

## **BUREAU OF INDIAN STANDARDS**

### **RECORD OF DISCUSSIONS**

**Meeting of the Working Group, CED 46:P1/WG 2 under Panel for Administration, Development Control Rules and General Building Requirements, CED 46:P1 to Revise Part 3 'Development Control Rules and General Building Requirements' of NBC**

**: First Meeting  
(Fifth Sitting)**

**Monday, 04 November 2024**

**: 1430 h – 1600 h**

**In Online Mode:**

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**Convener:** Shri Rajpal Kaushik

**Member Secretary  
NBC Officer:**

**: Shri Arun Kumar S  
Shri Abhishek Sharma**

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#### **Members Present**

- 1) Dr V. S. Naidu, Hyderabad
- 2) Shri Shashikant Jadhav, Mumbai
- 3) Smt Ruchita Gupta, SPA
- 4) Shri Akshay Kumar Beuria, IIA

#### **Invitee**

- 1) Dr Manjari Khanna Kapoor, New Delhi

#### **Absent/Regrets**

- 1) Shri V Suresh, Thiruvananthapuram
- 2) Shri Santosh Warrick, Mumbai

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#### **Item 0 OPENING REMARKS**

The Expert Group noted that the day's meeting was with a view to addressing the remainder of the comments/inputs received from members as in the Agenda and that of developments based on SP 73 for inclusion in Part 3 of NBC and the further updated and trimmed version of the new clause on requirements for built environment to prevent crime including terror addressing the aspects for resilience against extreme events.

## Item 1 TECHNICAL MATTERS

### A) 'Requirements For Built Environments To Prevent Crime And For Resilience Against Extreme Events.'

Invitee for the meeting Ar. Manjari Khanna Kapoor was requested to make a presentation on the subject, based on the 9 paged concise version of the **clause 30** proposed by her for inclusion in Part 3 of NBC. The members examined the draft and observed the presentation made and decided as follows:

- 1) Part 3 of NBC will now cover a new **clause 30** on the above-proposed subject.
- 2) Only the basic terms (and their associated definition) which are being included in NBC to be listed.
- 3) Suggest to examples on the proposed Table 30.1 to be included for information and guidance of the building owners to decide accordingly.
- 4) To include civil unrest under structural threat.
- 5) Instead of refuge room, to include "Panic Room" in **clause 30.5.16**.
- 6) To include necessary clause in **30.6** regarding calculation of the number of hand held metal detectors in a building/floor/unit.
- 7) City Level Security Measure to be included at **30.10**.
- 8) To include the minimum size of the security command center to enable proper planning and arrangement/locating the same in a building.
- 9) To consider including the provision of cloak room in the scanning area of the building, particularly in the entry-level floors.
- 10) To address suitably regarding built facilities having multiple entrances.
- 11) To indicate and suggest the size of the holding area for A, B and C1 categories of buildings, taking specific guidance from the provisions in UN document.

In line with the above, Ar Kapoor kindly agreed to provide the further updated version of the proposed **clause 30** for inclusion in the revision of Part 3 of NBC.

#### 3.1 Comments on Part 3 of NBC 2016 as given at **Annex 2** of the Agenda.

The Group discussed on the item of the Agenda, listed below and decided as indicated thereunder.

#### A) Inputs received in the Development of SP 73:2023

##### a) Definition of Building Height for Hilly Areas

The height of a building located in fully terrain shall be calculated from the lowest level of the firm ground, and not from that of, say an approach road (which is accessible by emergency vehicles) which could be near the upper levels.

b) Height of High-rise Buildings

The existing definition of 15 m and above was recommended and decided to continue in this version of NBC, as no significant technical justification was provided for changing the same. The Group noted that in view of irrational increase of FAR leading to newer floors being constructed, there could be parking issues which should be there it by the provisions given in Annex A of NBC. Moreover, the matter is specific to a few highly populous cities and cannot be mandated as the norm in NBC.

c) Provisions for podium

No change w.r.t the suggestions regarding podium which was introduced in the 2016 version only that lists the requirements including permitted uses and aspects of fire tender movement.

**B)** The Group noted the related excerpts from the report titled '**Compilation and Study of International Leading Practices**' as listed in the **PDF titled Annex 3** of the Agenda covering the following items and noted that inline with the provisions in SP 73 the updates were decided in the earlier meetings of this Group:

<b>Best Practices Regarding</b>	<b>Related Part of NBC</b>
Leading practices in Land Use Classification	Part 3
Leading Practices in Land Development Tools (Transferable Development Rights)	Part 3
Leading Practices in Land Development Tools (Floor Area Ratio)	Part 3
Leading practices in Accessibility/ Universal Design	Part 3

**3.3** The Group noted the following inputs received in BIS and made its recommendations/decisions as given below:

**3.3.1** Environment Friendly Buildings - MoEF&CC matter

The Group noted that at the behest of Ministry of Housing and Urban Affairs (MoHUA), an Overarching Committee was constituted by the Ministry of Environment, Forest and Climate Change (MoEF&CC) to discuss regarding Environment-Friendly Construction of Buildings and the information under the item.

The Group noted that the open spaces in and around a building setbacks, road widths, etc are with a view to ensuring the health safety and public safety aspects covered in more than one chapter of NBC. It also noted that BEE is a member of CED 46 and the related Panels w.r.t the above chapters.

### **3.3.2 National Minimum Standards and Protocol for Creches (Operation and Management)**

The Group noted the information covered in the above publication brought out by the Ministry of Women and Child Development, GoI including the safety features as indicated in clause 4 of the same. The Group also noted that Part 4 of NBC not only defines the building (Group B) which can be used as creche and the additional occupancy requirements as given in its clause 6.2 that particularly addresses the location of rooms for preschool, KG, class 1 and class 2 students. The Group recommended that the guidelines for preschool/KG are applicable for creches which can be of standalone type or part of a business building.

### **3.3.3 Minimum Standards for Senior Citizen Homes**

The Group noted the comprehensive guide brought out by the Ministry of Social Justice and Empowerment which formulated a [document](#) titled “Minimum Standards for Senior Citizen Homes”. It observed that the requirements of Group A ‘Residential Building’ of Part 4 shall be applicable together with the provisions in Part 3 of Code, particularly its Clause 13 ‘Requirements for Accessibility in Built Environment for Elders and Persons with Disabilities’. It was decided to include in the revision of Part 3 the specific provisions in SP 73 such as:

- o FAR,
- o Ground Coverage,
- o Maximum Height and Parking Standards

The Group was apprised by BIS that in the development of SP 73 under the project of promotion of NBC in the States and UTs of India, BIS had studied the various related acts, rules, regulations, byelaws, central/state government documents relating to building development/construction/maintenance including that of MANUAL ON OLD AGE HOMES of the Government of Kerala (Department of Social Justice) in particular, available [online](https://wcd.kerala.gov.in/DOCUMENTS/Downloadables/SOP/Protocol/12150.pdf) at: <https://wcd.kerala.gov.in/DOCUMENTS/Downloadables/SOP/Protocol/12150.pdf>

### **3.3.5 The request for Revision of Definition of High-Rise Building received from Fire Advisor, MHA, GoI.**

The Group noted the request for the Revision of the Definition of High-Rise Building was received from the Fire Advisor, MHA, GoI given under the item of Agenda and the suggestion/inputs prepared by BIS which was also indicated in the Agenda relating to the heights decided by various countries towards categorizing a building as high rise or not. The Group noted that 15 m translates to 4 levels of walking by human which is possible to do so in one single stretch and the suggestion to modify the same has no proper logic. In view of the same, the Group decided for no change from 15 m as defined in NBC for high rise building.

### 3.4 Service Floor in a Building

Convener, Shri Kaushik requested the members to consider including the provisions regarding 'Service Floor' as defined in SP 73:2023 as: "A floor provided to install various building services/equipment and to facilitate its maintenance."; and the technical requirements given in Chapter 6 'General Building Requirements' of SP 73.

The Group deliberated the developments happening in the country including in multistorey EWS that have a provision of a service floor between every 4 floors, subject to providing a maximum of 3 such floors in a building. Shri Jadhav provided examples of housing for EWS in Maharashtra and the practices in which the requirements of the service floor have been specified, who also agreed to share a copy of the order/guide. Thereafter, it was decided to include in this Part 3, those provisions as recently included in SP 73.

### 3.5 Annex A on Parking

In continuation to the discussions in the 3<sup>rd</sup> sitting on the working group, as regards Annex A on Off-Street Parking Spaces, it was decided to provide similar provisions as in SP 73 but with an option for Tier 1 and Tier 2 cities to suitably reduce the amount of parking under the ECS method of specifying the requirements, given in SP 73. TCPO was requested to suggest the value/percentage that could be considered by the authorities of respective Cities/Towns.

## Item 4 NEW WORK ITEM

### 4.1 Technical Specifications Guide to the National Building Code of India

**The Group was apprised by BIS that** through the Manak Online Portal, BIS had earlier circulated a new work item proposal received from Shri Abhishek Chhabra titled "**Technical Specifications guide to the National Building Code of India**", in which the proposer has defined the requirement/proposed standard as below:

Use a harmonized language and approach to define work and activities across various stakeholders of the construction Industry. The NBC is a country wide guidance document and such documents are interpret to create technical specifications which make the work definable to price it. This guidance document creates a commonly understood vocabulary to pass on the guidance of the building code.

He has suggested the following scope:

The standards helps create a standard format and language to define scope of all works in the construction industry that needs to follow the building code. Categorized by the occupancy types in the NBC, the guide or code or practice will help harmonize the specifications of projects.

And provided the justification as:

With the lack of any standardization in how materials, systems and trades are defined, the contracts in the construction industry in India are filled with verbiage from international building codes. This creates confusion and de-incentivizes localization and promotes imports. Standardization will help create employment and drive up the economic engine of the country.

The Group also noted the recommendation made by BIS as below:

In this context, as you are already aware under the CED 46 of BIS apart from NBC, there exists another special publication namely: **SP 73 : 2023 'Standardized Development and Building Regulations'**.

SP 73 aims to improve regulatory mechanisms governing building construction, aligning these to various best practices and provisions existing in NBC 2016 to ensure better, time bound and transparent services to people and help create faster, better, more durable, resilient, accessible and sustainable buildings and built environment, generally improving ease of doing business in the field of construction.

Further, SP 73 is aimed to bring about commonality, where possible, in rules/regulations/acts being followed by various regulatory bodies and to align these regulations to latest developments in the building industry to ensure that the regulatory bodies become more transparent, efficient and people are able to access services of registered building professionals. As there will be sufficient commonality in rules and regulations across the country, this will help in ease of doing business in various geographic areas. Another objective is to suggest how various regulatory bodies can integrate collection of verifiable data through these common rules and regulations, and how Information Technology can be leveraged to assist these bodies.

Considering, that the proposed subject is already accomplished through SP 73 and also the State/UT level documents based on SP 73 was made available by BIS (as at <https://www.bis.gov.in/standardized-development-and-building-regulations-2023/>) apart from sharing it with the respective State/UT's, it is proposed to reject the proposal in the portal and indicate that a publication (SP 73) exists.

In view of the above, it was decided for no action as the update/information provided by BIS is correct and valid.

## **Item 5 DATE & PLACE OF THE NEXT MEETING**

**5.1** As all the items of Agenda have since been disposed in this 5 sittings, it was decided to have the next meeting of the Group to consider the comments to be received on the preliminary draft of revision of Part 3 of NBC.

**Item 6 ANY OTHER BUSINESS**

**6.1** There being no other item, the meeting ended with thanks to one and all; and specially to the invitee, for their technical inputs, support and co-operation.

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