

Building Byelaws

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BYE LAWS ERECTION OR RE ERECTION OF BUILDINGS.

SRO. No. 44, dated 11th Jan. 1960 :- The following bye laws for regulating the erection, or re-erection, of buildings in the Dehuroad Cantonment made by the Cantonment Board, Dehuroad, in exercise of the powers conferred by section 186 of Cantonment Act, 1924 (2 of 1924) are hereby published for general information, the same having been previously published and having been approved and confirmed by the Central Government, as required by sub-section (1) of section 284 of the said Act, namely :-

BYE LAWS FOR THE REGULATION OF ERECTION OR RE-ERECTION OF BUILDINGS IN DEHUROAD CANTONMENT

1. Every person intending to erect re-erect a building shall apply for sanction by giving notice in writing to the Executive Officer, under section 179 of the CANTONMENT ACT, 1924, in the form appended to these bye laws, and shall, at the same time, submit in duplicate, duly signed by him or by his agent, the following :-
 - (a) A site plan of the land on which it is intended to erect or re-erect the building ;
 - (b) A plan of the building which it is proposed to erect or re-erect together with a plan of the existing building if any, showing platforms balconies and other projections, and
 - (c) The specifications.

2. Copies of the Forms may be obtained on pre-payment of Rupees 25 from the Cantonment Office.
Provided that if the site on which it is proposed to erect or re-erect a building lies outside the area declared by notification under section 43 of the Cantonment Act, 1924, to a civil area the plans shall be submitted in triplicate.

3. The site plan shall be drawn to a scale of not less than 83.5 feet to an inch. The scale used shall be marked on the plan which shall clearly show :
 - (a) The directions of the north point ;
 - (b) The boundaries and dimensions of the site on which it is proposed to erect or re-erect the building ;
 - (c) The position of the site in relation to the adjacent street ;
 - (d) The position of the proposed building in relation
 - (i) The boundaries of the sites and
 - (ii) All adjacent streets.
 - (e) A sketch of the buildings and premises together with electric wires and poles within twenty feet of the boundaries of the site ;
 - (f) The names, if any, and width of all streets on which the site abuts, together with the members, if any of adjoining houses or premises.
 - (g) The means of access to the buildings and various floors.
 - (h) The line of frontage of adjoining building and boundaries of adjacent buildings ;

- (i) The alignment of drains showing the manner in which roof and house drainage and surface drainage will be disposed of ;
 - (j) The position and full details regarding all walls, drains, gutters and down spouts latrines and other sanitary conveniences ; and
 - (k) In the case of a well the internal diameter and distance from the nearest privy.
4. The building also shall also be drawn to a scale of not less than one eights of an inch to the foot. It shall include a ground plan, an elevation and a section, and shall show, inter alia, the following :-
- (a) The ground floor, the first or upper floor and each additional floor ;
 - (b) The position and dimensions of all projections beyond the main walls of the building;
 - (c) The position of all proposed drains, privies, bath rooms, cook houses, latrines, urinals and cess pools ;
 - (d) The level, width and depth of the foundations and the level of the lowest floor with reference to the level of the centre of the street on which the front of the proposed buildings is to abut ;
 - (e) The walls which are common to adjoining buildings ;
 - (f) The size of windows and doors and ventilation opening for each room of every storey
 - (g) The open space inside and surrounding the buildings ;
 - (h) The materials to be used for external walls, party walls foundations, roofs, ceilings, floors, staircases, fire places, chimneys, and bath rooms ; and
 - (i) The purpose for which it is intended to use the building
5. The minimum floor area of every room intended for human habitation shall not be less than 100 square feet, and any of the sides shall not be less than 8 ft.
6. No Building shall be erected if it projects beyond the general line fixed for the street.
7. Where new buildings are to be erected a space not less than 10 feet shall be left around such buildings, provided that in cases where this is not possible every application shall be considered on its merits. This clause shall not be applicable in respect of buildings in the notified civil area.
8. No Latrine shall be constructed within 10 feet of kitchen.
9. Where it is proposed to erect buildings consisting of more than one storey, the height shall not be less than
- Ground floor.....12 feet.
- First and subsequent floor10 feet.
10. The foundation of the building shall not be less than 1/7th of the total height of the building from the ground level.
11. House drains through which waste or sullage water is intended to pass shall be constructed of masonry or other impervious material shall be connected to the nearest roadside drain..wherever such drain exists within 100 feet of the premises

according to the direction of the Executive Officer. In the absence of such road side drains nearby, the house drain shall be discharged into a soak pit or cess pool. which shall be constructed and maintained by the house owner.

12. Every building of more than one floor shall have stairs of not less than 2 feet and inches width to ensure safety in case of fire.

13. No mosques, temple or church or other sacred building shall be erected :-

(a) Unless the frontage is at least 15 feet from the centre of the street on which it abuts, and

(b) Unless it is situated at a distance of not less than 100 yards from any other sacred or religious building, provided that the Cantonment may relax this bye law in individual cases under special circumstances.

Notes :- All new works shall be indicated on the plan by a distinct colour and key to the colors used shall be given thereon :-

Proposed work - Red

Existing work - Black

Demolition - Green.

FORM

(See Bye Law 1)

Notice to erect, or re-erect a building under section of Cantonment Act, 1924.

From

To

The Executive Officer,
Cantonment Board Dehuroad.

Sir,

I hereby apply by giving notice under section 179 of the Cantonments Act 1924, that I intend to erect/re-erect / alter a building as shown on the annexed plans and described below.

Situation 1	Enclosed or open 2	Extent 3	Nature of soil 4
How to be laid out & Material to be used.	Bounded on the		For what purpose the Erection is to be

5

6

7

North
South
East
West

Yours faithfully

Signature of the applicant

FORM

Plan erection-elevation of houses, buildings etc. scale not less than one 8th of an inch to the foot.

Scale _____ ft to an inch
The work will be commenced and completed on _____
by me within 1 year of the submission of my application.

Date :- _____ Signature of the applicant.

Reference – proposed work to be indicated in

Red		
Existing	----do----	----do----
Black		
Demolition	----do----	----do----
Green		

Plan
Site plan of ground

Scale not less than 3 feet to an inch.
Scale _____ ft. to and inch

Note – See bye law No. 2 in the attached by laws

Schedule No. _____ of 12

Opinion of the standing/civil area committee

Executive Officer
Cantonment Board Dehuroad

WHEREAS it is necessary for the prevention of overcrowding in Dehu Road Cantonment to impose restrictions under Section 181 A of the Cantonment Act

AND WHEREAS public notice inviting objections has been issued in this behalf.

AND WHEREAS I have carefully considered all the objections received in reply to the public notice

AND WHEREAS I am satisfied that such a scheme of restrictions is necessary to prevent overcrowding in Dehuroad Cantonment.

NOW THEREFORE in exercise of the powers vested in me under Section 181 A of the Cantonment Act 1924. I hereby sanction the following scheme of restrictions :

- (a) The permissible Floor space Index shall be 1 in the civil area notified under Section 43A of the Cantonments Act and bazaar area notified under Rule 2(b) of the Cantonment Land Administration Rule 1937 and 0.5 in the remaining areas of Dehuroad Cantonment.
- (b) Marginal open space along the periphery of land or plot shall be 4.5 meters minimum for sites exceeding area of 500 sq. mtrs. outside the notified civil/bazaar area.
- (c) The height of all buildings including public/Government buildings will be restricted to a maximum of 18 meters.
- (d) The maximum number of storey's permissible shall be ground plus two floors in all areas of the Cantonment.

This order will come into force with immediate effect.

Pune 411001

30thsept. 1984