the document will be prove useful for State Govts, Urban Local Bodies, Development Authorities, State Town Planning Departments and other Planning Agencies in various parts of the country.

New Delhi

July, 2004



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