

### AMENDMENT OF AMC BUILDING REGULATION 2012

REFORM NO	CONTENT OF THE REFORM	SUB-CONTENT OF THE REFORM	THE AIZAWL MUNICIPAL CORPORATION BUILDING REGULATION – 2012 & THE AIZAWL MUNICIPAL CORPORATION BUILDING (AMENDMENT) REGULATION 2019	REMARK	PROPOSED AMMENDMENT/ ADDENDUM
1	Amendment in Building Regulations to Minimize Ground Floor Loss for Standalone Factories	<p><b>4. A standalone factory loses approximately 50 percent of its land to building standards like setbacks, ground coverage and parking requirements.</b></p> <p>Generally, a factory building in different States cannot cover more than 40 to 60 percent of the plot. Liberalizing building standards for factory plots can help States unlock productive land and enhance job opportunities.</p>	NA	<p><b><i>There is no regulation for Standalone factory in the AMC Building Regulation-2012</i></b></p> <p><i>However, as per The Factory Act, 1948 (m) “factory” means any premises including the precincts thereof— (i) whereon ten or more workers are working, or were working on any day of the preceding twelve months, and in any part of which a manufacturing process is being carried on with the aid of power, or is ordinarily so carried on, or</i></p>	<p><b>An addition in</b>  <u>1. Regulation 3</u>          (Definitions) clause 38(2)  <u>sub clause 1 may be inserted</u>          Viz.  <b>Standalone Factory Buildings:</b> These includes any building or structure wherein manufacturing process is being carried on with or without the aid of power, or is ordinarily so carried on but does not include a hotel, restaurant or eating place.</p>

		5. The State Government will be eligible for incentive on notifying changes in ground coverage, setbacks, and parking requirement for industrial plots of standalone factories to ensure that, on an average, the unit level land lost on account of prevailing building regulations is less than 30 percent.		<i>(ii) whereon twenty or more workers are working, or were working on any day of the preceding twelve months, and in any part of which a manufacturing process is being carried on without the aid of power, or is ordinarily so carried on,— but does not include a mine subject to the operation of 5 [the Mines Act, 1952 (35 of 1952)], or 6 [a mobile unit belonging to the armed forces of the Union, railway running shed or a hotel, restaurant or eating place].</i>	2. <u>Regulation 39 (Maximum Floor Area Ratio (F.A.R), height limitation, maximum permissible coverage and types of occupancy) sub regulation 5 may be inserted as</u> <b>Annexure I</b>
2	Amendment in Building Regulations to Encourage Development of Flatted Factories	6. <b><i>A Flatted factory loses out on built-up area due to building standards like Floor Area Ratio (FAR), height, parking, and ground coverage.</i></b> Liberalizing building regulations for flatted factories can incentivize setting up of multi-storied units with high	NA	<b><i>There is no regulation for Standalone factory in the AMC Building Regulation-2012</i></b>  <i>However, as per Standardized Building Regulations 2023 made by BIS serial no 78, section 1.3 (Definitions)- Premise(s) housing a group of permissible non-hazardous small industrial</i>	<b>An addition in</b> <u>2. Regulation 3</u> <u>(Definitions) clause 38(2) sub clause m may be inserted</u> <b>Viz.</b> <b><i>Flatted Factory Buildings:</i></b> <i>These includes any building or structure wherein premise(s) housing a group of permissible non-hazardous small industrial</i>

		<p>worker density close to city centres.</p> <p>7. States will be eligible for an incentive upon notifying changes in building regulations for flatted factories to grant relaxation in floor area ratio, setbacks, parking, maximum height and ground coverage, thereby doubling the built-up area for flatted factories in development and industrial areas.</p>		<p><i>units in multi-storied industrial buildings.</i></p>	<p><i>units in multi-storied industrial buildings.</i></p> <p><u>2. Regulation 39 (Maximum Floor Area Ratio (F.A.R), height limitation, maximum permissible coverage and types of occupancy) sub regulation 5 may be inserted as</u> <b>Annexure I</b></p>
3	Encourage Vertical Growth of Commercial Buildings	<p>8. <b><i>Commercial buildings in States loose most of their potential floor space to Floor Area Ratio (FAR) Standards.</i></b> These standards in India are more restrictive than those in many other developed and developing countries.</p> <p>9. States will be eligible for an incentive upon notifying changes to</p>	<p>Regulation 3(2) (Definitions) clause (e) Mercantile (Commercial) Buildings: These include any building or part of the building which is used for display or sale of merchandise such as shops, stores, markets etc., either whole-sale or retail, banking and financial</p>		<p><u>1. Regulation 39 (Maximum Floor Area Ratio (F.A.R), height limitation, maximum permissible coverage and types of occupancy) sub regulation 6 may be inserted as</u> <b>Annexure I</b></p>

		building regulations to increase the base FAR for all commercial buildings in municipal and development area to at least 5 and increase the base FAR for all commercial buildings in Central Business Districts and transit-oriented development corridors to 5+2.	institutions, private business houses and professional establishments of doctors, dentists, tailors etc. beauty parlour, barber shops, new stands, milk booth, lunch counters and restaurants.		
4	Allow Construction of Hostels in Industrial Zones	10. Land use regulations in many States preclude mixed land use development, especially residential development. Hostels and dormitories are often not allowed in areas marked for industrial use. Allowing both in situ and private development of hostels and dormitories in industrial areas can reduce the distance between work and home, address safety concerns (particularly for women), and help	<b>UD&amp;PA</b>	<b>UD&amp;PA</b>	<b>UD&amp;PA</b>

		<p>workers to increase their productivity.</p> <p>11. States will be provided an incentive under this Part of the Scheme, if they amend master plans and regulations that prevent the construction of hostels in industrial zone. For this, States will have to first identify all instances in master plans and zoning regulations that prevent the emergence of hostel/dormitory facilities in industrial zone and send this list to DoE. The States will then need to notify amendments to the master plans or zoning regulations, removing restrictions in industrial zones.</p>			
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## ANNEXURE I

(5) **Industrial plots:** For plot within industrial use zones as per Master Plan-

Sl no	Type	Plot size (in sqm)	Maximum F.A.R	Maximum Coverage (in %)	Maximum Height (in m)	Minimum Setbacks (in m)		
						Front	Sides	Rear
1	Standalone factory	300 (min.) - 500	2.0	75	15	1.2	0.9	0.9
		501 - 1000	2.0	75	15	1.5	1.2	1.2
		1001- above	2.0	75	15	2.0	1.5	1.5
2	Flatted group industry and service center	1000 (min.)	2.0	70	19	1.5	3.0	2.5

(6) **Special provisions for Commercial buildings:** For plot within commercial use zones as per Master Plan with 100% commercial use-

Sl no	Type	Plot size (in sqm)	Maximum F.A.R	Maximum Coverage (in %)	Maximum Height (in m)	Minimum Setbacks (in m)		
						Front	Sides	Rear
1	Commercial Building	300 (min.)	5.0	75	21	1.2	1.2	1.2

Provided that when an entire floor is used for parking such floor shall not be counted for calculating F.A.R and height limit subject to the condition that the total height shall not exceed 24m.

Provided further that in the case of Commercial Buildings in new Central Business District (CBD) and Transit Oriented Development (TOD) corridors delineated by Master Plan an addition of +2 F.A.R is permissible for plots of 500sqm and above on the merit of the specific site conditions.