



# The Mizoram Gazette

## EXTRAORDINARY

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#### **NOTIFICATION**

**No. B.13017/124/2024-UD&PA, the 15<sup>th</sup> February, 2024:** In exercise of the powers conferred by Section 77 of the Mizoram Urban & Regional Development Act, 1990 and with the approval of the Council of Ministers obtained by circulation on 15.2.2024, the Governor of Mizoram is pleased to notify the Mizoram Urban Areas Building Regulations, 2024 for general information.

**Lalmalsawma Pachuau,**  
Secretary to the Govt. of Mizoram,  
Urban Development & Poverty Alleviation Department

#### **CHAPTER 1** **DEFINITIONS AND ADMINISTRATION**

##### **1. GENERAL**

All mandatory master plan/ development plan/zonal plan/ regional plan/ any other statutory plan in force regarding use, land use, coverage, FAR, setback, open space, height, number of stories, number of dwelling units, parking standards etc. for various categories of buildings including modification therein made from time to time shall be applicable mutatis mutandis in the regulation under this clause. All amendments/ modifications made in the foresaid regulation shall automatically stand deemed to have been included as part of these regulations.

##### **2. SHORT TITLE, EXTENT AND COMMENCEMENT**

- (1) These regulations may be called the *Mizoram Urban Area Building Regulation 2024*.
- (2) They shall apply to all Urban areas within the State of Mizoram excluding Aizawl Municipal Area.
- (3) They shall come into force on such date as the Government of Mizoram may notify by notification in the Official Gazette.

##### **3. APPLICABILITY**

These regulations shall be applicable to all building activities and read in conjunction with the master plan/ development plan/ regional plan/ zonal plan or any other statutory plan in force, if any, and notifications, if any, with regard to the same and as amended from time to time.

- (g) **'Application'** means an application made in such form as may be prescribed by the Authority from time to time;
- (h) **'Architect'** means a person holding a graduate degree in Bachelor of Architecture from any institute recognized by the Council of Architecture (COA) and has his/ her name entered in the register of COA for the time being, with a valid COA Registration number. (Please see ANNEXURE A – Qualification and Competence of Technical Personnel for Preparation of Schemes for Building Permit and Supervision)
- (i) **'Area'** in relation to a building means the superficies of a horizontal section thereof made at the plinth level inclusive of the external walls and of such portions of the party walls as belong to the building;
- (j) **'Authority'** means the Authority which has been created by a statute and which, for the purpose of administering the Code/ regulation, may authorize a committee or an official or an agency to act on its behalf; hereinafter called the 'Authority'. Authority can be any Urban Local Body/ Urban Development Authority or any other authority as notified by the Government of Mizoram as the case may be;
- (k) **'Basement or Cellar'** means the lower storey of building below or partly below ground level;
- (l) **'Building'** means any structure constructed for whatsoever purpose and of whatsoever materials and every part thereof, whether used as human habitation or not and includes foundations, plinths, walls, floors, roofs, chimneys, plumbing and building services, fixed platforms, verandah, balcony, cornice or projection, part of a building or anything affixed thereto or any wall enclosing or intended to enclose any land or space and signs and outdoor display structures, monuments, memorials or any contrivance of permanent nature/ stability built under or over ground.

For the purposes of these regulations, buildings are divided into three types, namely:

- (a) **'Multi-storied building'** means a building having a height of 15 meters or more.
- (b) **'Special building'** means a building such as educational, assembly, institutional, industrial, storage, hazardous and mixed occupancies with any of the aforesaid occupancies having covered area more than 500 sq. meters.
  - (i) **'Ordinary building'** Ordinary building means a building constructed with first class wooden posts, RCC posts up to the skirting level of the ground floor, wooden plank floor, bamboo or tile or sheet wall and thatched or GCI (galvanized corrugated iron) sheet roof covering;
  - (ii) **'Semi-Permanent (Semi-Pucca) building'** Semi-permanent (semi-pucca) building means a building constructed with RCC (reinforced cement concrete) column footings, RCC columns and RCC beams of pre-designed dimensions and specifications up to a height not exceeding 7.5 meters having timber flooring, brick/ concrete block masonry wall up to skirting level, AC sheet or bamboo walling above skirting, timber roof truss with G.C.I sheet roofing;
  - (iii) **'Permanent building'** means:
    - a. A building constructed with RCC foundation, column, beam, floor, roof and brick walling, or
    - b. A building constructed with steel structural members.
- (m) **'Building Height'** means:
  - (i) In the case of flat roofs or hip type roofs, the vertical distance from the ground floor to the highest terrace level;
  - (ii) In case of pitched roofs, the vertical distance from the ground floor upto the point where the external surface of the outer wall intersects the finished surface of the sloping roof;
  - (iii) In case of multi-storeyed buildings constructed on a slope having multiple ground floor levels, the vertical distance between any ground floor level and the corresponding highest point of the building directly above it.
  - (iv) Architectural features serving no other function except that of decoration shall be excluded for the



- (aa) **'Footing'** means a foundation unit constructed in brick-work, stone masonry or concrete under the base of a wall or column for the purpose of distributing the load over a larger area;
- (bb) **'Foundation'** means that part of the structure which is in direct contact with the ground and which transmits load over it;
- (cc) **'Garage'** means a building or a portion thereof designed and used for the parking of vehicle for private use OR a building or portion thereof, designed other than as a private garage operated for gain, designed and/ or used for repairing, servicing, using, selling or storing or parking motor driven or other vehicles;
- (dd) **'Ground Floor/ Level'** means the level of the natural ground surface or the finished surface after leveling from where erection of the building starts;
- (ee) **'Group Housing'** means a building unit constructed or to be constructed with one or more floors having more than two dwelling units having common service facilities where land is owned jointly (as in the case of co – operative societies or the public agencies, such as local authorities or housing boards, etc.) and the construction is undertaken by one Agency;
- (ff) **'Habitable Room'** means a room occupied or designed for occupancy by one or more persons for study, living, sleeping, eating, kitchen if it is used for a living room, but not including bathrooms, water closet compartment, laundries, corridors, cellars, attics and spaces that are not used frequently or during extended periods;
- (gg) **'Layout Plan'** means a Plan indicating configuration and sizes of all Use Premises, Each Use Zone may have one or more than one Layout Plan depending upon the extensiveness of the area under the specific Use Zones and vice versa. A layout plan shall have at least two use premises (apart from Recreational, utilities and transportation) and a minimum area of 1 hectare;
- (hh) **'Ledge'** 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;
- (ii) **'Licensed Structural Engineer/ Engineer/ Architect/ Town Planner/ Supervisor/ Group or Firm'** means a qualified Structural Engineer etc., who has been given license or recognized by the Authority. An architect who is registered as an architect by the Council of Architecture under the Architects Act, 1972 (20 of 1972) may be deemed to be licensed by the Authority by virtue of his/ her registration with the Council of Architecture (OR) a Town Planner who is registered as an Associate Member or Fellow Member by the Institute of Town Planners India (ITPI) may be deemed to be licensed by the Authority by virtue of his/ her registration with the ITPI, provided he/ she enrolls himself/ herself with the Authority. (Please see ANNEXUREB – License Fees For Technical Personnel);
- (jj) **'Lift'** means a mechanically guided car, platform for transport of persons and materials between two or more levels in a vertical or substantially vertical direction;
- (kk) **'Loft'** means an intermediate floor between two floors or a residual space in a pitched roof, above normal floor level with a maximum height of 1.5 meter and which is used for storage purposes;
- (ll) **'Master Plan'** means the Master Plan formulated under the Act as amended from time to time, for any urban town/ city/urban area, approved and notified by the State Government;
- (mm) **'Mezzanine Floor'** means an intermediate floor between two floors above ground level;
- (nn) **'National Building Code'** means the National Building Code of India and as amended from time to time;
- (oo)(1) **'Occupancy'** means the function or use of the building;
- (2)
- (a) **Residential A:** These include any building in which sleeping accommodation is provided for normal residential purposes not exceeding 150 sq.m floor areas.

- (ii) a wall forming part of a building and standing in any part of the length of such wall, to a greater extent than the projection of the footing on one side or ground of different owners;
- (tt) **'Permission or Permit'** means a valid permission or authorization in writing by the Authority or any person authorized by it in this behalf to carry out development or work regulated by these regulation;
- (uu) **'Plinth'** means the portion of a structure between the level of the ground and the floor immediately above the ground;
- (vv) **'Plinth Area'** means the built-up covered area measured at the floor level of the ground floor or of any storey;
- (ww) **'Plot or Site'** means a parcel or piece of land enclosed by definite boundaries;
- (xx) **'Professional'** means a Competent Professional who is brought on record to represent his/ her client for a construction project, to act on their behalf regarding building permits and process of construction. He/ she may be registered with the Authority for the cause.
- (yy) **'Road/Street'** means any highway, street, land, pathway, alley, stairway, passageway, carriageway, footway, square, place or bridge, whether a thorough-fare or over which the public have rite of passage or access or have passed and have access uninterruptedly for a specified period, whether existing or proposed in any scheme and includes all bends, channels, ditches, storm water drains, culverts, sidewalks, traffic islands, roadside trees and hedges, retaining walls, fences, barriers and railings within the street lines;
- (zz) **'Sanctioned Plan'** means a set of plans and specifications submitted under these regulation in connection with a building and duly approved and sanctioned by the Authority;
- (aaa) **'Set Back'** means the open space from the proposed building to the plot boundaries beyond which nothing can be constructed towards the boundaries;
- (bbb) **'Site Plan'** means a detailed plan showing the proposed placement of structures, parking areas, open space, landscaping, and other development features, on a parcel of land, as required by specific sections of the development code
- (ccc) **'Spiral Staircase'** means a staircase having treads forming continuous winding curve round a central point or axis provided in the open/covered/semi-covered space;
  - (a) Stair cover or Mumty means a structure with a roof over a staircase and its landing built to enclose only the stairs for the purpose of providing protection from weather and not used for human habitation.
- (ddd) **'Storey'** means the portion of 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.
- (eee) **'Total Floor Area'** means the area of all floors of a building including habitable rooms, attic, basement and mezzanine floor;
- (fff) **'Travel Distance'** means the distance an occupant has to travel to reach the exit from the remotest point;
- (ggg) **'Unauthorized Construction'** means the erection or re-erection, addition or alteration which is not approved or sanctioned by the Authority;
- (hhh) **'Verandah'** means a covered/semi-covered/open area with at least one side open to the outside and the floor of which is resting on the ground;
- (iii) **'Zonal Plan'** means a plan detailing out the proposals of the Master Plan and acting as a link between the Master Plan and the Layout Plan. It may contain a site plan and land use plan with approximate location and extent of land uses such as public & semi – public buildings/ works, utilities, roads, housing, recreation, industry, business, markets, schools, hospitals, open spaces etc. It may also specify standards of population density and various components of development of the zone;



- (c) building plan and undertaking of structural safety prepared by Authority and Technical License Holder registered under the Authority;
- (d) a certificate of structural soundness of existing building in case of proposed addition;
- (e) receipt of latest property tax paid. (if required);
- (f) receipt of latest revenue tax paid;
- (g) building application as provided in ANNEXURE C.
- (3) In the case of **permanent building**, the following information shall accompany the application for building permission:
  - (a) site plan;
  - (b) ownership title;
  - (c) building plans;
  - (d) NOC from the concerned Chairman Local Council/ Chairman Village Council;
  - (e) structural drawing, and specifications;
  - (f) a certificate of structural soundness of the existing building in case of proposed addition;
  - (g) receipt of latest property tax paid. (if required);
  - (h) receipt of latest revenue tax paid;
  - (i) NOC shall be obtained from the Local Fire Station for building above 15m;
  - (j) latest revenue tax receipt/ tax clearance;
  - (k) structural drawing with certification as in ANNEXURE D;
  - (l) building application as provided in ANNEXURE C;
- (4) In case of change of name (permit holder), the following documents shall be required – Application as provided in ANNEXURE C, NOC from previous permit holder countersigned by Chairman Local Council/ Chairman Village Council, copies of Revised LSC (2 nos.)
- (5) In the case of building up to G+2 or 10 meters in height, (v) and (vi) above shall not be necessary if an undertaking of structural safety by Design Cell, Authority or by a competent technical person registered under Authority is enclosed with the application.
- (6) If the applicant and the Ownership Title holder is not same, then NOC from the Ownership Title holder in the form of Affidavit under Notary Registration shall be enclosed. In case, if the Ownership Title holder is a deceased then Heirship Certificate shall be enclosed.
- (7) If a Local Council/ Village Council refuse to issue No Objection Certificate (NOC) to any person for building construction as indicated in regulations 7, and if such person is aggrieved by such refusal, he may approach the Authority by submitting an application on plain paper. On receipt of such application, the Authority shall ascertain from the concerned Local Council/ Village Council the reason or reasons for refusing the No Objection Certificate (NOC) and make necessary investigation. Thereafter, the Authority shall take decision as to whether or not construction of building is permissible.
- (8) Site Plan shall be drawn to scales as shown below:

Sl. No.	Size of Plot (in sq.m)	Scale
1	Up to 150	1:50, 1:75, 1:100
2	From 151 to 250	1:100, 1:150, 1:200
3	From 251 to 500	1:200, 1:250, 1:300
4	Above 500	1:300, 1:350, 1:400, 1:500

and shall show: -

- (i) boundaries of plot with dimensions;
- (ii) position of the plot in relation to the neighboring streets;
- (iii) position of the proposed building in relation to north direction of the site;

- (15) **Qualifications and Competence of Technical Personnel:** -The qualifications and competence of the technical personnel and license fees shall be as given in ANNEXURE A.
- (16) A fine ranging from rupees one thousand up to rupees ten thousand may be imposed on a technical person and/ or suspension/ cancellation of his/ her technical license or both by any person authorized by the Authority on this behalf for any of the following reasons:
- (a) failure to supervise construction of a building in respect of which he signs the plans and drawings;
  - (b) failure to give completion certificate in the form as prescribed under regulation 19 read with ANNEXURE J;
  - (c) failure to report deviation from the sanctioned plan as required under regulation 16;
  - (d) failure to give commencement certificate in the form as prescribed under regulation 15 read with ANNEXURE I;
  - (e) preparation, on more than two occasions, of plans and drawings of a project which are not in conformity with the requirements of the regulation, and
  - (f) failure to comply with any of the Duties & Responsibilities of Technical persons as stated in ANNEXURE K.
  - (g) such action/ inaction may be punishable by suspension of cancellation or a fine punishable as decided by the Authority of the said technical license:

*Provided that no fine shall be imposed nor suspension/ cancellation technical license shall be made without giving the concerned person a reasonable opportunity of being heard.*

- (17) Every technical person, including a Group or Firm except Architects registered under Council of Architecture (COA) or Town Planner registered under Institute of Town Planners India (ITPI), shall make a security deposit with the Authority as follows:
- |                         |   |               |
|-------------------------|---|---------------|
| (a) Group/ Firm         | - | Rs. 30,000.00 |
| (b) Structural Engineer | - | Rs. 15,000.00 |
| (c) Engineer            | - | Rs. 10,000.00 |
| (d) Town Planner        | - | Rs. 10,000.00 |
| (e) Supervisor          | - | Rs. 5,000.00  |

However, any of the enlisted Architects under the Authority found to contravene regulation 8(16) of this regulation shall be informed to the Council of Architecture (COA) for cancellation/ suspension of his/ her registration.

Technical person or Group/ Firm from outside the State of Mizoram/ Non-Tribal shall possess valid Inner Line Permit (ILP) with at least 2 years validity and other necessary documents which include valid registration under the Authority, work permit from the concerned Department etc. in order to provide professional expertise within the urban area. In addition, Technical person or Group/ Firm from outside the State of Mizoram/ Non-Tribal shall pay the double of the entire License fee and security.

The security deposit, or the balance thereof after deduction of fine, if any, shall be reimbursed to the technical person concerned at the expiry of his/her license/ registration.

- (18) **Duties and responsibilities of technical personnel and applicant/ owner:** - The duties and responsibilities of technical personnel and the applicant/ owner shall be as in ANNEXURE K.

#### 9. SUBMISSION OF APPLICATION AND PAYMENT OF FEES

- (1) Application in the prescribed form and complete in all respects shall be submitted to the office of the Authority. If the application is found to be in order and complete in all respects, the amount of fee payable shall be calculated under regulation 23 of the regulation and the same shall be paid to the Authority by the applicant for which two copies of receipt shall be issued. The applicant shall enclose



- (4) Fees for extension every year, which may be a period of up to one year shall be one-fourth of the original fees paid earlier. The renewal fees submitted after the permit period prescribed shall be accompanied by a late fee of Rs 10/- for every day of delay.

12. WITHDRAWAL OF APPLICATION

The applicant may withdraw his application at any time prior to sanction, and such withdrawal shall terminate all proceedings with respect to such application, but the fees paid shall not be refunded.

13. CANCELLATION OF PERMIT

If, at any time after the issuance of the permit, if the Authority is satisfied that such permit was granted in consequence of any material misrepresentation or fraudulent statement contained in the application given or information furnished, the Authority has the right to cancel the permit and any work done or rendered shall be deemed to have been done without permission.

14. SUSPENSION OF PERMIT

Building permit granted under these Regulation shall be deemed to be suspended in case of resignation by the technical person who supervises the building work till new technical person is engaged and the Authority is informed of such engagement by the permit holder. Any work done during the period of suspension shall be treated as unauthorized construction.

15. NOTICE FOR COMMENCEMENT OF BUILDING WORK

Before the commencement of the work the owner shall give notice to the Authority in the prescribed proforma given in ANNEXURE I indicating the date on which he proposes to commence the work and the Authority shall inspect the work within fourteen days from the date on which the work is to commence as indicated in the proforma.

16. DEVIATION DURING BUILDING CONSTRUCTION

- (1) Changes or revisions in the sanctioned design and specification of a building may be made provided that a Revised Building Permit is obtained before construction is undertaken on the portion of the building that deviates from the sanctioned plan. The changes shall be not more than 10% of built – up area for consideration as Revised Building Permit, for changes above 10%, a new application shall be made.
- (2) For any deviation from the sanctioned plan during any stage of construction, permission of the Authority shall be obtained by the person who has obtained permission for building construction and if the construction is not according to the approved plan; action shall be taken as per the provisions of the Act. Any deviation from the sanctioned plan shall be immediately reported to the Authority by the technical person who supervises the work of building construction.

17. INSPECTION

The Authority shall carry out inspection of the construction works, from the receipt of commencement of work to the receipt of completion certificate, at various stages of construction to ascertain whether the work is proceeding as per the provisions of these Regulations and the sanctioned plan.

18. RESPONSIBILITIES AND POWERS OF LOCAL COUNCILS/ VILLAGE COUNCILS

It shall be the responsibility of the concerned Local Council/ Village Council to ensure general compliance with the provisions of these Regulations by everybody in its jurisdiction. In particular, the Local Council/

- (i) For the purpose of calculation of fees, ground area shall mean the area of the portion which is proposed to be built upon including the internal courtyard.
- (ii) For purposes of the above table, the basement, where provided, will be regarded as the first storey, the ground floor over the basement as the second storey and so on.
- (iii) In case an application is rejected 5% of the fee due shall be retained and the balance shall be refunded to the applicant under the orders of Secretary of the Authority.

## CHAPTER 2 BUILDING REQUIREMENTS

### 24. REQUIREMENTS OF SITES

Any piece of land can be used as a site for construction provided –

- (a) the proposed use conforms to the Master Plan and Zonal Development Plan prepared under the Act;
- (b) the site is properly drained or capable of being drained;
- (c) the site is accessible by any means of passage, whether private or public, for vehicles or for pedestrians and includes any street, and
- (d) the site is not an active hazard-prone area such as landslide, subsidence, mass movement, etc.

### 25. SET BACKS AND OPEN SPACES

- (a) The following setbacks and open spaces are mentioned below

Plot size (sq.m)	Minimum Permissible Set Back (meter)			
	Front	Side 1	Side 2	Rear
Up to 50 sq.m	1.50	0.60	0.60	Should not be less than 0.60
50 to 150 sq.m	1.50	0.90	0.90	Should not be less than 0.90
150 to 300 sq.m	1.50	1.20	1.20	Should not be less than 1.20
300 sq.m to 500sq.m	1.50	1.50	1.50	Should not be less than 1.50
500 to 1000sq.m	1.50	2.50	2.50	Should not be less than 2.50
Above 1000sq.m	1.50	3	3	Should not be less than 2.50

- (b) In case where the site fronts two or more streets, the frontage would be on the street having the longer or longest width. In cases where the streets are of the same width, then the longer/ longest side of the plot will decide the frontage and open spaces.
- (c) The minimum distance between any two or more buildings within one plot shall be 2.4 m if one of the buildings or both the buildings is/are multi-storied; otherwise, it shall be 1.2 m provided that in the former case where the buildings are not parallel, the average of the prescribe distance may be acceptable with a minimum distance of 1.2 m.
- (d) In respect of a plot situated along an existing row of commercial buildings, setbacks may be decided on merit of individual case after taking the recommendation of the Committee.
- (e) For vertical extension/ addition of an existing building wherein any further lateral development is restricted by the Regulation, the existing structural columns and non-cantilevered beams lying in the specified side and rear setbacks may be allowed to continue in the vertical extension/ addition. No other structure except structural columns and non-cantilevered beams, floor slabs and safety measures such as railings shall be allowed within the prescribed set back area or side set back area.
- (f) In cases where the building plinth is higher than the road level, construction of a ramp may be permitted. Provided in case of need for provision of step only recessed steps may be permitted. In addition, building services such as underground water tanks, septic tank, soak pit, inspection chamber, etc. may be allowed within the prescribed set back areas, provided that such structures remain flushed



28. MINIMUM OFF-STREET PARKING SPACE

The off-street parkingspace shall be as shown below:

Sl. No.	Type of Occupancy	One parking space for every	Remarks
1	Residential		
	Residential - Plotted	2 ECS in plot size of 250-300sqm	
		1 ECS/100 sqm of built-up area for plot size exceeding 300 sqm.	
	Residential - Group	2 ECS/100sqm built up area	
	Cluster Court Housing	2 ECS/100sqm built up area	
	Guest House/Lodging & Boarding House/ Dharamshala	2 ECS/100sqm built up area	
2	Commercial Centres		
	Convenience Shopping Centre/Local Shopping Centre / Local Level Commercial areas	2ECS/100sqm of floor area	
	Service Market	2ECS/100sqm of floor area	
	Commercial Centre/Non-Hierarchical Commercial Centre	3ECS/100sqm of floor area	
	District Centre/ Sub-Central Business District	2ECS/100sqm of floor area	
	Service Apartment	3ECS/100sqm of floor area	
	Any other commercial centre including commercial component along with Railway/ MRTS and ISBT	3ECS/100sqm of floor area	
3	Socio-Cultural Facilities		
	Community Hall	3 ECS/100sqm of floor area	
	Science Centre	2 ECS/100sqm of floor area	
	Convention centre	2 ECS/100sqm of floor area	
	Auditorium/Music, Dance & Drama centre/ meditation, spiritual centre	2 ECS/100sqm of floor area	
	Old Age Home / Care Centre for Physically / Mentally challenged / Working women / men hostel /Adult Education Centre / Orphanage / Children's Centre / Night Shelter	1.8ECS/100sqm of floor area	
	Sport facility such as Stadium or Sport Centre	2ECS/100sqm of floor area	
4	Public-Semi Public		
	Govt. or Semi – Public	1.8ECS/100sqm of floor area	
	Recreational Park	3 ECS/100sqm of floor area	
	Hospitals	2 ECS/100sqm of floor area	
	Veterinary Hospital	1.33 ECS/100sqm of floor area	

- (b) Roofs: The roofs shall be so constructed to permit effective drainage of the rain water thereof by means of rain gutters and closed conduits of suitable material and adequate capacity, joined and fixed so as to ensure that rain water is properly discharged at ground level by pipe and dampness does not occur in any part of the walls or foundations of the buildings or those of adjacent buildings, and no spout should be allowed to drain into the road or public area or within the adjacent compound or building. For buildings with RCC roofing, water proofing material shall be used at the roof level.

Any incomplete floor or completed flat roof which is accessible shall be provided with safety measures such as fencing or parapet.

### 30. PROVISION OF LIFT

Provision of lifts shall be made for special residential, mercantile, and institutional and government or semi-public buildings having four floors or more, with only a single point entry floor. In counting the number of floors for provision of lift, a floor which has a separate and independent entrance shall not be counted.

### 31. EXITS AND MEANS OF ACCESS

An exit may be a doorway, corridor, passage-way to an internal staircase or external or to a verandah or roof or terrace having access to a street. Lift and escalator shall not be considered as exits.

- (a) Every building meant for human occupancy shall be provided with exits sufficient to permit safe escape of the occupants in case of fire or other emergencies.
- (b) *Exits shall be arranged so as to provide continuous means of access to the exterior of a building or an exterior open space leading to a street, without passing through any occupied unit.*
- (c) Exits shall be so located that the travel distance on the floor shall not exceed 22 meters in the case of residential and public buildings and 30 meters in the case of commercial, industrial and other types of occupancy.
- (d) The width of any exit shall be not less than 90 cm.

### 32. OTHER REQUIREMENTS OF EXITS

- (1) **Doorways:** The minimum width of an exit doorway shall not be less than 90 cm. and the minimum height shall not be less than 195 cm.
- (2) **Stairways:**
- (a) The minimum width of an internal staircase shall be 120 cm. except in the case of residential dwellings where the minimum width shall be 100 cm.
- (b) In the case of residential buildings, the minimum width of treads without nosing shall be 25.4 cm for an internal staircase. In case of other buildings, the tread shall be 30 cm.
- (c) The maximum height of riser shall be 20 cm.
- (d) Handrail shall be provided with a minimum height of 90 cm. from the center of the tread.
- (3) **Fire escape or external stairs:** In any buildings, the fire escape placements shall be dictated by the travelling distance, the maximum of which should not be more than 22 meters.
- (4) **Fire escapes shall be regulated as under:**
- (a) All fire escapes shall be directly connected to the ground.
- (b) Entrance to fire escapes shall be separated and remote from internal staircase.
- (c) The route to fire escapes shall be free of obstructions at all times, except a doorway leading to the fire escape which shall have the required fire resistance.
- (d) Fire escapes shall be constructed of non-combustible materials.
- (e) It shall have straight flight not less than 75 cm wide with 25 cm tread and riser not more than 19



Sl. No.	Type of structure	Submission from SER to SDAR	To be Proof- Checked
1	High rise building, building above 200 M plinth area and more than G+3 (RCC/ Steel frame structure)	Structural Design Basis Report (SDBR)	To be checked
		Preliminary design	To be checked
		Structural design/ drawings	To be checked
2	Public buildings with more than 1000 M plinth area, G+3 and above	SDBR	To be checked
		Preliminary design	To be checked
		Structural design/ drawings	To be checked
3	(i) Special Structures (ii) Special Buildings	SDBR	To be checked
		Preliminary design	To be checked
		Structural design/ drawings	To be checked

**Notes:**

- Public building means assembly of large number of people including schools, hospitals, courts etc.
- Special structure means large span structures such as stadium, assembly halls, or tall structures such as water tanks, TV tower, chimney etc. and the requirement by the Authority for third party verification will depend on the type of structure.

**34. QUALITY OF MATERIALS AND WORKMANSHIP**

All materials and workmanship shall be of good quality conforming generally to the accepted standards of Public Works Department of Mizoram and the Indian Standards Specifications and Codes as included in Part V-Building Materials and Part VIII - Constructional Practices and Safety of the National Building Code of India as amended from time to time.

**35. BUILDING SERVICES**

The planning, design and installation of lifts and escalators shall be carried out in accordance of Part VIII - Building Services, Section 2 - Electrical Installations, Section 3-Air Conditioning and Heating, Section V - Installation of Lifts and Escalators of the National Building Code of India as amended from time to time.

**36. PLUMBING SERVICES**

(1) The planning, design, construction and installation of water supply, drainage and sanitation and gas supply system shall be in accordance with Part IX - Plumbing Services, Section I-Water Supply, Section 2-Drainage and Sanitation and Section 3 - Gas Supply of the National Building Code of India as amended from time to time.

(2) A septic tank of appropriate capacity with soak pit or any other suitable sludge disposal system shall be provided for all water closets/latrines. Such provisions shall not be located within a radius of 15 meters from a water source.

A suitable rain water harvesting facility shall also be provided in all buildings.

**37. SIGNS AND OUTDOOR DISPLAY STRUCTURES**

(1) The display of advertising signs and building signs on buildings and land shall be in accordance with Display of Advertisement and Hoarding Regulations, 2014 OR Part X-Signs and Outdoor Display Structures of the as amended from time to time.

(2) The type, design and construction of street furniture including bus shelters shall be to the satisfaction of the Authority.

#### 41. REQUIREMENT OF SANITARY FITTINGS

Requirements of sanitary fittings for shops and commercial offices, hotels, educational occupancy, institutional medical occupancy (hospitals, staff quarters and hostels), Government and public business occupancies and offices, assembly occupancy buildings (cinema, theatre, auditorium etc.), assembly buildings (art galleries, libraries and museums), restaurants and factories shall be as shown in ANNEXURE - M (a) to (t).

### CHAPTER 5 DEVELOPMENT CODES

#### 42. MAXIMUM PERMISSIBLE FLOOR AREA RATIO (F.A.R.), AND HEIGHT LIMITATION

(1) Buildings shall be regulated as under:

Plot size (sq.m)	Maximum Permissible Floor Area Ratio (FAR)	Proposed Total maximum height of building (meters)	In special areas designated to receive additional FAR through Transferable Development Rights	
			Base (accorded with the site)	Maximum (purchased in the form of TDR)
Up to 50 sq.m	2.50	12.00	2.50	NIL
50 to 150 sq.m	3.00	16.00	3.00	3.50
150 to 300 sq.m	3.00	19.00	3.00	4.00
300 sq.m to 500sq.m	3.00	19.00	3.00	4.00
500 to 1000sq.m	4.00	19.00	4.00	5.00
Above 1000sq.m	4.00	19.00	4.00	5.00

(a) Floor Area Ratio:

- Provided that any floor space used for parking or plant room shall not be taken into account in calculating F.A.R.
- Provided also that in Institutional (Medical) Buildings, Government Buildings or Special project buildings approved by the State Government/ Local Authority and Assembly Buildings in case of vertical or horizontal extension, the FAR may be relaxed on the merit of the specific site conditions, provided a NOC from immediate neighbors within a radius of 20m from the periphery of the said plot is also included.
- In the case of special areas, notified as being eligible to receive additional Floor Area Ratio, owners can avail of the maximum Floor Area Ratio after purchasing the necessary development rights from persons who own them and whose availability is confirmed by the competent Local Authority.

*Provided that the competent planning authority, subject to having satisfied itself on the geological and geotechnical stability of such area on the basis of hazard maps (see Rule 62 and 63) declare such area as being a special area, eligible to avail of additional FAR by means of purchase of transferable development rights.*

*[Illustration: In a plot admeasuring say, 200 square meters, the base FAR is 3.00, i.e. the owner is entitled to build up to 600 square meters without any additional burden. However, should the owner decide to build more than 600 square meters, he or she will have to purchase additional development rights from a person who owns such development rights which can be sold in the area. The concerned local Authority shall maintain a list of such persons and the amount of development rights held by them.]*



44. LIFT

Lift capable of accommodating standard wheelchair shall be provided in any public building having G + 3 floors and more.

45. TOILET

In public buildings where toilets are required to be provided, if the required number of toilets is one, which shall be of European-type. If the required number is more than one in a floor, at least one shall be European-type. The European-type toilets shall be indicated by proper signage.

**CHAPTER 7**

**ERECTION OF TELECOMMUNICATION TOWERS**

46. SUBMISSION OF APPLICATION

Application for erection of telecommunication towers shall be made in the prescribed application form (ANNEXURE N)

47. INFORMATION ACCOMPANYING APPLICATION FOR ERECTION OF TELECOMMUNICATION TOWER

Application for erection of telecommunication tower shall be accompanied by the following in triplicate:

- (a) Ownership title of the plot/ house on which the tower is proposed to be erected;
- (b) NOC from owner of the plot/ house;
- (c) NOC from the concerned Local Council/ Village Council;
- (d) NOC from the Mizoram Pollution Control Board (MPCB) for installation of generator set at the site of the tower;
- (e) Registration certificate from the Department of Communication, Govt. of India.
- (f) Clearance from Standing Advisory Committee on Frequency Allocation (SACFA) for the proposed site.
- (g) Certificate of structural soundness for the tower as well as the building on which the tower is to be erected from a licensed Structural Engineer under Authority. Special precaution for fire safety (such as fire extinguishers) and lightning (such as lightning conductors) shall be provided;
- (h) Structural drawing:
  - (i) Site Plan indicating:
    - (i) plot boundaries with dimensions,
    - (ii) position of plot in relation to neighboring streets;
    - (iii) setbacks;
    - (iv) all other existing structures on the plot;
    - (v) height of buildings/structures on neighboring plots, and
    - (vi) type of buildings/structures on neighboring plots.
- (j) To submit an undertaking for the safe removal/ demolition of the tower on completion of its usage or due to safety aspects
- (k) Any other information as may be required by the Authority.

48. LOCATION

The telecommunication tower may be erected on a building or on the ground.

49. TYPE OF STRUCTURE

The type of structure of telecommunication tower shall be as follows:

- (2) A rain water harvesting system consists of:
- (a) Roof catchment
  - (b) Gutters
  - (c) Down pipes
  - (d) Rain water/ storm water drains
  - (e) Filter chamber
  - (f) Storage tanks/ pits/ sumps
  - (g) Ground water recharge structures like pit, trench, tube well or combination of above structure
- (3) Rain water harvesting is a way to capture the rain runoff, store that water above ground or charge the underground aquifers and use it later. This happens naturally in open rural areas. But in congested, over – paved metropolitan cities, there is a need to devise methods to capture the rain water. The rain water that is incident on the surface/ roof top is guided to bore wells or pits or new/ old/ abandoned wells through small diameter pipes to recharges the underground water which can be used later whenever required.

#### 53. RAIN WATER HARVESTING TECHNIQUES

- (1) There are two main techniques of rain water harvestings:
- (a) Storage of rain water on surface for future use
  - (b) Recharge to ground water
- (2) The technical aspects and options of Rain Water Harvesting from which the authorities can assess and choose to adopt are placed at ANNEXUREO of the regulation.

#### 54. RAINWATER HARVESTING PROVISION

All new construction on a plot of more than 93sq.m regardless of building type/use must include proposal for rainwater harvesting which must be incorporated in the building plans while applying for a building permit.

Category / Use	Area of Plot (sq.m.)	Provisions to be made	Other conditions
<b>Residential Plotted Houses</b>			
New Proposals	100 and above	Construction of Rain Water Harvesting Structure.	Shall have emphasis on both storage and reuse
<b>Group Housing</b>			
New Proposals	All plot sizes	i. Construction of Rain Water Harvesting Structure. ii. Concrete paving to be avoided and permeable materials are to be used for all open parking spaces.	should indicate the system of Strom Water Drainage, Rain Water Harvesting Structure and Recharging Well
<b>Public and semi-public buildings</b>			
All Proposals	All plot sizes	i. Shall have Rain Water Harvesting Structure and storage ii. Shall have Recharge pits Shall have emphasis on both storage and reuse.	
<b>Commercial / Mixed use</b>			



## CHAPTER 9

### RISK BASED CLASSIFICATION OF BUILDINGS

#### 57. CLASSIFICATION ON THE BASIS OF RISK PARAMETERS/ RISK – BASED

The buildings have been classified further on the basis of risk parameters/ risk-based classification to clear the building permits on fast track system. This kind of classification shall be used for fast tracking the sanction of building plans, which shall facilitate regulated and faster construction permits. Further classification on the abovementioned basis is as follows:-

##### (1) Residential Buildings:

For approval of the residential plotted and group housing buildings, risk-based classification shall be as per the following table.

Risks		Very Low	Low	Moderate	High
Criteria	Parameters				
Size of the Plot	Square Meters	Below 105 m <sup>2</sup>	105 – 500m <sup>2</sup>	Above 500 m <sup>2</sup>	All sizes
Height of building	Meters	Below 15 m	Below 15 m	Below 15 m	15 m and above
Use of the premise	Various Categories	Residential Plotted	Residential Plotted	Residential Plotted	Group Housing

##### (a) Modes of Fast-Tracking Tools:

###### (i) For Very Low Risk Buildings:

In case of standard building plans prepared by the Authority for residential plots upto 105 sq.mt in size and forming part of the approved layout plan, the owner shall be entitled to sign such standard plans and the required documents for sanction. In such cases, certificate from professionals would not be necessary and the owner shall be bound to follow the approved standard plan in detail. The Authority shall explore options of EWS/ LIG/ MIG plotted housing schemes to develop pre-approved Standardized Building plans of Housing Units for variable plot sizes/ carpet area (in the range 30 sq.m – 105 sq.m)

###### (ii) For Low Risk Buildings:

A competent professional (qualification & competence as per ANNEXURE A) shall be empowered to issue the building permit, but only after submitting the plan along with requisite documents and fees to the concerned local body. If the owner/ professional desires to get the building plan sanctioned by the authority, building plans prepared by a qualified architect/ engineer will have to be submitted to the concerned the authority along with the fees and other requisite documents and the authority shall grant the building permit.

###### (iii) For Moderate Risk Buildings:

Building plans will have to be prepared by a competent professional and the building plans will have to be submitted to the concerned Authority along with the fees and other requisite documents. The local body shall grant the building permit.

###### (iv) For High Risk Buildings:

Clearance from Fire Department and other necessary clearances from agencies such as AAI, NMA etc. have to be obtained. Building plans will have to be prepared by a competent professional and the building plans will have to be submitted to the concerned Authority along with the fees and other requisite documents.

##### (2) Storage/ Warehouse Buildings:

For approval of the buildings meant for use as storage buildings/ warehouses/ godowns, risk-based

- (ii) Fire/ Structural safety certification by Fire Services/ Structural Engineers
- (iii) Approval to be granted within 10 working days by the empanelled professional
- (iv) Approval plan to be submitted to the Authority.
- (3) For High Risk Buildings:
  - (i) Online application
  - (ii) Immediate acknowledgement by software
  - (iii) Fire/ Structural safety certification by Fire Services/ Structural Engineers
  - (iv) Approval by the Authority within 20 working days.

## **CHAPTER 10**

### **GREEN BUILDINGS AND SUSTAINABILITY PROVISIONS**

Modern buildings consume about 25% to 30% of total energy, and up to 30% of fresh potable water, and generate approximately 40 % of total waste. Sustainable buildings have demonstrated reduction in energy and water consumption to less than half of the present consumption in conventional buildings, and complete elimination of the construction and operational waste through recycling. Thus, all buildings on various plot sizes above 100 sq.m may comply with the green norms and conform to the requirements mandatory for sanction as mentioned in this chapter.

These provisions are not specific to any rating system and are not intended to provide a single metric indication of overall building performance. These provisions allow the practitioners to easily exercise their engineering judgment in holistically and objectively applying the underlying principles of sustainability to a development or building facility, considering its functionality and required comfort level.

#### **58. SUSTAINABILITY MEASURES TO BE CONSIDERED**

- (1) Consideration of Sustainability Measures for incentives
  - (a) The competent Authority or any agency notified by the Government may certify any structure that includes any or all of the measures as below as being eligible to claim incentives, if any notified in this regard.
    - (i) Water Conservation and Management
      - a) Rain Water Harvesting
      - b) Low Water Consumption Plumbing Fixtures
      - c) Waste Water Recycle and Reuse
      - d) Reduction of Hardscape
    - (ii) Solar Energy Utilization
      - a) Installation of Solar Photovoltaic Panels (detailed at section 53.3 below)
      - b) Installation of Solar Assisted Water Heating Systems
    - (iii) Energy Efficiency (Concept of passive solar design of buildings) (Ref. Table below)
      - a) Low Energy Consumption Lighting Fixtures (Electrical Appliances – BEE Star and Energy Efficient Appliances)
      - b) Energy Efficiency in HVAC systems
      - c) Lighting of Common areas by Solar energy/ LED devices
    - (iv) Waste Management
      - a) Segregation of Waste
      - b) Organic Waste Management
    - (v) Use of sustainable building materials
      - a) Use of traditional building materials with proven ecological benefits
      - b) Use of new materials aimed at reducing carbon footprint



**(4) Installation of Solar Assisted Water Heating System in Buildings**

- (a) No new building in the following categories in which there is a system of installation for supplying hot water shall be built unless the system of the installation is also having an auxiliary solar assisted water heating system:
- (i) Hospitals and Nursing Home
  - (ii) Hotels, Lodges, Guest Houses, Group Housing with a plot area of 4000 sq.m
  - (iii) Hostels of schools, colleges and training centers with more than 100 students
  - (iv) Barracks of armed forces, paramilitary forces and police
  - (v) Individual residential buildings having more than 150 sq.m plinth area
  - (vi) Functional Buildings of Railway Stations and Air Ports like waiting rooms, retiring rooms, rest rooms, and inspection bungalows and catering units.
  - (vii) Community Centers, Banquet Halls, Barat Ghars, Mangal Karyalayas and buildings for similar use.

**(b) Definitions**

i)	Solar Assisted Water Heating System	A device to heat water using solar energy as heat source
ii)	Auxiliary back-up	Electricity operated or fuel fired boilers/ systems to heat water coming out from solar water heating system to meet continuous requirement of hot water
iii)	New building	Such buildings of above said categories for which construction plans have been submitted to the Authority for clearance
iv)	Existing building	Such buildings, which are licensed to perform their respective business

**(c) Installation of Solar Water Heating System**

- (i) *New Buildings*: Clearance of plan for the construction of new buildings of the aforesaid categories may be considered if they have a provision in the building design itself for an insulated pipeline from the rooftop in the building to various distribution points where hot water is required. The building to have a provision for continuous water supply to the solar water heating system. The building may also have open space on the rooftop, which receives direct sun light. The load bearing capacity of the roof should at least be 50 kg. per sq m. All new buildings of above said categories may complete installation of solar water heating systems before obtaining necessary license to commence their business.
- (ii) *Existing Buildings*: Installation of Solar Assisted Water Heating Systems in the existing building shall be made mandatory at the time of change of use to above said category provided there is a system or installation for supplying hot water.

*[Note: Buildings that do not employ flat roofs or have roofs made of lightweight materials such as asbestos cement or galvanized iron shall be deemed exempt from the condition of mandatory installation of solar panels or solar water heating.]*

- (d) *Capacity*: The capacity of solar water heating system to be installed on the building of different categories shall be decided in consultation with the local bodies. The recommended minimum capacity shall not be less than 25 liters per day for each bathroom and kitchen subject to the condition that maximum of 50% of the total roof area is provided with the system.
- (e) *Specifications*: Installation of Solar Assisted Water Heating Systems shall conform to BIS specification IS 12933. The solar collectors used in the system shall have the BIS certification mark.
- (f) *Auxiliary System*: Wherever hot water requirement is continuous, auxiliary heating arrangement either with electric elements or oil of adequate capacity can be provided.

(a) Residential buildings (Plotted House)

Ownership of Station	Private (Owner)
Connection and Metering	Domestic Meter
Type of Charger	Slow Chargers as per owner's specific requirements
Modes of Charging	AC (Single Charging gun)
Norms of Provisions	Minimum one Slow Charger and additional provisions as per owner individual

(b) All other buildings (including Group Housing)

Any public charging stations installed at public/ private areas or building premises of any category that caters to commercial mode of charging of EVs shall be deemed as a Public Charging Station and shall have to install the minimum requirement of chargers as specified in the guidelines issued vide No.12/2/2018-EV dated 14.12.2018 by the Ministry of Power, Government of India, as referred in ANNEXURE R. However, in order to provide sufficient charging for the EV share in all vehicles, the Charging Infrastructure should be at least 20% of the parking capacity. The ratio of types of chargers shall be as specified in the Table below:

Building Type	Any building type			
Ownership of Station	Commercial Metering and Payment			
Types of Chargers	As per minimum requirements specified in Ministry of Power Guidelines as referred in ANNEXURE R			
Additional Chargers	PCS service provider shall install additional number of kiosk or chargers beyond the minimum specified requirements to meet the ratio of charging points as prescribed below (by type of vehicles)			
Norms of Provisions for Charging Points	<b>4 – wheelers</b> (a) 1 Slow Charger (SC) each 3 EVs (b) 1 Fast Charger (FC) each 10 EVs	<b>3 - wheelers</b> (i) 1 Slow Charger (SC) each 2 EVs	<b>2– wheelers</b> (i) 1 Slow Charger (SC) each 2 EVs	<b>PV Buses</b> (i) 1 Fast Charger (FC) each 10 EVs

*Note:*

1. Charging bays shall be planned currently at 20% capacity of all vehicles including 2-wheelers and 4-wheelers
2. Open metering and on-spot payment options to be available for all users
3. Provision of Fuel Cooled Battery Charging Station (FCB CS) and Battery Swap (BS) shall not be mandatory and will be at the discretion of the service provider.

**CHAPTER 12**

**MISCELLANEOUS PROVISIONS**

**60. REPORTING OF CONTRAVENTION OF BUILDING REGULATIONS**

Any person may report to the Authority, orally or in writing, any contravention or suspected contravention of any provision of this regulation. On receipt of such report, the Authority shall make necessary investigation and take action as may be called for.



68. INTERPRETATION

The interpretation of the regulation of the Authority will be final and binding.

**ANNEXURE A: QUALIFICATION AND COMPETENCE OF TECHNICAL PERSONNEL FOR PREPARATIONS OF SCHEMES FOR BUILDING PERMIT AND SUPERVISION**

*[Regulation 8(12) of the Mizoram Urban Area Building Regulation, 2024]*

Building/ Development work for which permission is sought, shall be planned, designed and supervised by registered professionals. The registered professionals for carrying out the various activities shall be:

Architect, Engineer, Structural Engineer, Town Planner, Landscape Architect, Urban Designer, Supervisor. Requirements of registration/ license for these professionals by the Authority or by the body governing such profession and constituted under a statute, as applicable to practice within the local body's jurisdiction, are given in items 1 to 7 of the following table:

(Items 8-10 Plumber, Electrician and Fire Consultant may not need registration)

Sl. No.	Professional	Qualifications	Competence / Functions
1	<b>Architect</b>	The minimum qualifications for an architect shall be the qualifications as provided for in the Architects Act, 1972 for registration with the Council of Architecture, India.	The registered architect shall be competent to carry out the work related to the building/ development permit as given below: a. Prepare and sign all plans, sub-division/ layout plans and information connected with building permit <b>except engineering services</b> of multi-storeyed/ special buildings. b. Preparation of building plans, drawings and related information connected with development permit of area up to 1 hectare for metro-cities and 2 hectares for other places. c. Issuing certificate of supervision for development permit of area up to 1 hectare for metro-cities and 2 hectares for other places. (related to building layout and other architectural aspects) d. Issuing certificate of supervision and completion of all buildings pertaining to architectural aspects.
2	<b>Engineer</b>	The minimum qualifications for an engineer shall be a graduate in Civil Engineering/ architectural engineering from recognized Indian or foreign university.	The registered engineer shall be competent to carry out the work related to the building/ development permit as given below: a. Prepare and sign all building plans, structural drawings and service plans and information connected with building permit;

4	<b>Town Planner</b>	Graduate or Post-graduate degree in Town and Country Planning with valid Associate Membership of the Institute of Town Planners, India.	<p>The registered town planner shall be competent to carry out the work related to the development permit as given below:</p> <p>a. Preparation of plans for land sub-division/ layout and related information connected with development permit for all areas more than 1 Hectare.</p> <p>b. Issuing of certificate of supervision for development of land of all areas.</p> <p><i>NOTE — However, for land layouts for development permit above 5 hectares in area, an engineer with structural and geotechnical abilities shall also be associated, and for land development infrastructural services for roads, water supplies, sewerage/ drainage, electrification, etc., the registered engineers for utility services shall be associated.</i></p>
5	<b>Landscape Architect</b>	Bachelor or Master's degree in landscape architecture or equivalent from recognized Indian or foreign university.	<p>The registered landscape architect shall be competent to carry out the work related to landscape design for building/development permit for land areas 5 hectares and above. In case of metro-cities, this limit of land area shall be 2 hectares and above.</p> <p><i>NOTE — For smaller areas below the limits indicated above, association of landscape architect may also be considered from the point of view of desired landscape development.</i></p>
6	<b>Urban Designer</b>	Master's degree in Urban Design or equivalent from recognized Indian or foreign university.	<p>The registered urban designer shall be competent to carry out the work related to urban design for city areas more than 5 hectares and campus area more than 2 hectares. He/ She shall also be competent to carry out the work of urban renewal for all blighted/congested areas.</p> <p><i>NOTE — For smaller areas below the limits indicated above, association of urban designer may be considered from the point of view of desired urban design.</i></p>
7	<b>Supervisor</b>	Diploma in Civil engineering / Architectural Assistantship from recognized institute with 2yrs working experience or	The registered supervisor shall be competent to carry out the work related to the building permit as given below:



- (iii) For Group/ Firm  
Rs. 2000.00 (Two Thousand)
- (ii) Renewal fees per annum for individual/Group/Firm:
  - (i) For individual Structural Engineer/ Engineer/ Town Planner/ Architect  
Rs. 500.00 (Five Hundred)
  - (ii) For Supervisor  
Rs. 250.00 (Two Hundred Fifty)
  - (iii) For Group/ Firm  
Rs. 1000.00 (One Thousand)

**Note:**

- (a) Architect who has been registered with the Council of Architecture need not pay license fees but should register himself with the Authority by submitting valid registration letter.
- (b) A duplicate copy of the license may be issued on payment of fee equivalent to the renewal fee.

**ANNEXURE C: FORM OF APPLICATION FOR ERECTION, RE-ERECTION, DEMOLITION, OR ALTERATION OF A BUILDING**

*[Regulation 7 of the Mizoram Urban Area Building Regulation, 2024]*

To,

The Commissioner/ Vice Chairman/ Secretary,  
[Authority],  
[Town Name], [District Name], Mizoram.

Sir,

I hereby give notice on behalf of Mr./ Mrs/ Ms. .... [Name(s) in full, owner(s)/ lessee(s) of the land/ building the particulars of which are given below, hereby apply for permission to erect/ re-erect/ make alteration in the building in Plot No. .... Ward No. .... in the locality of ..... [Veng] and in accordance the Mizoram Urban Area Building Regulation, 2024 No. .... I/ We forward herewith the following documents in triplicate duly signed by me/ us and the Licensed Structural Engineer/ Town Planner/ Engineer/ Architect/ Supervisor/ Group/ Firm.

- (1) Site Plan;
- (2) Building Plan;
- (3) Service Plan;
- (4) Parking and Circulation Plan;
- (5) General Specifications (in attached form);
- (6) Structural Drawings (where applicable) along with a certificate from the Engineer/ Structural Engineer/ Architect who prepared the structural drawings to the effect that while designing the structure, the provisions of regulation 31 have been complied with;
- (7) A certificate of structural soundness, in ANNEXURED, from a competent technical person (where applicable);
- (8) Ownership title;
- (9) Copy of receipt of fee for building permission;
- (10) No Objection Certificate (NOC) in prescribed form from the concerned Local Council/ Village Council;
- (11) Receipt of latest Revenue Tax paid;
- (12) Other documents as required.

- permission has been granted as per the approved drawings/ statement enclosed herewith.
- permission has been granted with the following modifications/ conditions:

- (1) \_\_\_\_\_
- (2) \_\_\_\_\_
- (3) \_\_\_\_\_

*Period of validity of building permission:*

Three year from the date of issue of this letter.

Dated \_\_\_\_\_ :

Signature of the authorized officer \_\_\_\_\_ :

NAME \_\_\_\_\_ :

Designation \_\_\_\_\_ :

(Office Seal) \_\_\_\_\_ :

Copy to:

- 1) Chairman, Local Council/ Village Council, \_\_\_\_\_ for favor of information and necessary action.
- 2) Technical person concerned.
- 3) Guard File.

#### **ANNEXURE F: FORM OF SHOW CAUSE NOTICE BEFORE PERMISSION IS REFUSED**

*[Regulation 10(2) of the Mizoram Urban Area Building Regulation, 2024]*

No. \_\_\_\_\_

Dated \_\_\_\_\_

To,

Mr./ Mrs./ Ms. \_\_\_\_\_  
\_\_\_\_\_

Sir/ Madam,

With reference to your application for building permission dated \_\_\_\_\_, it is proposed to refuse permission on the following ground(s):

- (1) \_\_\_\_\_
- (2) \_\_\_\_\_
- (3) \_\_\_\_\_

You are called upon to show cause, within seven days of the receipt of this notice, why permission shall not be refused.

Dated \_\_\_\_\_ :

Signature of the authorized officer \_\_\_\_\_ :

NAME \_\_\_\_\_ :

Designation \_\_\_\_\_ :

(Office Seal) \_\_\_\_\_ :

Copy to:

- 1) Chairman, Local Council, \_\_\_\_\_ for favor of information and necessary action.
- 2) Technical person concerned.
- 3) Guard File.

#### **ANNEXURE G: FORM OF REFUSAL OF BUILDING PERMIT**

*[Regulation 10(2) of the Mizoram Urban Area Building Regulation, 2024]*



\_\_\_\_\_, Ward No \_\_\_\_\_, \_\_\_\_\_ Veng  
will be commenced on \_\_\_\_\_ as per your permission given vide your No.  
\_\_\_\_\_ dated \_\_\_\_\_.  
Date: \_\_\_\_\_

Yours faithfully,

Signature : \_\_\_\_\_  
Name in block letter : \_\_\_\_\_  
Address with House No. : \_\_\_\_\_

**ANNEXURE J: FORM OF COMPLETION CERTIFICATE FOR BUILDING PERMIT**

*[Regulation 19 of the Mizoram Urban Area Building Regulation, 2024]*

To

The Commissioner/ Vice Chairman/ Secretary,  
ULB/ Development Authority,  
[Town Name], [District Name], Mizoram.

Sir,

I have the honor to inform you that the erection/re-erection/alteration of building No. \_\_\_\_\_ of Plot No. \_\_\_\_\_, Ward \_\_\_\_\_, \_\_\_\_\_ Veng has been completed in accordance with permission No. \_\_\_\_\_ dated \_\_\_\_\_. The work has been completed on \_\_\_\_\_.

The work has been executed in accordance with the permission given and no provisions of the Mizoram Urban Area Building Regulation, 2024 have been violated.

Date: \_\_\_\_\_

Yours faithfully,

Signature : \_\_\_\_\_  
Name in block letter : \_\_\_\_\_  
Address with House No. : \_\_\_\_\_

**ANNEXURE K: DUTIES AND RESPONSIBILITIES OF TECHNICAL PERSONNEL AND APPLICANT/ OWNER**

*[Regulation 7(16)(f) of the Mizoram Urban Area Building Regulation, 2024]*

**II. Duties and responsibilities of Engineers, Structural Engineers, Architects, Supervisors and Groups/Firms:**

- (1) They shall be well-versed with the provisions of the Act, these Regulation and all relevant rules and regulations made under the Act and shall prepare plans, sections, elevations and other structural details as per the provisions of these Regulation.
- (2) They shall submit all plans as may be necessary together with all documents and other details which are required to be submitted under these Regulation.
- (3) They shall comply with all directions of the Authority in connection with the buildings for which they have prepared plans/ drawings expeditiously and fully. When they do not agree with such directions, they shall state their objections in writing within the stipulated time.
- (4) They shall immediately intimate corrections or other changes made by them in the plans as per direction from the Authority to the owner.

7. IS 875 (Part 5) : 1987 Design Loads (other than Earthquake) for Buildings and Structures Part 5 Special Loads and Combination.
8. IS 883:1966 : Code of Practice for Design of Structural Timber in Building.
9. IS 1904:1987 : Code of Practice for Structural Safety of Buildings: Foundation.
10. IS 1905:1987 : Code of Practice for Structural Safety of Buildings: Masonry Walls.
11. IS 2911(Part1) : Section 1:1979 Code of Practice for Design and Construction of Pile: Foundation Section.  
Part 1 : Section 2 Based Cast in situ Piles.  
Part 1 : Section 3 Driven Precast Concrete Piles.  
Part 1 : Section 4 Based Precast Concrete Piles.  
Part 2 : Timber Piles.  
Part 3 : Under Reamed Piles.  
Part 4 : Load Test on Piles.

#### **For Cyclone/Wind Storm Protection**

12. IS 875 (3)-1987 : Code of Practice for Design Loads (other than Earthquake) for Buildings and Structures, Part 3, Wind Loads.
13. Guidelines (Based on IS 875 (3)-1987 for Improving the Cyclone Resistance of Low-rise Houses and other Buildings.

#### **For Earthquake Protection**

14. IS 1893-2002 : Criteria for Earthquake Resistant Design of Structures (Fifth Revision)
15. IS 13920-1993 : Ductile Detailing of Reinforced Concrete Structures subjected to Seismic Forces Code of Practice.
16. IS 4326-1993 : Earthquake Resistant Design and Construction of Buildings-Code of Practice (Second Revision)
17. IS 13828-1993 : Earthquake Resistant Design and Construction of Buildings-Code of Practice (Second Revision)
18. IS 13827-1993 : Improving Earthquake Resistance of Earthen Buildings - Guidelines
19. IS 13935-1993 : Repair and Seismic Strengthening of Buildings-Guidelines.

#### **For Protection of Landslide Hazard**

20. IS 14458 (Part 1) 1998 : Guidelines for Retaining Wall for Hill Area: Part1: Selection of Type of Wall.
21. IS 14458 (Part 2) 1997 : Guidelines for Retaining Wall for Hill Area: Part 2 Design of Retaining/Breast Walls.
22. IS 14458 (Part 3) 1998 : Guidelines for Retaining Wall for Hill Area: Part 3 Construction of Dry Stone Walls.
23. IS 14496 (Part 2) 1998 : Guidelines for Preparation of Landslide-Hazard Zonation Maps in Mountainous Terrains: Part 2 Macro - Zonation.

### **ANNEXURE M: REQUIREMENTS OF SANITARY FITTINGS IN PUBLIC BUILDINGS**

*[Regulation 41 of the Mizoram Urban Area Building Regulation, 2024]*

#### **(a) Requirements of sanitary fittings for Office buildings:**



**(c) Requirements of Sanitary fittings for Special Residential:**

Sl. No.	Fitments	For Residential Public & Staff	For Public Rooms		For Non-Residential Staff	
			For Male	For Female	For Male	For Female
1	Water Closet	One per 8 persons omitting occupants of the room with attached water closet. Minimum of 2 if both sexes are lodged	One per 100 persons up to 400 persons; for over 400 add @ 1 per 250 persons or part thereof	2 for 100 persons up to 200 persons; over 200 add @ 1 per 100 persons	1 for 1-15 persons 2 for 16-35 persons 3 for 36-65 persons 4 for 66-100 persons	1 for 1-12 persons 2 for 13-25 persons 3 for 26-40 persons 4 for 41-57 persons
2	Ablution	One in each water closet	One in each water closet	One in each water closet	One in each water closet	One in each water closet
<i>1 water tap with drainage arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closet and urinals Nil up to 6 persons</i>						
3	Urinals		One for 50 persons or part thereof		Nil up to 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons	
4	Wash Basins	One per 10 persons omitting the wash basins installed in the room suits	One per water closet and urinal provided	One per water closet provided	1 for 1-15 persons 2 for 16-35 persons 3 for 36-65 persons 4 for 66-100 persons 5 for 58-77 persons	1 for 1-12 persons 2 for 13-25 persons 3 for 26-40 persons 4 for 41-57 persons 5 for 58-100 persons
5	Baths	One per 10 persons omitting occupants of the room with bath in suits				
6	Stop sinks	One per 30 bed rooms(one per floor min.)				
7	Kitchen sinks	One in each Kitchen	One in each Kitchen	One in each Kitchen	One in each Kitchen	One in each Kitchen

**(e) Requirements of Sanitary fittings for Institutional (Medical) Occupancy – Hospitals**

Sl. No.	Fitments	Hospitals with indoor patient wards for male and females	Boarding institution		Other Educational Institution	
			For Males	For Females	For Males Personnel	For Females Personnel
1	Water Closet	One for every 6 beds or part thereof	One for every 100 persons or part thereof	One for every 100 persons or part thereof	One for every 25 persons or part thereof	One for every 15 persons or part thereof
2	Ablution Taps	One in each water closet	One in each water closet	One in each water closet	One in each water closet	One in each water closet
One water tap with drainage arrangements shall be provided for every 50 persons or part thereof, in the vicinity of water closet and urinals						
3	Urinals		One for every 50 persons or part thereof		Nil up to 6 persons 1 for 7-20 persons 2 for 21-45 persons 3 for 46-70 persons 4 for 71-100 persons from 101 to 200 persons add @ of 3% for over 200 persons add @ of 25%	
4	Wash Basins	2 up to 30 beds; add one for every additional 30 beds or part thereof	One for every 100 persons or part thereof	One for every 100 persons or part thereof	One for every 100 persons or part thereof	One for every 100 persons or part thereof
5	Baths with shower or part thereof	One bath with shower for every 8 beds or part thereof			One on each floor	One on each floor
6	Bed pan washing sinks	One for each ward				
7	Kitchen sink and dish washers (where kitchen is provided)	One for each ward				
8	Cleaner's sink	One for each ward one per floor	One per floor (minimum)	One per floor (minimum)	One per floor	



(h) Requirements of Sanitary fittings for Assembly Occupancy Buildings (Cinema, Theatres, Auditoria etc.)

Sl. No.	Fitments	For Public		For Staff	
		Males	Females	Males	Females
1	Water Closet	One per 100 persons up to 400 persons. For over 400 persons, add @ of 1 per 250 persons or part thereof.	Two per 100 persons up to 200 persons. For over 200 persons, add @ of 1 per 100 persons or part thereof.	One for every 1 – 15 persons. Two for 16 – 35 persons.	One for every 1 – 12 persons. Two for 13 – 25 persons.
2	Ablution Taps	One in each water closet	One in each water closet	One in each water closet	One in each water closet
	One water tap with drainage arrangements shall be provided for every 50 persons or part thereof, in the vicinity of water closet and urinals.				
3	Urinals	One for every persons or part thereof		Nil up to 6 persons 1 for 7 – 20 persons 2 for 21 – 45 persons 3 for 46 – 70 persons	
4	Wash Basins	One for every 200 persons or part thereof	One for every 200 persons or part thereof	1 for 1 – 15 persons 2 for 16 – 35 persons	1 for 1 – 12 persons 2 for 13 – 25 persons

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

(i) Requirements of Sanitary fittings for Assembly Buildings (Art Galleries, Libraries and Museums).

Sl. No.	Fitments	For Public		For Staff	
		Males	Females	Males	Females
1	Water Closet	One per 200 persons up to 450 persons. For over 400 persons, add @ of 1 per 250 persons or part thereof	One per 100 persons up to 200 persons. For over 200 persons, add @ of 1 per 150 persons or part thereof	One for every 1-15 persons Two for 16-35 persons	One for every 1-12 persons Two for 13-25 persons
2	Ablution Taps	One in each water closet	One in each water closet	One in each water closet	One in each water closet
	One water tap with drainage arrangements shall be provided for every 50 persons or part thereof in the vicinity of water closet and urinals				
3	Urinals	One for every 50 persons		Nil up to 6 persons 1 for 7 – 20 persons 2 for 21 – 45 persons	

(k) Requirements of Sanitary fittings for Factories:

Sl. No.	Fitments	Other Educational Institution	
		For Males Personnel	For Females Personnel
1	Water Closet	1 for 1 – 15 persons 2 for 16 – 35 persons 3 for 36 – 65 persons 4 for 66 – 100 persons From 101 to 200 persons add @ of 3%, from over 200 persons add @ of 2.5%	1 for 1 – 12 persons 2 for 16 – 25 persons 3 for 26 – 45 persons 4 for 41 – 57 persons 5 for 58 – 77 persons 6 for 78 – 100 persons
2	Ablution Taps	One in each water closet	From 101 to 200 persons add @ of 5% From over 200 persons add @ of 4% One in each water closet
	One water tap with drainage arrangements shall be provided for every 50 persons or part thereof, in the vicinity of water closet and urinals		
3	Urinals	Nil up to 6 persons For 7 – 20 persons For 21 – 45 persons For 46 – 70 persons For 71 – 100 persons For 101 to 200 persons add @ of 3%, for over 200 persons add @ of 2.5%	
4	Wash Taps	One for every 25 persons or part thereof	One for every 25 persons or part thereof
5	Drinking water fountains	One for 100 persons with a minimum of one in each floor	
6	Baths preferably showers		As required for particular trades or occupation



**(m) Requirements of Sanitary fittings for Educational Occupancy:**

Sl. No.	Fitments	Nursery School	Boarding Institution		Other Educational Institution	
			For Boys	For Girls	For Boys	For Girls
1	Water Closet	One per 15 pupils and part thereof	One per 8 pupils and part thereof	One per 6 pupils and part thereof	One/40 pupils and part	One/25 pupils and part
2	Ablution Taps	One in each water closet	One in each water closet	One in each water closet	One in each water closet	One in each water closet
One water tap with drainage arrangements shall be provided for every 50 persons or part thereof, in the vicinity of water closet and urinals						
3	Urinals		One per every 25 pupils or part thereof		One per every 20 pupils or part thereof	
4	Wash Basins	One per every 15 pupils or part thereof	One per every 8 pupils or part thereof	One per every 6 pupils or part thereof	One per every 40 pupils or part thereof	One per every 40 pupils or part thereof
5	Basins	One bath sink per 40 pupils or part thereof	One for every 8 pupils or part thereof	One for every 6 pupils or part thereof		
6	Drinking Water fountains	One for every 50 pupils or part thereof	One for every 50 pupils or part thereof	One for every 50 pupils or part thereof	One for every 50 pupils or part thereof	One for every 50 pupils or part thereof
7	Cleaner's sink		One per floor (minimum)	One per floor (minimum)	One per floor (minimum)	

(o) Requirements of Sanitary fittings for Institutional Medical Occupancy (Staff Quarters and Hostels)

Sl. No.	Fitments	Doctor's Dormitories		Nurse Hotels
		For Male Staff	For Female Staff	
1	Water Closet	One for 4 persons	One for 4 persons	One for 4 persons and part thereof
2	Ablution Taps	One in each water closet	One in each water closet	One in each water closet
3	Wash Basins	One for every 8 persons or part thereof	One for every 8 persons or part thereof	One for every 8 persons or part thereof
4	Baths (with shower)	One for every 4 persons or part thereof	One for every 4 persons or part thereof	One for every 4-6 persons or part thereof
5	Cleaner's sink	One per floor (minimum)	One per floor (minimum)	One per floor (minimum)

(p) Requirements of Sanitary fittings for Governmental and Public Business Occupancies and Offices

Sl. No.	Fitments	Other Educational Institution	
		For Males Personnel	For Females Personnel
1	Water Closet	One for every 25 persons or part thereof	One for every 15 persons or part thereof
2	Ablution Taps	One in each water closet	One in each water closet
3	One water tap with drainage arrangements shall be provided for every 50 persons or part thereof, in the vicinity of water closet and urinals. Urinals	Nil up to 6 persons 1 for 7 – 20 persons 2 for 21 – 45 persons 3 for 46 – 70 persons 4 for 71 – 100 persons from 101 – 200 persons add @ of 3% for over 200 persons add @ of 2.5%	
4	Wash Basins	One for every 25 persons or part thereof	
5	Drinking water fountains	One for 100 persons with a minimum on each floor	
6	Baths	Preferably one on each floor	
7	Cleaner's Sink	One per floor (minimum) preferably in or adjacent to sanitary rooms	



3	Urinals	One for every 50 persons		Nil up to 6 persons 1 for 7 – 20 persons 2 for 21 – 45 persons	
4	Wash Basins	One for every 200 persons or part thereof. For over 200 persons, add @ of 1 per 250 persons or part thereof	One to every 200 persons or part thereof. For over 200 persons, add @ of 1 per 150 persons or part thereof	1 for 1 – 15 persons 2 for 16 – 35 persons	1 for 1 – 12 persons 2 for 13 – 25 persons
5	Cleaner's sink		1 per floor minimum		

**Note:** It may be assumed that two – third of the number are males and one – third females

(s) Requirements of Sanitary fittings for Restaurants

Sl. No.	Fitments	For Public		For Staff	
		Males	Females	Males	Females
1	Water Closet	One for 50 seats up to 200 seats. For over 400 seats, add @ of 1 per 100 seats of part thereof	One for 50 seats up to 200 seats. For over 200 seats, add @ of 1 per 100 seats or part thereof	One for every 1 – 15 persons Two for 16 – 35 persons Three for every 36 – 65 persons Four for every 66 – 100 persons	1 for 1 – 12 persons 2 for 13 – 25 persons 3 for 26 – 40 persons 4 for 41 – 57 persons 5 for 58 – 77 persons 6 for 78 – 100 persons
2	Ablution Taps	One in each water closet	One in each water closet	One in each water closet	One in each water closet
	One water tap with drainage arrangements shall be provided for every 50 persons or part thereof, in the vicinity of water closet and urinals				
3	Urinals	One per 50 seats		Nil up to 6 persons 1 for 7 – 20 persons 2 for 21 – 45 persons 3 for 46 – 70 persons 4 for 71 – 100 persons	
4	Wash Basins		One for every water closet		
5	Kitchen sinks and dish washer		One in each Kitchen		
6	Stop or service sink		One in the Restaurant		

**Note:** It may be assumed that two – third of the number are males and one – third females

**ANNEXURE N: FORM OF APPLICATION FOR ERECTION OF TELECOMMUNICATION  
TOWERS**

*[Regulation 46 of the Mizoram Urban Area Building Regulation, 2024]*

To,

The Commissioner/ Vice Chairman/ Secretary,  
ULB/ Development Authority,  
[Town Name], [District Name], Mizoram.

Sir/ Madam,

I/ We \_\_\_\_\_ [name(s) in full] hereby apply for permission to erect  
a Telecommunication Tower on/ in \_\_\_\_\_ in the locality of \_\_\_\_\_, Ward No.  
\_\_\_\_\_ under Rule \_\_\_\_\_ of the Mizoram Urban Area Building Regulation,  
2024. I enclose herewith the following documents in triplicates.

- (1) Ownership title (attested copies of LSC/ Pass);
- (2) NOC from owner of the house/plot and the adjacent neighboring house/plot;
- (3) NOC from the concerned Local Council/ Village Council;
- (4) NOC from the Mizoram Pollution Control Board (MPCB) for installation of generating sets at the site  
of the tower;
- (5) Registration certificate from the Dept. of Communication, Govt. of India.
- (6) Clearance from Standing Advisory Committee on Frequency Allocation (SACFA) for the proposed  
site.
- (7) Certificate of structural soundness for the tower as well as the building on which the tower is to be  
erected from a licensed Structural Engineer under the Authority. Special precaution for fire safety  
(such as fire extinguishers) and lightning (such as lightning conductors) shall be provided;
- (8) Structural drawing;
- (9) Site Plan indicating –
  - (i) Plot boundaries with dimensions;
  - (ii) Position of plot in relation to neighboring streets;
  - (iii) Setbacks;
  - (iv) All other existing structures on the plot;
  - (v) Height of buildings/ structures on neighboring plots; and
  - (vi) Type of buildings/ structures on neighboring plots.
- (10) Any other information as may be required by the Authority.

I request that permission may kindly be issued to me.

Dated: \_\_\_\_\_

Yours faithfully,

Signature of the Applicant	:	_____
NAME in block letters	:	_____
Designation	:	_____
Address	:	_____
Phone No	:	_____

**ANNEXURE O: TECHNICAL ASPECTS & OPTIONS OF RAIN WATER HARVESTING IN BUILT  
FORMS AND OPEN SPACES**

*[Regulation 53 of the Mizoram Urban Area Building Regulation, 2024]*

The storage of rain water on surface is a traditional technique and the structures used were underground tanks, ponds, check dams, weirs etc. Recharge to ground water is a new concept of rain water harvesting and the structures generally used are:



2	Name of the owner		
3	Name of builder on record		
4	Name of Architect/ Engineer on record		
5	Name of Structural Engineer on record		
6	Use of the building		
7	Number of storeys above ground level (including storey to be added later, if any)		
8	Number of basements below ground level		
9	Type of structure <ul style="list-style-type: none"> <li>• Load bearing</li> <li>• RCC frame</li> <li>• RCC frame with shear walls</li> <li>• Steel frame</li> </ul>		
10	Soil data <ul style="list-style-type: none"> <li>• Type of soil</li> <li>• Design safe bearing capacity</li> </ul>		IS: 1893 Cl.6.3.5.2 IS: 875 Part 1
11	Dead load (unit weight adopted) <ul style="list-style-type: none"> <li>• Earth</li> <li>• Water</li> <li>• Brick masonry</li> <li>• Plain cement concrete</li> <li>• Reinforced cement concrete</li> <li>• Floor finish</li> <li>• Other fill materials</li> </ul> Piazza floor fill and landscape		

**ANNEXURE Q: TECHNOLOGY, OPTIONS, SPECIFICATION OF EV CHARGING AND PCS INFRASTRUCTURE**

*[Regulation 59 of the Mizoram Urban Area Building Regulation, 2024]*

**1. EV Charging Technology**

**1.1 Electric Vehicle Supply Equipment (EVSE):** AN EVSE shall be a wall mounted box that supplies electric energy for recharging of electric vehicle batteries and shall have a safety lock – out feature that does not allow current to flow from the device until the plug is physically inserted into the car. EVSEs may be customized with added features as mentioned, namely:

- a) Authentication
- b) Integrated payment gateways; and
- c) Software for remote monitoring.

**1.2 Types of EVSE**

(a) **Charging speeds:** Charging power, which determined the time required to charge a vehicle, may vary by orders of magnitude across charge points, as shown in Table 1. A small household outlet may charge as slowly as 1.2 KW, while the most advanced rapid charging stations can charge up to 350 KW. Charging infrastructure is broadly broken unto three categories based on speed: Level 1, Level 2 and direct current (DC) fast-charging (sometimes referred to as Level 3).

14.12.2018, issued by the Ministry of Power and the connectivity regulations and safety norms shall be defined by respective authorities such as Central Electric Authority or Ministry of Power for grid access to such PCS or any other charging station or infrastructure.

**4. Charger Specifications and PCS infrastructure**

- 1) Any installed PCS shall have one or more electric kiosk or boards with installation of all charger models as prescribed in the guidelines and standards notified by the Ministry of Power, dated 14th December, 2018, for Charging Infrastructure for EVs (at Annexure-Q), with other necessary arrangements as deemed necessary.
- 2) Public Charging Station service providers shall be free to create charging hubs and to install additional number of kiosk or chargers in addition to the minimum chargers prescribed vide the guidelines and standards notified by Ministry of Power, dated 14th December, 2018, including options for installation of additional chargers, if required.

*Note:*

- (i) Minimum infrastructure requirements shall not apply to Private Charging Points which are meant for self-use of individual EV owners (non-commercial basis).
- (ii) Captive charging infrastructure for 100% internal use for a company's own fleet shall not be required to install all type of chargers and to have Network Service Providers (NSPs) tie ups.

**5. Location of Public Charging Station (PCS)/ Fluid Cooled Batteries (FCBs) CS in local area/ building precincts**

In accordance with the guidelines and standards notified by the Ministry of Power, dated 14th December, 2018, following minimum standards with regard to density of/ distance between PCS in local level facilities in building premise/ urban precincts shall be followed, as per provisions in the Building Regulation namely;

- (1) At the local levels, within the urban area, at least one Public Charging Station is to be available within a grid of 3 Km x 3 Km.
- (2) At the building premise levels, for various building types:
  - a. Private charging, infrastructure (non-commercial use) for individuals
  - b. For all commercial modes of charging EVs, at least one PCS, as per the minimum specifications laid under the guidelines and standards notified by the Ministry of Power, dated 14th December, 2018
  - c. Stand-alone Battery Swapping Stations may be added with the PCs.

**ANNEXURE R: CHARGING INFRASTRUCTURE FOR ELECTRIC VEHICLES – GUIDELINES AND STANDARDS**

(Issued by the Ministry of Power, Government of India vide letter No.12/2/2018-EV dated 14.12.2018)

*[Regulation 59(b) of the Mizoram Urban Area Building Regulation, 2024]*

1. Private charging at residence or offices shall be permitted and ESCOMs may facilitate the same.
2. Setting up of Public Charging Stations (PCS) shall be a de-licensed activity and any individual or entity is free to set up public charging stations:  
 Provided that, such stations shall meet the technical as well as performance standards and protocols laid down below, as well as any further norms, standards or specifications laid down by the Ministry of Power and Central Electricity Authority from time to time.
  - (i) Any person seeking to set up a Public Charging Station may apply for connectivity and he shall be provided connectivity on priority by the Distribution Company licensee to supply power in the area
  - (ii) Any Charging Station or Chain of Charging Stations may also obtain electricity from any generation company through open access.



8. Public charging infrastructure (PCI) for long distance EVs and/ or heavy duty EVs like trucks, buses etc. shall have the following minimum requirements, namely:
  - i. At least two chargers of minimum 100 kW (with 200-1000 V), each of different specification (CCS & Chaderno) and with single connector gun, each in addition to the minimum charging infrastructure requirements as mandated for Public Charging Stations in para 3.
  - ii. Appropriate Liquid Cooled Cables for high need charging facility for on board charging of Fluid Cooled Batteries, currently available in some long range EVs.
  - iii. In addition to above, the Fast Charging Stations (FCS) for Long Distance EVs and/ or Heavy Duty EVs may also have the option of swapping facilities for batteries, for meeting the charging requirements as per para 3. For Fast Charging or Long Distance use of EVs and/ or for Heavy Duty Vehicles like buses/ trucks etc. FCBs shall have higher charging rate and longer life. Such Fast Charging Stations (FCS) which are meant only for 100% in house/ captive utilization, for example buses of a company, shall be free to decide the charging specifications as per requirement for its in-house company EVs.
9. Location of Public Charging Stations: in case of Public Charging Stations, the following minimum requirements are laid down with regard to density/ distance between two charging points, namely:
  - i. At least one Charging Station shall be available in a grid of 3 km x 3 km. Further, one Charging Station shall be set up at every 25 km on both sides of highways or roads; and
  - ii. For long range EVs, like long range SUVs and heavy duty EVs like buses, trucks etc., there shall be at least one Fast Charging Station with Charging Infrastructure Specifications at every 100 km, one on each side of the highway or road located preferably within or alongside the stations. Within cities, such charging facilities for heavy duty EVs shall be located within Transport Stations, bus depots. Swapping facilities shall not be mandatory within cities for Buses, trucks, etc.
10. Additional public charging stations shall be set up in any area only after meeting the above requirements
11. The above density or distance requirements shall be used by the State Governments or their Agencies for the twin purposes of arrangement of land in any manner for public charging stations, as well as for priority in installation of distribution network including transformers, feeders etc. This shall be done in all cases including where no central or state subsidy is provided.
12. The Central or State Government may also give priority to existing retail outlets (ROs) of Oil Marketing Companies (OMCs) for installation of Public EV Charging Stations, in compliance with safety norms including firewalls, etc., to meet the requirements. Further, within such ROs, Company Owned and Company Operated (COCO) ROs may be given higher preference.
13. Any deviation from above norms shall be admissible only after specific approval of State Nodal Agency, in consultation with the Central Nodal Agency.
14. Database of Public EV Charging Stations: Central Electricity Authority (CEA) shall create and maintain a national online database of all the Public Charging Stations through ESCOMs. Appropriate protocols shall be notified by ESCOMs for this purpose which shall be mandatorily complied by the PCS or BCS. This database shall have restricted access as finalized between CEA and Ministry of Power.
15. Tariff for supply of electricity to EV Public Charging Stations.
16. Service charges at PCS or BCS. Charging of EVs is a service, as clarified by Ministry of Power, Government of India, vide letter No.23/08/2018-R&R, dated 13.04.2018. The State Nodal Agency shall fix the ceiling of the Service Charges to be charged by the Public Charging Stations.
17. Priority for rollout of EV Public Charging Infrastructure:
18. Implementation Mechanism for Rollout:
19. Selection of Implementation Agency for Rollout:



CCTV/Security. Unlike traditional communication systems which are constantly evolving, the recommended Digital infrastructure has to be designed to be flexible enough to accommodate a variety of ICT systems and emerging technologies and be future proof for the next 25-30 years. Space and power is required for installation of common ducts, optical fibre, small cells, antennas, smart sensors etc., space, power and earthing is required for electronic equipment installation for supporting the various digital technologies of now and the future. Most communication utilities can share the same space since the physical topology and wiring requirements are similar and no significant power is present in the cables. However, in some cases state-of-the-art communication cabling or equipment will involve new or more specific requirements for utility spaces such as:

- Cable routing layout and cable length restrictions between Work-Space and utility closet.
- Bending radius and working clearance requirements for different cable types, e.g. Fibreoptic cables, Cat-6 Cables and co-axial cables.
- Isolated power circuits for permanent communication equipment,
- Protection, Safety, Grounding and environmental requirements of communication equipment.

## **2. Emerging Technologies in Telecommunication Services**

The technologies used for telecommunications have changed greatly and over the past few years and particularly during the pandemic, India has experienced a massive surge in indoor voice and data consumption. According to the Tower and Infrastructure Providers Association, almost 85% data traffic and 70% voice traffic is now generated indoors. Telecommunication network architecture is changing to meet new requirements for number of services/applications viz. 5G, massive Internet of things, Artificial Intelligence etc.

Choosing efficient and cost-effective and fast-deployment technologies such as wired and wireless networks will improve accessibility. Based on type of building and profile of customers in the buildings, the needs of wired and wireless may vary. Further, the architecture of the information and communication infrastructure is changing to accommodate the requirements of a growing number of ICT-enabled services/applications (broadband, IP, mobile, multimedia, surveillance, IoT etc.)

In line with the changing market needs, the Digital Service Providers (TSP)/ISPs/IP-1's have been scaling up the deployment of in-building solutions (IBS) and FTTx, covering active and/or passive infrastructure. Further, industry stakeholders are putting greater emphasis on sharing in building infrastructure to save capex and opex, as well as to avoid the duplication of infrastructure deployment.

Moving forward, the humungous growth of data traffic riding on the use of the digital infrastructure during the pandemic and with the new WFH (Work-from-Home) and work-from anywhere paradigms and with the emergence of 5G are expected to create huge opportunities for extension of ubiquitous, reliable and high speed digital infrastructure into the homes and inside residential buildings, and lead to huge growth of shared in-Building Solutions sites.

Theoretically, wireless services can be provided from outside the building. However, there are appreciable losses in signal strength when it penetrates building walls, while all wireless services can suffer from poor in-building coverage, this problem is particularly pronounced for the high-speed services. These services require a much better signal quality than their voice counterpart. Therefore, in order to improve in-building coverage and to offer better-quality high-speed data services, there is a definite need to install in-building solutions (IBS) for augmenting the wireless based voice and data services. This is equally true for installing 5G and Wi-Fi hotspots along with Fibre to x(FTTx) distribution network of Fiber and Cat-6 Cables for seamless data connectivity.

Provisioning of telecom services and broadcasting services viz. Cable TV, DTH and Security Services viz. CCTV Cameras and futuristic services viz. IoT based sensors would require suitable wireline connectivity inside the buildings inside buildings are not confined to wireless medium only. Wireline services through



or building developers delay the negotiations or request exorbitant rents slowing down the speed of deployment. The Urban Local Body /Urban Development Authority may intervene in this regard wherein commercial agreements are insisted upon. TSPS/IP-1s should be given legal rights and permissions to use the Common Telecom Infrastructure (CTI) within the premises of Building/Gated Society free of charge or for a standardized nominal charge just like other essential services like water, electricity and/or gas. Provision of CTI in a building should not be deemed as a revenue source in any way, much as the water and electricity utilities are not. Sufficient space should be provided within the premises to install telecom services by MNOs/ network operators.

The issue is not limited to sharing of IBS/ Distributed Antenna System (DAS) systems only, but TSP should get access to all telecom infrastructures including Fiber Cable and LAN cables for provision of wired and wireless network, other telecom/ ICT and IoT services.

It is important for telecom service providers to provide mobile coverage / network presence/high speed connectivity inside big residential/commercial complexes to improve QoS of their networks. It may not be practical to install individual in-building infrastructure by TSPS/IP-1s as this will result in not only duplication of network resources but will also entail huge avoidable cost. It may also be not advisable to lay down cables again and again on the same land/building by several TSPS/IP-1s.

#### **5. Incorporation in State Building Regulation**

The buildings are to be constructed in such a way that they are 'Digital Infrastructure deployment' / 'Digital Connectivity' ready. There should be provision of telecom ducts / common pathways/runways (digital access paths) to reach to the accessible parts of the buildings. The common ducts/digital access paths to access buildings from outside should invariably be part of the CTI, which could be used by TSPS/IP-1s for laying/deploying digital infrastructure including cables. While approving the building plans, it has to be ensured that plan for creation of CTI including the common duct to access the common space used as telecom room inside the building is also prepared and separate set of drawings showing the inter/intra connectivity access to the building with distribution network need to be furnished.

Occupancy-cum-Completion certificate to a building to be granted only after ensuring that the CTI as per the prescribed standards is in place and an undertaking by the Architect or Engineer to be insisted to certify that building has ensured common access to all digital infrastructure to all Service providers in accordance with plan of creation of CTI. Provision of visit from Department of Telecom (DOT)/ TRAI officials along-with joint inspection with TSPs - who may suggest any relevant modification in the plan to be ensured.

As part of Building Regulation, the builder/RWA should be mandated to ensure that

- (1) While preparing the building plans, there is a need to mandate to have properly demarcated sections within buildings and on rooftops for housing Broadband / digital connectivity infrastructure / antenna. These areas should have access to power supply for reliable, always-on services.
- (2) Access to building as well as CTI facilities inside the building should be available on a fair, transparent and non- discriminatory manner to all Service Providers /IP1's.
- (3) The Service Providers / IP1's should have unrestricted access for maintenance work.
- (4) The permission to in-building access and/or CTI facilities inside the building should not be seen as a source of revenue generation for builder(s)/RWA(s) but as a means for facilitating penetration of broadband access and thereby helping in socio-economic growth of all the residents.
- (5) Charges (rentals/power rates etc.) levied to the TSPS/IP-1s should be fair, transparent and non-discriminatory and should be on residential rates.

Suitable provision for the creation of Common Telecom Infrastructure (CTI) inside the newly constructed public places like Airports, commercial complexes and residential complexes, is incorporated in State/UT Building Regulation.

- (b) The Local Authority shall liaise with the TERM cell as per its relevant online/offline process of communication to seek the relevant NOCs within the specified time as per the Service Charter/ Service Guarantee Act and rules in place. Separate communication from the applicant shall be needed to secure the IBS NOC.

**B. Provision of IBS components in building premises: (as per NBC 2016)**

Entrance Facilities (EF) /Lead-in conduits: (clause 3.1.4, of Part 8: Sec 6) min. 1.2m x 1.83m space to be allocated for each TSP adjacent to the EF.

Underground conduits/pipes to MDF room: min 100mm dia encased conduits.

Main Distribution Frame (MDF)/Equipment Room(ER): (clause 3.1.2, Part 8: Sec 6)

- prescribed size with L:W ratio between 1:1 to 2:1
- appropriate ventilation of MDF room
- proper Lighting for vision of equipments,
- located at a level above from the Natural Ground lvl to avoid incidence of flooding

Electric distribution panels, isolaters, sockets and earthing as per specific requirements w.r.t the area proposed for coverage (DUS/ service subscribers)

Telecommunications Room (TR) at each building block unless provided with MDF room: (all provisions of space to be as per clause 3.1.3.2, Part 8: Sec 6)

Appropriate nos. of Service/Telecom risers (vertical shafts) for all multi storeyed buildingsw.r.t the area proposed for coverage (DUS/ service subscribers):

- of appropriate nos and size (width & depth) to accommodate cable trays
- with of access door at each floor.

Telecommunications Enclosures (TE) at each floor of a block or TR (clause 3.1.5, Part 8: Sec 6)

Telecom Media and Connecting Hardware (TE): (clause 3.2, Part 8: Sec6)

Various cabling system and trays:(clause 3.2.4, Part 8: Sec6)

Wireless systems: (clause 3.2.5, Part 8: Sec6)

Backbone Cabling Media Distribution and Bldg. pathways(clause 3.3, Part 8: Sec6)

Horizontal Cabling Media Distribution and Bldg. pathways.(clause 3.4, Part 8: Sec6)

IBS installation spaces: area for rooms or systems (e.g. antennas, base stations, remote units, power distribution boxes etc.) to be provided as per requirements w.r.t the area proposed for coverage/ no. of proposed users (as per clause 3.1.3.2, Part 8: Sec6, table stated below)

**1) Telecom room space norm for buildings with Built-up area >465 sqmt**

Sl.	Area to be covered by IBS	Size of Telecom Room (all dimension in m)
1	Upto 465 sqmt	3.0 x 2.4
2	465.0 sqmt to 930.0 sqmt	3.0 x 3.4
3	More than 930.0 sqmt	Additional TR required with same space norms

**Space requirements for smaller buildings with Built-up area <465 sqmt**

Sl.	Area to be covered by IBS	Space provisions (all dimensions in m)
1	Upto 93.0 sqmt	Wall cabinets, self-contained enclosed cabinets.
2	93.0 sqmt to 465.0 sqmt	Shallow Room (0.6 x 2.6)
		Walk-in Room (1.3 x 1.3)

IBS installation spaces, so provided, should be:

- not susceptible to flooding
- not exposed to water, moisture, fumes, gases or dust
- able to withstand designed equipment load (to be specified in design)