

1.9.2 Height Limitations Based on Road Width

1.9.2.1 The maximum height of any building of Type I-A and Type I-B construction shall not exceed the nominal value of two times the sum of the width of the front road and the front open space (distance between the front property line and the building). For the purpose of fulfilling this requirement, the height limitations specified in Table 3.1.7 shall apply.

1.9.2.2 For plots having front road width not less than 23 m in an approved residential or business and/or mercantile area, there shall be no restriction on height for residential, business and mercantile buildings of Type I-A and I-B construction provided the minimum open space requirements specified in Table 3.1.8 are satisfied.

1.9.2.3 For Type I-C 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.

Table 3.1.7: Height Limitations Based on Road Width and Front Open Space

2 × (Front Road Width Plus Front Open Space)	Maximum Permissible Height in Terms of Construction Classification							
	Group- I*						Group-II*	
	Type I-A and Type I-B		Type I-C		Type I-D		Type II-A, II-B, II-D	
	No. of storeys	Height (m)	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	2	8
10.6 m to below 13.6 m	4	14	3	11	2	8	2	8
13.6 m to below 16.6 m	5	17	4	14	3	11	3	11
16.6 m to below 19.6 m	6	20	4	14	3	11	3	11
19.6 m to below 22.6 m	7	23	4	14	3	11	3	11
22.6 m to below 25.6 m	8	26	4	14	3	11	3	11
25.6 m to below 28.6 m	9	29	4	14	3	11	3	11
28.6 m to below 31.6 m	10	32	4	14	3	11	3	11
31.6 m to below 34.6 m	11	36	4	14	3	11	3	11
34.6 m to below 37.6 m	12	39	4	14	3	11	3	11
37.6 m to below 40.6 m	13	42	4	14	3	11	3	11
40.6 m to below 43.6 m	14	45	4	14	3	11	3	11
43.6 m to below 46.6 m and so on in increments of 3 m	15	48	4	14	3	11	3	11

Exterior wall with Fire Separation Distance of	Construction Element Exterior Wall	TYPE -I-A		TYPE -I-B		TYPE -I-C		TYPE -I-D		TYPE -I-E	
		Ratings in Hours	Exterior Opening ^{a,b}	Ratings in Hours	Exterior Opening ^{a,b}	Ratings in Hours	Exterior Opening ^{a,b}	Ratings in Hours	Exterior Opening ^{a,b}	Ratings in Hours	Exterior Opening ^{a,b}
9.0m or more	Bearing	4	N.L	3	N.L	2	N.L	1	N.L	0	N.L
	Non-bearing ^f	0		0		0		0			
Interior bearing walls and bearing partitions		4		3		2		1		0 ^{g,i}	
Enclosure of vertical exits ^e , exit passageways, hoistways and shafts		2		2		2		2		2	
Fire divisions and fire barrier Walls or partitions or ceiling slab		See Table 3.2.1 and provisions of this Code									
Columns ^k , girders, trusses (other than roof trusses) and framing	Supporting one floor	3		2		1½		1		0 ^{g,i}	
	Supporting more than one floor ^l	4		3		2		1		0 ^{g,i}	
Structural members supporting walls		Structural members shall have the same fire resistance rating of wall to be supported, but not less than rating required by the construction classification.									
Floor construction including beams		3		2		1½		1		0 ^{g,i}	
Roof construction, including beams, trusses and framing supported roofs and roof decks ^h	4.5m or less in height above floor to lowest member of ceiling	3		1½		1 ⁱ		1 ⁱ		0 ^{g,i}	
	4.5m to 6m in height above floor to lowest member of ceiling	2 ^{ci} or 1 ^{d,i}		1½ ^{ci} or 1 ^{d,i}		1 ⁱ		1 ⁱ		0 ^{g,i}	
	6m or more in height above floor to lowest member of ceiling	2 ^{ci} or 0 ^{d,g,i}		1½ ^{ci} or 1 ^{d,g,i}		1 ^{ci} or 0 ^{d,g,i}		1 ^{ci} or 0 ^{d,g,i}		0 ^{g,i}	

Exterior wall with Fire Separation Distance of	Construction Element Exterior Wall	TYPE -I-A		TYPE -I-B		TYPE -I-C		TYPE -I-D		TYPE -I-E	
		Ratings in Hours	Exterior Opening ^{a,b}	Ratings in Hours	Exterior Opening ^{a,b}	Ratings in Hours	Exterior Opening ^{a,b}	Ratings in Hours	Exterior Opening ^{a,b}	Ratings in Hours	Exterior Opening ^{a,b}
Shafts (other than exits) and elevator hoistways		2		2		2		2		2	
Fire separation wall and party wall		4		2		2		2		2	
Access corridor leading to fire exits		1		1		1		1		1	

Non-combustible Material;
 N. P Not Permitted;
 N. L No Limit

Table 3.3.1 (b): Fire Rating for Construction Group II: Combustible

Exterior wall with Fire Separation Distance of	Construction Element Exterior Wall	TYPE -II-A		TYPE -II-B		TYPE -II-C		TYPE -II-D		TYPE -II-E	
		Ratings in Hours	Exterior Opening ^{a,b}	Ratings in Hours	Exterior Opening ^{a,b}	Ratings in Hours	Exterior Opening ^{a,b}	Ratings in Hours	Exterior Opening ^{a,b}	Ratings in Hours	Exterior Opening ^{a,b}
0.9m or less	Bearing	2	N.P	2	N.P	2	N.P	2	N.P	2	N.P
	Non-bearing ^f	2		2		2		2		2	
More than 0.9m but less than 4.5m	Bearing	2	as per provisions of this Code	2	as per provisions of this Code	2	as per provisions of this Code	1	as per provisions of this Code	1	as per provisions of this Code
	Non-bearing ^f	2		2		2		1		1	
4.5m or more but less than 9.0m	Bearing	2	as per provisions of this Code	2	as per provisions of this Code	2	as per provisions of this Code	1	as per provisions of this Code	0	as per provisions of this Code
	Non-bearing ^f	2		2		2		1		0	
9.0m or more	Bearing	1	N.L	1½	N.L	1½	N.L	1	N.L	0	N.L
	Non-bearing ^f	0		0		0		0		0	
Interior bearing walls and bearing partitions		2		1		0		1		0	
Enclosure of vertical exits ^e , exit passageways, hoistways and shafts		2		2		1 ⁱ		1 ⁱ		1	
Fire divisions and fire barrier Walls or partitions or ceiling slab		See Table 3.2.1 and provisions of this Code									
Columns ^k , girders, trusses (other than roof trusses) and framing	Supporting one floor	as per provisions of this Code		1	0 or 1 ^j		1		0		
	Supporting more than one floor	as per provisions of this Code		1	0 or 1 ^j		1		0		

Exterior wall with Fire Separation Distance of	Construction Element Exterior Wall	TYPE -II-A		TYPE -II-B		TYPE -II-C		TYPE -II-D		TYPE -II-E	
		Ratings in Hours	Exterior Opening ^{a,b}	Ratings in Hours	Exterior Opening ^{a,b}	Ratings in Hours	Exterior Opening ^{a,b}	Ratings in Hours	Exterior Opening ^{a,b}	Ratings in Hours	Exterior Opening ^{a,b}
Structural members supporting walls		3		2½		2		1½		1	
Floor construction including beams		as per provisions of this Code		1		0 or 1 ⁱ		1		0	
Roof construction, including beams, trusses and framing including arches, domes, shells, cable supported roofs and roof decks ^h	4.5m or less in height above floor to lowest member of ceiling	as per provisions of this Code		¾		0		¾		0	
	4.5m to 6m in height above floor to lowest member of ceiling	as per provisions of this Code		¾		0		¾		0	
	6m or more in height above floor to lowest member of ceiling	as per provisions of this Code		¾		0		¾		0	
Shafts (other than exits) and elevator hoistways		2		2		2		2		2	
Fire separation wall and party wall		4		2		2		2		2	
Access corridor leading to fire exits		1		1		1		1		1	
<div style="display: flex; justify-content: space-between; align-items: center;"> Non-combustible Material ; N. P Not Permitted ; N. L No Limit </div>											

2.4.1.2 Fire separation distance shall be measured from the face of peripheral wall of a building to the adjacent property line. For the purpose of this Section, if a public road adjoining all along a property line shall get the benefit of half of Road width as a part of Fire separation distance. For two or more buildings on the same plot, distances of imaginary lines equidistant from all side of buildings shall be considered as the required fire separation distances.

2.4.1.3 The exterior walls of a building shall have a fire resistance and opening protection as specified in Tables 3.3.1 (a), 3.3.1 (b) and 3.2.3.

2.4.1.4 Any outward projected elements from the peripheral wall of a building line shall be limited to the sunshade line.

2.4.1.5 When openings in exterior walls are required to be protected due to distance from the property line, the aggregate area of such openings shall not exceed 50 Percent of the total area of the wall in each storey.

2.4.1.6 Dwellings separation walls in semi-detached or row type development shall comply with Sec 2.4.3.

2.4.2 Allowable Floor Areas

2.4.2.1 The total area of the building shall comply with Sec 1.8.3 Chapter 1 of this Part.

2.4.2.2 The floor area of the mezzanines shall be included in the area of the respective main floor.

2.4.2.3 Floor area calculation shall be divided in to two: (a) All Floor areas at and above the formation level which shall be generally included in the FAR calculation. (b) Floor areas below the formation level shall generally be excluded in FAR calculation provided the Occupancy classifications remain within Utility or Private Garages.

Table 3.2.2: Fire Resistance Ratings in Hours of Exterior Walls for Various Occupancy Groups

Fire Separation Distance	Occupancy			
	A1, A2, K2, M2	A3, A4, A5, B,C, D, E1, F1, F2, G1, I	E2, F3, F4, E3, G2, H1	H2, J
Up to 1.5 m	1	2	3	4
Greater than 1.5 m and up to 3 m	N	1	2	3
Greater than 3 m and up to 4.5 m	N	N	1	2
Greater than 4.5 m and up to 9 m	N	N	N	1
Greater than 9 m	N	N	N	N

N= No requirements