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New building additions and building modifications Need open space What are the construction goals of Bye-laws? Building bye-laws stop reckless development without any resemblance to the development of the area as a whole. To give open spaces, noise, air breeze, smoke, and manage safety from fire, etc. control the development of land, bearing in mind the peddies laws. It becomes more accessible for pre-planning construction activities and regulations before the laws, gives instructions to the project architect or engineer. Material Types of Control What are the controlled factors within THE DCR? Below are the controlled factors according to DCR: Floor Space Index (FSI) This is the ratio between the total built-up area and the area of the site. It is authorized by the government for a specific location. It mainly describes the ratio of the total area covered by the construction to the total area of the site. It is sometimes referred to as the Area Compensation Factor (FSR), the floor area ratio (FAR), the site ratio or the ratio of the site. FSI rules are generally based on the National Building Code. Under the new DCR rules, balconies, stairs, voids, flower beds and corners are calculated in the FSI and to compensate for the losses, the government has allowed compatible FSI up to 35% for residential and 20% for commercial properties. Parking space There are certain parking spaces in residential, commercial and educational institutions in accordance with the law in various states. However, according to the rules, the ideal size of parking should be at least 2.5 x 5.5 sq m. (Car), 1.2-3 sq.m. (2 wheeler), 3.75 x 7.5 sq m. (Vehicle). The size of the plots, according to the data of the data center, the size of the plots suitable for residential development varies depending on the level of income of the tenants. The ideal size conditions in DCR are 1. Low Income Group (LIG) - 135-180 sq m. 2. Mid-income group (MIG) - from 216 to 360 sq m. 3. High Income Group (HIG) - from 486 to 972 sq m. Structural design and services Architectural design of the building must be carried out in accordance with the established norms of the National Building Code of India. The building must have plumbing facilities (for toilets and drinking), electricity protection, electrical installation, air conditioning, elevator, etc. Elevators Building more than 13 meters high must have an elevator from the first floor. The minimum capacity of the lift should be 6 people. A fire safety building that exceeds more than three floors needs a certificate of approval from the fire department. In addition, each floor has an area of more than 150 sq m. and a capacity of 20 people should have at least doorways, as well as a ladder for the fire exit. The rules of development control in India The best rules for monitoring the development of cities, Delhi To make Delhi's rules of control over development more stringent, the Ministry of Housing and Urban Affairs proposed an amendment to the Single Building Bye-Laws for Delhi 2016, which will now be responsible for all contractors and even site managers defects in the building built on a 750 sq m site. And above. This revision will mean that every architect will now have to take ten times professional liability insurance to cover such defects. The Single Building Law of 2016, published in March 2016, set this condition of hidden liability for defects only for sites with 20,000 square meters and above. This means that the 20,000 sq m plot will house a 35-40-storey high-rise building with a three-bedroom on each floor. To test the full rules, click HERE Development Control Rules, Mumbai In January 2012, the Maharashtra State Government announced amendments to the Mumbai Development Control Regulations with the primary goal of ensuring transparency and reducing temporary and discretionary decision-making at various levels. The new rules mean pricing based on the most affordable FSI, reducing the risk that was largely adopted earlier in relation to over-selling space. Under the new DCR, areas for balconies, flowerbeds, stairs, terraces, corners, voids will be counted in FSI, but they have not been counted in the FSI calculation previously. With the new rule, areas of more than 2,125 sq m. (22,873 sq m) will now be allowed to build more vertically. Under the new regulations, the Brihanmumbai Municipal Corporation (BMC) will calculate the potential for the development of the site on its gross area, without reducing the area reserved for recreational purposes. Now developers will be able to build more apartments in the building with a proportional increase in open spaces in the building. Every plot where a residential structure goes up will have to reserve 15% of the land for open spaces known as recreational land. Previously, according to 1967 and 1991 DCR, when BMC calculated the development potential of the site, a reserved 15% plot was deducted. This resulted in the construction of fewer apartments. However, BMC will determine the development potential, including reserved space now with the new rule. As a result, allowing builders to develop more in the specified floor space index or FSI. To check the full rules, click HERE Development Management Rules, Karnataka Karnataka Govt. amended the zone rules of the revised master plan in 2015. Under the amendments, the state government reduced the mandatory permits required for shopping complexes on plots of up to 20,000 sq m, and exempted separate common areas from the rules of the area ratio in both, and commercial high-rise buildings. The state government has changed the rules of the area for residential as well as commercial buildings. This means that common areas such as fire rooms, electric panel rooms, pumping rooms, AC plants, safety rooms or CCTV, generators, solid waste treatment facilities have been removed from the FAR range. Under the new rules, the height of the building will be calculated without taking into account the structures above the terrace floor, providing services such as solar panels, stairs, lifting engine rooms, overhead tanks, parapet walls, chimneys and other architectural features of the coating. In addition, the new rules allowed to cover the inner open space from above, block rainwater from the entrance to the building, but the coating can not be a stable structure. Those buildings that fall within a 1-kilometer radius on either side of the subway corridor will have to allow less parking space in buildings. The amendment clarifies that for the built area of 75 sq m and buildings outside the 1 km zone, it is necessary to allocate a parking space for one car with an area of 50 square meters. To test the full rules, Click HERE Development Management Rules, Pune Pune Municipal Corporation has approved new development control rules allowing higher area index (FSI) in certain categories. The move is beneficial for small developments in non-congested areas. The maximum FSI IT sector of 3 for the development of IT parks and additional FSI can be used by paying a premium to the local authority. IT parks built on two hectares or less need amenities. A fine of 0.3% of the control finished cost of the built-up area will have to be paid if the space reserved for IT is used for non-ISH purposes. The Government Housing Regulation has proposed up to FSI 4 instead of one for housing development and reconstruction for public administration and civil servants. Under the new provision, a lot of residential and commercial development will be allowed to be used in the housing estate in the TOD zone. ICP has made it mandatory for housing societies to manage solid waste, dormitories, commercial facilities, hospitals with a total area of 4,000 square meters or more. A minimum FSI 1.50 has been provided for development in overcrowded areas while the road width is 9 meters. In addition, no more than 3 FSI will be allowed to develop the width of the road 30 m and above. 1.10 FSI will be allowed for non-congested areas. To check the full rules, Click HERE Development Control Rules, the Chennai State Government issued a government decree, a revision of the 2nd Master Plan of the Chennai Metropolitan District and the Development Control Regulations in other parts of the state. This is only for residential buildings that will reduce the cost for low-income low-income people The Tamil Nadu government increased the maximum area index (FSI) for high-rise residential buildings from 2.5 to 3.25. Under the changed terms for the premium FSI, a high-rise apartment building will receive a maximum FSI of 3.62 to pay premiums. The maximum FSI for specific buildings in the category of residential and conventional residential buildings will be 2. The rules for monitoring the development of the 26 metropolitan districts of Chennai have been revised to change the FSI for special buildings also from 1.5 to 2 for continuous construction areas. In addition, The Development Regulations 27 (3)D of the Chennai Metropolitan District were revised. The Metropolitan Chennai Development Authority (CMDA) will also allow the FSI premium above the normally acceptable FSI subject to a maximum of 1.62. Now the maximum FSI for a multi-storey building will be 3.62 using premium FSI. For a road 18 meters wide, the premium FSI will be 50% permissible. For roads 12-18 meters wide, the premium FSI will be 40% and for roads 9-12 meters wide, it will be 30%. To check the full rules, click here HERE

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