

**GOVERNMENT OF INDIA**  
**Dated the 21st April 1951**

S.R.O. 175: -

The following bye-laws for regulating the erection and re-erection of buildings in the Dehra Dun Cantonment, made by the Cantonment Board, Dehra Dun, in exercise of the powers conferred by Section 186 of the Cantonment Act, 1924 (II of 1924) and in supersession of the bye-laws published with the notification of the Government of India in the late Defence Department No. 23/20/G/C&L/43, dated the 24<sup>th</sup> June 1944, are hereby published for general information the same having been previously published and having been approved and confirmed by the Central Government, as required by sub-section (1) of section 284 of the said Act, namely : -

Bye-laws for regulating the erection and re-erection of buildings in the Dehra Dun Cantonment.

1. (i) Every person intending to erect or re-erect a building shall apply for sanction by giving notice in writing to the Executive Officer, under section 179 of the Cantonments Act, 1924, in form "A" appended to these bye-laws, and shall at the same time submit, in triplicate (one copy being on tracing cloth or linen and the other copies in blue print or on tracing cloth), duly signed by him or by his agent, the following : -
  - (a) A site plan of the land on which it is intended to erect or re-erect the building.
  - (b) a plan showing the elevation and cross section of the building which it is proposed to erect or re-erect together with a plan of the existing buildings, if any showing all thereon; and
  - (c) the specifications detailed in form "B" appended to these bye-laws;

Provided that if the site on which it is proposed to erect or re-erect a building lies in the village areas of Garhi and Rangharwala and does not abut on any public road, or street or on Government land the plans and specifications referred to above may be submitted in duplicate only.
- (ii) All new work shall be indicated on the plans in a distinctive colour and a key to the colours used shall be given thereon, as detailed below:-

Existing work in ---- Black  
Proposed work in ---- Red  
Demolition work in ---- Yellow

(iii) All plans submitted for sanction under these bye- laws must be signed by a qualified draftsman or overseen. The site plan shall be drawn to a scale of not less than 110 feet to an inch. The scale used shall be marked in the plan Which shall clearly show:-

- (a) the direction of the North point;
  - (b) the boundaries of the site on which it is proposed to erect or re-erect the building;
  - (c) the position of all adjacent buildings, streets, vacant lands and drains;
  - (d) the names, if any, and width of all streets on which the site abuts, together with the numbers, if any, of the adjoining houses or premises, and the names of their owners;
  - (e) the lines of frontage of adjoining buildings, if the building abuts on any street;
  - (f) the alignment of drains showing the manner in which the roof and house drainage and surface drainage will be disposed of;
  - (g) a sketch of the buildings and premises showing all electric wiring and poles and water pipes within twenty feet of the boundaries of the site.
2. The building plan (including ground plan, section and elevation) shall be drawn to a scale of not less than eight feet to an inch, and shall show inter alia the following:-
- (a) the external dimensions of the main building;
  - (b) the ground floor, the first floor, any other floor and the roof;
  - (c) the position and dimensions of all projections beyond the main walls of the buildings;
  - (d) the position of all proposed and existing drains, bath rooms; urinals, privies, fire places, kitchens, gutters and down-spouts and other sanitary conveniences;
  - (e) the dimensions of all rooms and the size and position of all doors, windows, and ventilators in each room;
  - (f) the materials to be used for the foundations, walls floors and roofs;
  - (g) the purpose for which it is intended to use the building;
  - (h) no building shall be erected if it projects beyond the general alignment fixed for the street or streets on which it abuts.
  - (i) the level and width of the foundations and the level of the lowest floor with reference to the level of the centre of the street on which the front of the proposed building is to abut;
  - (j) the open space inside and surrounding the proposed building for free circulation of air.
3. Every person who erects or re-erects a building the whole or any part of which is intended or used for human habitation shall, if so required, construct one or more privies in connection with or as a part of such building.
4. The outer covering of all pen roofs shall be made of tiles, iron sheets or other non-inflammable materials.

5. Where a new building is to be erected, a clear space of at least 5 feet shall be left around such building unless the proposed building abuts on an existing building or abuts on a street provided that where this is not possible the application shall be considered on its merits, keeping in view the free circulation of air surrounding the proposed building.
6. No latrine or refuse water pit shall be constructed within ten feet of a kitchen provided that where this is not possible, the application shall be considered on its merits, keeping the sanitary point of view.
7. House drains through which waste or sullage water is intended to pass, shall be constructed of masonry or other impervious material and shall be connected to the nearest Cantonment public drain wherever such a drain exists within 50 feet or nearby of the proposed building. In the absence of such Cantonment drain nearby, the house drains shall be discharged into a Soakage or cuss pit, which shall be constructed and maintained by the house owner.
8. Every building of more than one storey shall have a width of stairs of not less than three feet to ensure safety in case of fire, and no such stairs shall be constructed of inflammable materials.
9. Every room in a building intended to be used for human habitation shall be provided with:-
  - (a) A floor area of at least 80 square feet and a width of 8 feet.
  - (b) At least one door, one window and one ventilation.
10. (1) The height of the proposed building shall not be less than:-
  - (a) In the case of a pent-roof-8 feet from the ground level to the eaves.
  - (b) In the case of a flat roof:-
    - (i) ground storey -10 feet from the floor.
    - (ii) Subsequent storey ----- 8 feet.

(2) No left constructed in a house shall be used for human habitation unless it complies with the minimum height required for subsequent storey.
11. No house steps shall be constructed so as to project on to a street or beyond a public drain running in front or at the back of the building.
12. (1) All doors, windows and ventilators provided for rooms in the proposed building shall not be less than the following minimum sizes:-
  1. Doors ----- 3'×6'
  2. Windows --- 2'×3'
  3. Ventilators ---- 1'×1½'

(2) (i) All gates, doors, windows or shutters on the ground floor of a building abutting on a street or lane shall not be made opening outwards on the said street or the lane.

(iii) Sun-shades over doors, windows and ventilators on the ground floor of a building projecting over a street or lane shall not be allowed.
13. No latrine shall be allowed to open on any public street or lane unless screened by a 5 feet high purdah wall.

14. No temple, mosque, church or other religious or public building shall be erected unless a clear 10 feet space is left in front of the proposed building if it abuts on a street.
15. No room intended as a godown for the storage of food grains in excess of fifty mounds shall be constructed unless the floor and walls upto a height two feet are made of stone, concrete or other impervious material and are also rat proof.
16. The plinth of all buildings shall be at least one feet above the level of the ground and every wall of such building shall have a damp proof course of not less than one inch in thickness above the plinth level which shall consist of cement concrete or plaster.
17. In no case shall the height of a building be more than one and a half the width of the street on which it is to abut.
18. Where the plans submitted are unintelligible ambiguous or are not in accordance with these bye-laws, the Executive Officer shall return such plans to the applicant, giving his reasons in writing and until a correct plan is submitted the applicant shall be deemed not to have given the legal notice required by section 179 of the Cantonments Act, 1924.