

OFFICE MEMORANDUM

Subject: Guidelines for High Rise Buildings- regarding

Ministry has been regularly receiving proposals for Environmental Clearance for high rise buildings from the States of Kerala, Maharashtra, Haryana etc. The relevant issues related to height of buildings, adequacy of fire fighting facilities and other requirements have been deliberated upon by the EAC for the related sector from time to time before giving its recommendations to this Ministry. The Ministry also received various representations from the State Government of Kerala and from the builders/developers regarding the specific issue of height of the buildings. In this regard, a site visit in Kerala was undertaken by the EAC.

2. The EAC for Building/Construction, Infrastructure and CRZ Projects in its 105th meeting held on 21-23rd September, 2011 discussed in detail the issues related to increase in traffic, distance from fire stations and other emergency and evacuation requirements for high rise buildings.

3. The EAC recommended that the height of the building should be linked with the width of the road on which the proposed building is to be located and also the distance of Fire Station from the building so that in case of emergency, the Fire Tender may reach in the shortest possible time. The EAC also stressed the need for mandatory mock-up drills and availability of NOC's from the concerned departments before the start of construction as well as before occupancy. The EAC also recommended that the provisions and the guidelines, as applicable, of the State Departments and National/State Disaster Management Authority should be strictly followed. These recommendations of the EAC have been accepted by the Competent Authority.

4. In light of above acceptance, the following guidelines are stipulated regarding buildings of different heights whenever building projects are appraised by the EACs:-

i) For Buildings more than 15 m, height-

All necessary fire fighting equipments shall be in place before the occupancy of the building

ii) Minimum width of the road (right of way):

S.No	Height of Building	Width of Road (right of way)	
		Minimum	Desirable
(a)	between 15 m – 30 m	15 m	18 m
(b)	between 30 m – 45 m	18 m	24 m
(c)	between 45 m – 60 m	24 m	30 m
(d)	above 60 m	30 m	45 m

iii) Location of fire station:

S.No	Height of Building	Location of Fire Station	
		Minimum	Desirable
(a)	between 30 m – 45 m	Within 10 km	Within 05 km
(b)	between 45 m – 60 m	Within 05 km	Within 02 km
(c)	above 60 m	Within 02 km	Within 10 minutes driving distance

(iv) Mandatory Mock-up drills:

Regular and periodic mock-up drills shall be undertaken by the Fire Department at least once in a year.

(v) NOC from the Fire Department:

NOC shall be obtained from the local Fire Station at 2 stages-

- (a) Before the construction
- (b) Before the occupation of the Building

(vi) NOC shall be obtained from National/State Disaster Management Authority, wherever applicable.

(vii) Applicable guidelines of Fire Department/National/State Disaster Management Authority shall be strictly followed by the developer and occupiers/Cooperative Societies.

5. The State Level Environment Impact Assessment Authorities (SEIAAs) may decide to have the provision of more stringent than the above guidelines for projects within their jurisdiction, if the local circumstances so warrant, after following a transparent and inclusive process including consultation with their SEACs.

This issues with the approval of the Competent Authority


(Lalit Kapur)
Director

To:

1. All the Officers of IA Division
2. Chairpersons/Member Secretaries of all the SEIAAs/SEACs
3. Chairman, CPCB
4. Chairpersons/Member Secretaries of all the SPCBs/UTPCCs

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