

property line and the building). For the purpose of fulfilling this requirement, the height limitations specified in Table 3.1.9 shall apply.

1.8.2.2 For plots having front road width not less than 23 m in an approved residential or business and mercantile area, there shall be no restriction on height for residential and business & mercantile buildings of Type 1 construction, provided the minimum open space requirements specified in Table 3.1.10 are satisfied.

1.8.2.3 For Type 2 construction, the maximum permissible height of the building shall be 4 storeys or 14 m for values of two times the sum of the width of the front road and the front open space not less than 13.6 m.

1.8.2.4 For Type 3 construction, the maximum permissible height of the building shall be 3 storeys or 11 m for values of two times the sum of the width of the front road and the front open space not less than 13.6 m.

1.8.2.5 For applying the provisions of Sec 1.8.2.1 through 1.8.2.4, the width of the front road for the layouts shown in Fig 3.1.1 (b), (c), (d), (e) and (f) where the plot abuts more than one road, shall be taken as the average of the widths of the abutting roads.

Table 3.1.9
Height Limitations Based on Road Width and Front Open Space

2 times (Front Road Width Plus Front Open Space)	Maximum Permissible Height					
	Type 1		Type 2		Type 3 ⁽³⁾	
	No. of storeys	Height (m)	No. of storeys	Height (m)	No. of storeys	Height (m)
Below 10.6 m	3	11	2	8	2	8
10.6 m to below 13.6 m	4	14	3	11	2	8
13.6 m to below 16.6 m	5	17	4	14	3	11
16.6 m to below 19.6 m	6	20	4	14	3	11
19.6 m to below 22.6 m	7	23	4	14	3	11
22.6 m to below 25.6 m	8	26	4	14	3	11
25.6 m to below 28.6 m	9	29	4	14	3	11
28.6 m to below 31.6 m	10	32	4	14	3	11
31.6 m to below 34.6 m	11	36	4	14	3	11
34.6 m to below 37.6 m	12	39	4	14	3	11
37.6 m to below 40.6 m	13	42	4	14	3	11
40.6 m to below 43.6 m	14	45	4	14	3	11
43.6 m to below 46.6 m and so on in increments of 3 m	15	48	4	14	3	11

Note :

- For plots with front road width (Sec 1.8.2.5) not less than 23 m, residential and business & mercantile buildings of Type 1 construction shall have no height restriction subject to additional open space requirements (Sec 1.8.2.2).
- The maximum permissible height for Type 2 construction is 4 storeys or 14 m (Sec 1.8.2.3)
- The maximum permissible height for Type 3 construction is 3 storeys or 11 m (Sec 1.8.2.4)

1.8.2.6 For buildings more than six storeys or 20 m high, the following arrangements shall be provided :

- Lifts of adequate size, capacity and number (See Chap 5, Part 8);
- Adequate fire protection and fire fighting arrangements (See Part 4);
- Separate emergency fire escape stair.

Table 3.1.10
Minimum Open Space Requirements for Buildings of Unlimited Height and Area
(Sec 1.8.2.2 and 1.8.3.5)

Occupancy	Minimum Open Space		
	Front (m)	Rear (m)	Side (m)
Residential	4.0	6.0	4.0
Business and Mercantile or other	6.0	6.0	6.0

1.8.2.7 For buildings in the vicinity of airports or aerodromes, the height shall be limited by the requirements of the civil aviation authority, city or area development authority or other concerned agencies of the Government.

Table 3.3.1
Required Fire Resistance Ratings of Building Elements (in hours)
for Various Types of Construction

Building Element	Type of Construction		
	Type 1	Type 2	Type 3
(1) Exterior bearing walls	4 ←	2 (see Note a)	1 →
(2) Exterior nonbearing walls and curtain walls	2 ←	1.5 (see Note a)	1 →
(3) Interior bearing walls, bearing partitions, columns, girders, trusses (other than roof trusses) and framing			
a) Supporting more than one floor	4	2	2
b) Supporting one floor only or a roof only	3	1.5	1
(4) Structural frame and structural members supporting wall	3 ←	1.5 (see Note b)	1 →
(5) Floor construction including beams	3	1.5	1
(6) Roof construction, including beams, trusses and framing, arches and roof deck			
a) 5 m or less in height to lowest member	2	1.5	1
b) More than 5 m but less than 7 m in height to lowest member	1	1	1
c) 7 m or more in height to lowest member	0.5	0.5	0.5
(7) Fire walls and party walls	4 ←	2 (see Note c)	2 →
(8) Enclosure of fire exits	2	2	2
(9) Shafts (other than exits) and elevator hoistways	2	2	2
(10) Access corridors leading to fire exits	1	1	1
(11) Vertical separation of tenant spaces	1	1	1
(12) Nonbearing partition walls	0.5	0.5	0.5
(13) False/suspended ceilings	0.5	0.5	0.5
(14) Smoke barriers	1	1	1
(15) Mixed occupancy separation	←	(see Note d)	→

Note : a : Not less than the rating based on fire separation distance (see Table 3.2.2)
b : Not less than fire resistance rating of wall supported
c : Not less than the rating required in Table 3.2.1
d : Fire resistance ratings of mixed occupancy separation, where permitted, shall be as required in Table 3.2.1.