

**DECODING THE
MODEL BUILDING
BYE LAWS - 2016**

**PHD
CHAMBER**

PROGRESS HARMONY DEVELOPMENT
Estd. - 1905

ZEUS

Law

A Report by PHD Chamber and ZEUS Law

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INTRODUCTION

The government enacts building Bye Laws to provide for a uniform regulatory mechanism with respect to the construction aspects to ensure that the buildings are developed in an orderly manner and adhere to the essential requirements of health, safety and comfort. The building bye-laws prescribe guidelines for effective planning thus preventing haphazard development in towns and cities.

In India, in view of the Bhuj earthquake that occurred in 2001, the Central Government issued model building bye-laws for the first time in 2004. The objective behind bringing out a comprehensive code of Model Bye-Laws was to lay focus on the structural safety of the buildings.

The Ministry of Urban Development decided to upgrade and revise the 2004 Model Building Bye-Laws and on 18th March, 2016, a revised set of Model Building Bye Laws, 2016 ('2016 Bye-Laws') was released. An important reason behind updating of 2004 Model Building Bye-Laws was that the process followed under the 2004 Model Building Bye-Laws required obtaining multiple approvals from various authorities. This is one of the key reasons for delays in construction and completion of projects.

The 2016 Bye-Laws aim at reducing the human interface by providing a structural framework of online single window system, in consonance with governments initiative of real estate sector. The 2016 Bye-Laws may prove to be a boon for the developers because a simple and uniform process may effectively help in reducing the costs as well.

With the circulation of the 2016 Bye-Laws, it is clear that the Central Government aims for sustainable development and at the same time protect buildings against fire, earthquake, noise, structural failures and other hazards.

The purpose of the 2016 Bye-Laws seems to be two-fold:

- Ease of doing business
- Safety and Eco-friendly approach to construction

The 2016 Bye-Laws if adopted by the states will not only facilitate the developers in obtaining approvals easily from the competent authorities through a single window integrated building plan approval process but will also lead to sustainable development by adoption of modern construction technology for eco-friendly and safe buildings.

OBJECTIVES

The 2016 Bye-Laws have been prepared to provide guidance to the State Governments, Urban Local Bodies, Urban Development Authorities, etc.

The main reasons for revising the 2004 Model Bye-Laws are as under:

- Growing environmental concerns;
- Increased safety and security measures;
- Technological development;
- Swachh Bharat mission; and
- Focus on ease of doing business.

Therefore to address these concerns the Ministry of Urban Development revised the 2004 Model Bye-Laws and updated them by providing the guidelines for the following:

- Norms for Rooftop Solar PV Installation;
- Segregated sanitation facilities for visitors in public buildings;

- Additional provisions in Building regulations for natural hazard prone areas;
- Conservation of heritage sites including heritage buildings;
- Heritage precincts and natural features areas;
- Bye-laws for safe use of glass;
- Barrier free environment for disabled, children and old persons; and
- Mitigation of the effects of electromagnetic radiation on built-up spaces.

FEATURES

The main features of 2016 Bye-Laws may be categorized as follows:

- **Safety and Security:** 2016 Bye-Laws include provisions for structural safety, disaster management as per Prof. Arya Committee report and BIS codes including structural design basis report (SDBR) for various building types. Prevention measures against “soft storeys” in multi- storeyed buildings and proof checking of structural design for buildings have also been provided in the 2016 Bye-Laws.
- **Barrier Free Environment:** Provisions have been incorporated for differently abled, elderly and children including site development, access path/walk way, parking, building requirements, stair, lifts, toilets, drinking water, refuge and signage.
- **Environmental Concerns:** Green buildings and sustainability provisions, rainwater harvesting, wastewater reuse and recycle and installation of solar roof top PV norms have been incorporated .
- **Adoption for Modern Construction Technology:** Additional chapter has been incorporated containing provisions for high rise building including norms for structural safety, parking, peripheral open spaces including set-backs, disaster management and fire safety.
- **Swachh Bharat Mission:** Revised norms have been provided for adequate toilet facilities for women and public conveniences in public buildings and mandatory provisions for segregated toilet facilities for visitors in public buildings have also been listed out.
- **Ease of Doing Business:** Provisions have been included for online building plan approval process by adopting automated systems of plan scrutiny, generation of reports/ approvals and integrated systems of intimation of approval, compliance report from drawings for automatic generation of completion certificate and integration of various clearances at Master Plan levels and introduction of integrating “Single Window” process, empowering architects, outsourcing non-discretionary verification jobs and formulation of Citizen’s Charter.
- **Rain Water Harvesting:** Provisions for rainwater harvesting in various types of buildings along with responsibility of Urban Local Bodies for rainwater harvesting in public spaces and provisions for its enforcement and monitoring also feature in the new Bye Laws.
- **Effects of Communication Technology:** Draft guidelines for mitigation of Electro Magnetic radiations in built-up spaces by identifying emission appliances/ sources, guidelines for safe spacing of indoor and outdoor appliances and equipment have also been included.

Delhi and Jharkhand are the first states who have revised their building bye-laws by adopting the provisions of 2016 Bye-Laws to a large extent.

The 2016 Bye-Laws that have been announced need to be taken to their logical conclusion by the States and Urban Local Bodies by adopting these Model Bye-Laws and amending their existing framework.



SOME NEW DEFINITIONS

Terminology and nomenclature, as defined in the 2016 Bye-Laws, by and large remains the same as it was in the 2004 Model bye laws, except for the following definitions which have been newly added:

- **Architect:** A person holding a graduate degree in Bachelor of Architecture from any institute recognized by the Council of Architecture (COA) and his/ her name entered in the register of COA for the time being with a valid COA Registration number.
- **Access:** A clear approach to a plot or building.
- **Slum:** Buildings that are in poor condition of maintenance or have compromised habitability due to poor ventilation, sanitation or otherwise are termed slums. These are generally declared or notified as slums under relevant legislation by competent authority.
- **Building Envelope:** The horizontal spatial limits up to which a building may be permitted to be constructed on a plot.
- **Construction:** Any erection of a structure or a building, including any addition, or extension thereto either vertically or horizontally, but does not include, any reconstruction, repair and renovation of an existing structure or building, or construction, maintenance and cleansing of drains and drainage works and for public works, meant for providing supply of water for public, or, the construction or maintenance, extension, management, for supply and distribution, of electricity to the public; or provision for similar facilities for the publicity.
- **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.
- **Prohibited Area:** means any area specified or declared to be a prohibited area under Section 20A of the AMASR Act, 2010.
- **Mixed Occupancy:** Buildings being those in which more than one occupancy is present in different portions of the buildings.
- **Development:** ‘Development with grammatical variations means the carrying out of building, engineering, mining, or other operations, in, or over, or under land or water, on the making of any material change, in any building or land, or in the use of any building, land, and includes re-development and layout and subdivision of any land and ‘to develop’ shall be construed accordingly
- **Plotted Development:** Type of development layout wherein a stretch of developed land is divided into regular sized plots for uniform controlled building volumes.
- **Regulated Area:** means any area specified or declared under Section 20B under the AMASR Act, 2010.
- **Site Plan:** 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.

In addition to the introduction of new definitions in the code, a classification of the buildings based on usage, design, height, safety and other features has also been introduced for the first time:

S. No.	Basis of classification	Types of Buildings
1.	Based on use of premises or activity	Residential Building
		Educational Building
		Institutional Building
		Assembly Building
		Business Building
		Mercantile Building
		Industrial Building
		Storage Building
		Hazardous Building
		Mixed Land Use Building
		Wholesale Establishment
2.	Based on design and height	Detached Building
		Multi-storeyed Building or High Rise Building
		Semi-detached Building
3.	Based on safety due to use/ maintenance level	Slum
		Unsafe Building
4.	Based on other features	Special Building
		Multi-level Car Parking

BUILDING PERMIT PROCEDURE

Building Bye-Laws are rules and regulations which are set forth by the concerned government and are updated from time to time, keeping in mind the changing needs of the society. It is desirable that the jurisdiction of building bye-laws include all contiguous urban settlements in an urban agglomeration.

The 2016 Bye-Laws read in conjunction with the master plan/ development plan/ regional plan or any other statutory plan in force of the area are applicable to all kind of building activities for a period of five years. Till such time the reviewed building bye-laws are notified, these building bye laws will continue to be in force.

The 2016 Bye-Laws apply to all designs, construction, reconstruction, development, redevelopment, erection, or re-erection of a building, additions and alterations to a building to the extent of work involved.

The 2016 Bye-Laws aim to move towards a sustainable and progressive eco-system of real estate development.

Any person who intends to construct or make alterations in any building has to obtain a permit for the same from the competent authority, by giving a notice in writing in the prescribed form of his intention (Provided in Appendix 'A' and 'A1' of 2016 Bye-Laws). Such notice shall be accompanied by plans and statements in sufficient copies as prescribed. The person shall also be required to submit the prescribed documents (see checklist).

In cases where a 'competent professional' for building plan (as defined by the 2016 Bye-Laws), has planned the building on an individual plot (forming a part of approved layout plan) and has certified that the

building plans are within applicable building bye laws and Master Plan regulations, a deemed building permit shall be applicable. It has also been suggested that the drawings submitted shall be working drawings and thereafter no changes are permissible at site during construction. The competent authority under the 2016 Bye-Laws has been directed to examine plans and documents within a period of 10 days and in case any deficiency is observed, the owner/ engaged competent professional for building plan design (as per 'Appendix E' of 2016 Bye-Laws) may be asked to rectify the same.

The owner of a plot/ unit, through his engaged professional, is required to give notice to the authority in the proforma given in Appendix- 'A-10' of the 2016 Bye-Laws upon completion of the work up to the plinth level, upon which it will be mandatory on the part of authority to inspect the work and submit objections, if any, to the owner or the engaged competent professional within 15 days, failing which work will be deemed to be cleared for construction.

Upon completion, the owner/ engaged competent professional is required to submit a notice of completion (prescribed in Appendix- 'A-12') along with other required documents (see checklist) and the processing fees/ charges. The authority on receipt of notice of completion shall inspect the work and communicate the approval or refusal or objections thereto, within 15 days in case of plotted development and 20 days for group housing schemes from the receipt of notice of completion. If nothing is communicated within this period it shall be deemed to have been approved by the authority for occupation provided the fact is immediately brought to the notice of authority in writing by the person who had given the notice.

Checklist of the documents required to be attached for obtaining building permit:

- No objection certificate from the Authority regarding land use as per master/ zonal Plan, if required.
- Approval from the Chief Inspector of Factories in case of industrial buildings; as well as from the Pollution Control Board, wherever required.
- Approval from Chief Controller of Explosives, Nagpur and Chief Fire Officer, in case of hazardous buildings.
- Indemnity Bond in case of proposal for the construction of a basement as given in Appendix- 'B-1' (as provided in 2016 Bye- Laws).
- Approval from Chief Fire Officer, in case of building (defined under clause 1.16. vi (a to k) of 2016 Building- Bye Laws) shall be required.
- The notice shall also be accompanied by an attested copy of house tax receipt/ NOC from the Assessment Department of the local body concerned.
- No objection certificate from the Civil Aviation Department wherever required.
- Undertaking as at Appendix 'A-5' (as provided in 2016 Bye- Laws) on non-judicial stamp paper of the amount prescribed by the Authority.
- In case the site falls in the built-up area declared as slum under any Act NOC from the competent authority, from slum clearance and land use points of view.
- In case the application is for a Farmhouse, Motel, approval/ NOC from the competent authority from land acquisition point of view.
- In case of the leasehold plots, clearance from the lessor with regard to the lease conditions shall be obtained wherever required.
- For individual plot, wherever required, approval of the site from the competent authority, if not the part of already approved layout plan.
- Any other information/document, which the authority may require in case of listed buildings or otherwise.

Checklist of the documents required to be attached for obtaining Completion certificate:

- Copy of all inspection reports of the Authority.
- Clearance from Chief Fire Officer, whenever required.
- Clearance from Chief Controller of Explosives, Nagpur, wherever required.
- Clearance from Electricity Department (Municipal Council/ Corporation for areas falling in the jurisdiction of Municipal Council/ Corporation) regarding provision of transformers/ sub-station/ ancillary power supply system etc. wherever required.
- Structural stability certificate duly signed by the structural engineer.
- Certificate of fitness of the lift from concerned department wherever required.
- Two sets of photographs from all sides duly signed by Owner/ hired Competent Professional for building plan design (as per Appendix 'E' as provided in 2016 Bye- Laws), as the case may be.
- Any other information/document that the Authority may deem fit.
- A certificate by the Owner and engaged competent professional for building plan design (as per Appendix 'E' as provided in 2016 Bye- Laws), for covering up the underground drain, sanitary and water supply work, under their supervision and in accordance with building bye-laws and sanctioned building plans stipulated in the Appendix 'A-13' (as provided in 2016 Bye- Laws) as applicable.
- In case of large campus/complex, completion of individual block/building will be issued by the local body in accordance with the construction work completed phase wise in the proforma given in Appendix 'A-13' (as provided in 2016 Bye- Laws).
- The extension of time up to the date of applying for completion certificate. In case, if the completion certificate is refused due to deviation, which cannot be compounded, the completion will be rejected and extension of time will be required accordingly.
- No Objection Certificate for regular water supply and electricity may be issued only after the completion certificate is obtained.

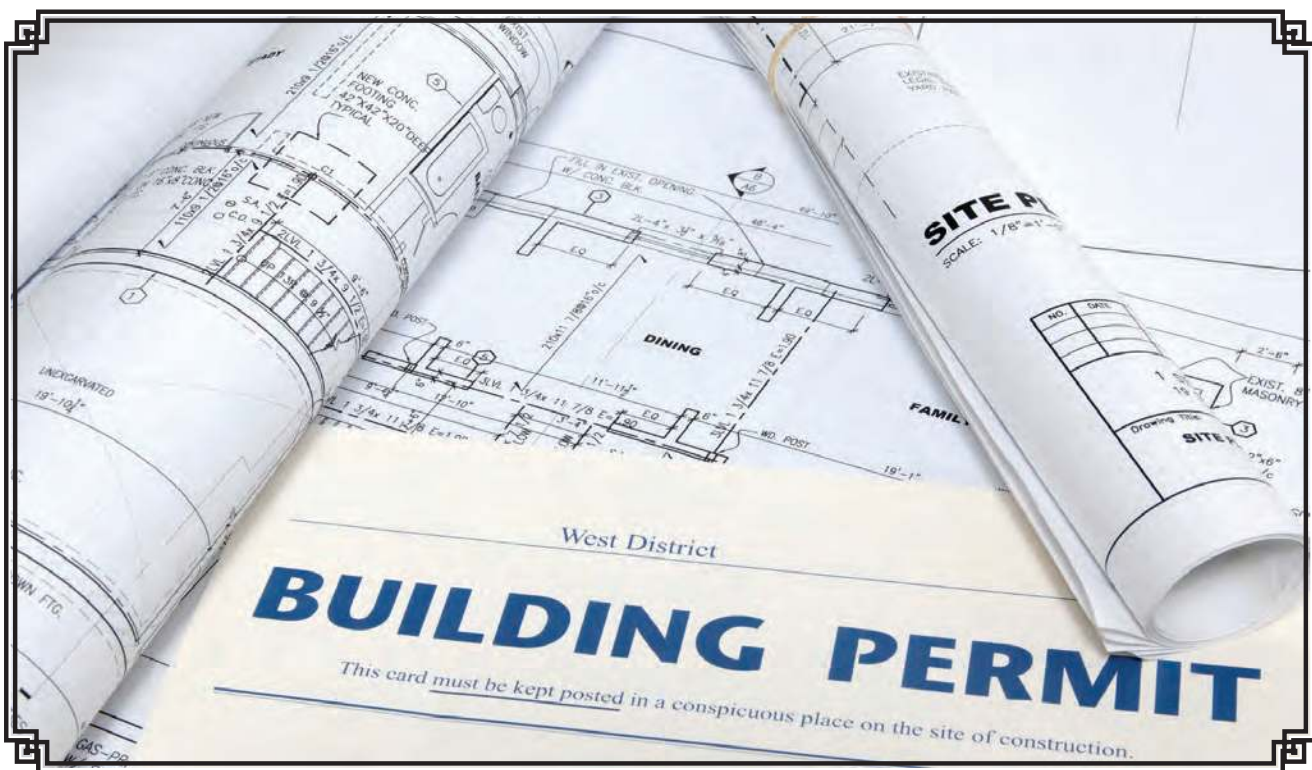
Streamlining Of Building Plan Approval

The requirements for the fire-protection of multi-storeyed buildings (high rise buildings) and the buildings, which are of 15 m. and above in height and low occupancies of categories such as assembly, institutional, educational (more than two-storeyed and built-up area exceeds 750 sq m.), hotel, hospital, nursing homes, underground complexes, industrial storage, meeting/ banquet halls, hazardous occupancies have been provided in the 2016 Bye-Laws. The clearance for the same has to be obtained by the owner from the concerned authority.

With regard to conservation of heritage sites, certain regulations have been provided in the 2016 Bye-Laws. It is to be noted that the provisions in the concerned chapter are in addition to the regulations applicable on Prohibited and Regulated Areas as defined in the Ancient Monuments and Archaeological Sites and Remains (AMASR) Act 2010, where site specific heritage bye –

laws prepared and notified by the Competent Authority (National Monuments Authority) under the AMASR Act shall be applicable.

In its initiative of ease of doing business, the 2016 Bye-Laws have also incorporated the idea of a single window mechanism. It has been suggested that all agencies involved in the process need to be integrated in a single electronic facility with proper coordination and monitoring of timelines. It proposes to integrate clearances required for individual construction proposals from various agencies into the differential control regulations of the Master/ Development Plan of the concerned city. Area zones of differential control regulations (within the city) by any of these agencies may also be mapped accordingly resulting in a composite map of the city with various control regulations clearly marked on the map. Thus, the sites which are located outside these regulated areas would not be required to avail clearance from the respective authorities, thereby reducing the clearance process significantly.



Clearance from various agencies proposed to be integrated:

S.No	Name of Agency	Type of Clearance	Area of Influence
1	National Monuments Authority through Competent Authority	Ancient Monument approval	As prescribed in the AMASAR (Amendment and Validation) Act, 2010 for protection of monuments.
2	Ministry of Environment	Environment Clearance (EC)	As prescribed in the statutory provisions for EIA and clearance based in accordance with the Environment Protection Act, 1986.
3	Central Ground Water Authority	Borewell Registration Certificate	As per Guidelines/ criteria for evaluation of proposals/ requests for ground water abstraction, 2012
4	Ministry of Civil Aviation	AAI Height NoC	Critical and non-critical area is identified by AAI
5	Ministry of Defense	Defense Clearance	Areas in and around Defense Establishments as identified by MoD.
6	Coastal Zone Management Authority	NOC (if near sea/ coastal areas)	Areas under the CRZ regulations.
7	NHAI/ PWD	Road access	Buffer zones as prescribed by NHAI along National Highways
8	Ministry of Railways	Area Clearance	Buffer zones as prescribed by Railways along the Rail tracks/ depots/ yards etc.

DEVELOPMENT CODES

As per the 2016 Bye-Laws, provisions contained in master plan/ zonal plan/ development code or as per the urban and regional development plan formulation and implementation guidelines, 2014 shall apply. However, on issues where these norms are silent or which require interpretation, the norms as decided by Authority shall apply. Residential premises on plotted development, group housing, resettlement colonies, slums etc. are to be constructed within the prescribed norms including but not limited to the use/ activity, ground coverage, FAR, set back, open space, height, density and number of dwelling units and parking standards etc.

A new approach to FAR

The 2016 Bye-Laws recommends a new approach for utilization of FAR with a view to provide flexibility and also to utilize the scarce urban land optimally.



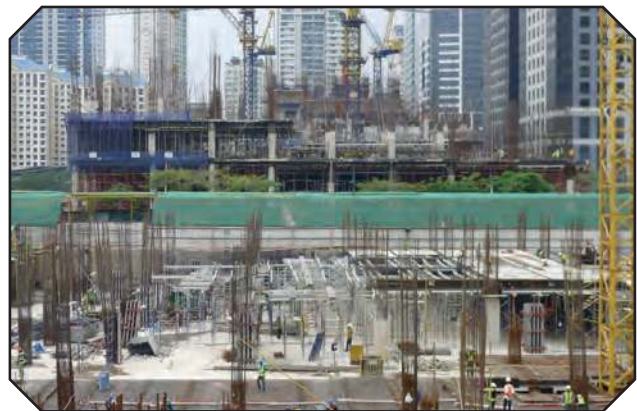
Additional FAR

Additional FAR Factor = Creativity x Context
 = Design parameters x Locational Attributes
 = (a+b+c+d+e) m.n.o.p.
 x + y

Where, a= Parking provision value
 b= Disaster emergency provision value
 c= Urban Form Value
 d= Pedestrian Safety Value
 e=Induced informal activities value
 x=Impact on essential services value
 y=Impact on environmental value
 m= Land use value
 n= Accessibility (Right of way of the approach road) value
 o=Congestion (Mobility index in terms of travel speed) value
 p= Heritage value

Purchasable FAR

2016 Bye-Laws also recommends special provision for purchasable FAR in Group Housing, Commercial, Institutional, and Industrial, Sport and amusement complex, recreational greens and Low Density Sports plot meeting the conditions provided therein.



Floating FAR

This method is based on the carrying capacity analysis of the infrastructure planned. Plot owners shall be permitted to use the additional FAR on payment basis.

The government has recommended elaborate set of development control norms for Low Income Housing and Non-Residential Premises.

Further, development controls for certain new categories of buildings have also been provided under the 2016 Bye-Laws:

- Buildings for Socio-cultural facilities
- Studio apartments.
- Other community facilities which include old age homes, religious facilities, creche/ day care facilities

INTEGRATION OF ENVIRONMENTAL CLEARANCE

In the context of climate change challenge, the 2016 Bye-Laws seek to promote green and sustainable construction practices. The building process has to ensure compliances to various conditions laid down by the Ministry of Environment, Forest and Climate Change.

India is committed towards mitigating the effects of climate change and moving towards internationally accepted norms for environmental friendly building construction.

The developers have to approach around 35 different authorities for obtaining various permits. To safeguard the environment, the environmental clearances is one important approval required for any construction project exceeding 20,000 sq. mts. The 2016 Bye-Laws recommends integration of the environmental concerns into building plan approval process by empowering the concerned local body/ development authority to approve and certify compliance of stipulated requirements.

Based on the built up area, the 2016 Bye-Laws classifies the building into the following three categories:

- **Category “A”:** 5,000 to 20,000 square meters
- **Category “B”:** 20,000 to 50,000 square meters
- **Category “C”:** 50,000 to 150,000 square meters.

Different set of environmental conditions have been prescribed for each category on account of following:

- Natural Drainage
- Water Conservations- Rain Water Harvesting and Ground Water Recharge

- Solid Waste Management
- Energy
- Air Quality and Noise
- Green Cover

For Category “C” building, sewage treatment plant and environment management plan is proposed to be made mandatory.

Also a risk based matrix has been introduced for different types of buildings.

The State/ UTs government are required to amend their building bye-laws to incorporate a specific set of conditions which would be applicable and enforced by the local Authority as prescribed in the 2016 Bye-Laws). The State/ UTs will be required to approach the Ministry along with draft notification seeking clearance that the requirements have been met. Post the clearance the State/ UTs shall notify the building bye-laws along with the conditions. For such states the Ministry shall issue a notification that the conditions have been suitably integrated enabling delegation of powers to the local authority of the concerned State/ UTs. Thereafter, for such notified area no separate prior environmental clearance will be required.

However, for the States/ UTs where the Bye-Laws have not been amended, the existing arrangement of prior environment clearance SEIAA shall continue.

WHAT'S NEW?- HIGHLIGHTS

Changes in Building Requirements

The 2016 Bye-Laws have also introduced changes & fresh requirements in respect of various aspects/ parts of building & services provided therein. Requirements have also been prescribed for:

- Bathrooms and Water Closets
- Septic Tanks
- Swimming Pools

Further, certain exemptions to open spaces / covered areas. For sanitation of visitors in public buildings, guidelines have been prescribed that must be followed while constructing the buildings / facilities:

- Wastewater conveyance/ treatment and prevention of contamination
- Adequacy in provision
- Design Considerations
- Additional requirements for these facilities

In addition to the general documents which need to be submitted for the purpose of building documentation procedure, the bye-laws state that in special cases, some other documents will be required to be submitted:

- For projects proposed within the Prohibited and Regulated areas as defined by AMASR Act 2010, permission /NOC from Competent Authority (NMA) is suggested to be obtained as per Rules 2011 framed under the Act by submission of required documents as per rules.
- Additional documents required for conservation of Heritage sites including Heritage Buildings, Heritage/ Precincts and Natural Feature Areas (wherever required).

The 2016 Bye-Laws also prescribe requirements in respect of the following building sites:

- Damp sites
- Corner sites
- Minimum size of site
- Distance from electric lines, for which the required clearances have been provided in the 2016 Bye-Laws.



Provisions for high rise development

The 2016 Bye-Laws also incorporate provisions for buildings higher than 15m of height without stilts and above 17.5 m of height with stilts. Various components of high rise development for which requirements have been prescribed are :

- **Peripheral Open Spaces including set backs**
- **Parking Spaces**
- **Building Components**

Doorways	Compartmentation
Revolving Doors	Ramps
Stairways	Corridors
Lifts	Glass Façade/ Service Ducts/ Shafts/ Refuge Area/ Vents
Basements	

- **Building Services**

Staircase and Corridor Lighting	Transformers
Electrical Services	Gas Supply
Alternate Source of Electric Supply	Boiler Room
Air- conditioning	Helipad

- **Disaster Management / Fire Safety**
- **Sustainable Environment and Buildings**

Solar Roof-Top Requirements

The 2016 Bye-Laws lays down new provisions regarding solar roof top power generation in cities for different categories of buildings. A minimum of 5% of connected load or 20W/sqft for “available roof top”, whichever is less, is the generation requirement prescribed.

Water Re-use and Recycling

All buildings having a minimum discharge of 10,000 l. or above per day are required to incorporate waste water recycling system. It is suggested that the recycled water should be used for horticulture purposes.

As per the 2016 Bye-laws, in addition to the above, provisions have been inserted for the local body to provide incentives to owner for rain water harvesting and roof top solar power generation through the offer of discounts and rebate in property tax.

Provisions for differently abled, elderly and children

Sensitive to the needs of the differently abled, elderly and children, all buildings and facilities used by the public, such as educational, institutional, business, commercial and group housing constructed on plots having an area of more than 2000 sq.m. are required to also follow the design guidelines and other provision for differently abled, disabled persons, elderly and the children. However, these provisions will not apply to private residential building.



Fire Protection and Fire Safety Requirements- “FIRE ALARM”

Under this chapter, provisions for “Fire Alarm System” has been introduced. It directs that:

- All buildings of 15m. and above in height as also residential buildings (Dwelling House, Boarding House and Hostels) above 24m. in height shall be equipped with fire alarm system.
- The installation of Fire Alarm Systems shall be carried out in conformity with the local fire regulations and rules thereunder whenever they are in force and the provisions in the local bye-laws, if any.

Rainwater Harvesting

Further, to make the environment sustainable, the laws provide for mandatory provisions for rain water harvesting for different types of buildings. Some important points to be noted here are:

- All buildings having a plot size of 100 sq. m. or more, while submitting the building plans for sanction, shall mandatorily include the complete proposal of rainwater harvesting.
- For open spaces/recreational land use, which generally constitute regional parks, district parks, sports complex etc. above the size of 500 sq. m. shall have arrangements for complete utilization and capture of storm water with scientific rain water harvesting techniques.

Guidelines for Mitigation of effects of Electro Magnetic Radiation in Built Spaces

With the steady rise of environmental exposures of Electromagnetic Fields (‘EMF’) due to the unprecedented growth in communication industry in recent years, human beings are being exposed to a complex mix of electric and magnetic fields at many different frequencies, at home and at work., and such radiation may result in damage to life.

From the perspective of prevention of any health effects of Electro Magnetic Radiations there is a need of suitable precautions, since it is not possible to keep away from them owing to the advent of wireless communication technology which is based upon electromagnetic waves.

In order to prevent such potentially disastrous effects, the 2016 Bye-Laws have incorporated certain guidelines for buildings and built forms for mitigating the effects of EMR, which has been provided in the Annexures. These guidelines have been summarized below:

- While planning a building or residential township, it is desirable to list all probable equipments/ appliances emitting Electromagnetic Radiations in order of ascending/ descending intensities, and these should be categorized as per indoor and outdoor emissions.
- It is advisable to keep a safe distance from working electric and electronic equipment, as the most fundamental principle in this regard is that the effect of Electromagnetic Radiation decreases with increase in distance from the radiation emitting source. A list of equipment generally used in and around working/ living spaces has been provided in the new Bye Laws. This list is however only indicative and not exhaustive.
- Mobile Towers should be mounted on the highest sanctioned building in an area, and as far as possible cellular operator should try to avoid residential areas. However where it is not possible to avoid these, they should request for permission from the concerned authority for installation on roof top of the tallest existing building.
- Provisions have also been inserted regarding indoor equipment.

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ZEUS Law is an ISO certified full service Corporate Commercial Law Firm established in 2005 offering services across the entire legal spectrum: Transactional, Advisory and Litigation

ZEUS strength lies within its unified team structure and shared understanding of law and finance. Presently the ZEUS team comprises of the two founder Partners, Vivek Kohli and Sunil Tyagi, and a Partner, Jayshree Navin Chandra, assisted by Managing Associates, Senior Associates and Associates besides the para legal staff. ZEUS advises and provides assistance to many Indian as well as International enterprising individuals as well as corporate clients from USA, UK, Europe and Asia. The primary aim of ZEUS is to provide legal services of unparalleled quality that adds value, both to the client's business as well as to the society at large.

ZEUS is engaged in sectors as diverse as real estate and infrastructure, entertainment and media, telecom, power, FMCG, education, agro-based industries, pharmaceuticals, chemicals and fertilisers, leisure and hospitality, tourism, wineries and tobacco industry.

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About PHD Chamber of Commerce & Industry

PHD Chamber of Commerce & Industry, a leading Industry Chamber of India, ever since its inception in 1905, has been an active participant in the India Growth Story through its Advocacy Role for the Policy Makers and Regulators of the Country. Regular interactions, Seminars, Conference and Conclaves allow healthy and constructive discussions between the Government, Industry and International Agencies bringing out the Vitals for Growth. As a true representative of the Industry with a large membership base of 48000 direct and indirect members, PHD Chamber has forged ahead leveraging its legacy with the Industry knowledge across sectors (58 Industry verticals being covered through Expert Committees), a deep understanding of the Economy at large and the populace at the micro level.

At a Global level we have been working with the Embassies and High Commissions in India to bring in the International Best Practices and Business Opportunities. A staunch believer in strength of the Indian Industry and MSME segment, we have mobilized tie-ups with a network of 60 world-wide chambers of commerce for allowing a one-to-one interaction between the industry and Govt. peers across the borders. PHD represents the interests of all local, national, regional, bilateral and transnational industry and provides a platform for exchange to better serve and promote SME members worldwide

It is more than just an organization of the business community, as it lives by the chosen motto 'In Community's Life & Part of It' and contributes significantly to socio-economic development and capacity building in several fields. Industrial Development, Health, Education & Skill development, Housing, Infrastructure, Agriculture & Agri-business and Digital India are the seven key thrust areas of the Chamber.

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