

CIVIL ENGINEERING DRAWING

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36. Height of room.-

The height of room in a building other than residential occupancy shall be not less than 3.00 metres: Provided that in the case of air conditioned rooms it shall be not less than 2.4 metres.

37. Water closet.-

Every building shall be provided with at least one water closet.

38. Size of bathroom and latrine.-

(1) The area of bath-room shall not be less than 1.50 sq.m. with either side not less than 1.1m. carpet area of a latrine shall not be less than 1.10 square metres with one side not less than 1.0 metre:

Provided that the area of combined bathroom and latrine shall be not less than 2.2 square metres with one side not less than 1.1 metres:

(2) The height of bathroom or latrine shall be not less than 2.20 metres.

39. Staircases.-

(1) Any building having more than four floors including basement or sunken floors, shall have at least two staircases, one of which may be an external stairway:

Provided that when the second staircase provided as external stair way conforms to the provisions of fire escape staircase, a separate fire escape stair need not be provided.

Note:- An external stair is one which is connected to public areas and/or common areas on all floors and leads directly to ground, has at least two sides abutting external wall, these two sides being provided as open or with break open glass and has landing areas accessible from the external side or a external stair which is wholly open and removed from the main building, such an external stair shall be removed and away from the main stairway.

(2) The minimum width of stair shall be not less than 1.20 metres

(3) The minimum width of tread shall be 30 cms

(4) The height of riser shall not exceed 15 cms.

(5) The height of handrail shall be not less than 90 cms.

(6) The width of passages giving access to the staircase in any building shall not at any point, be less than the width of the stair.

24. Exterior and Interior open air spaces

(1) Every room intended for human habitation shall abut on an exterior or interior open space or verandah open to such exterior or interior open space and such open space shall be maintained for the benefit of the building exclusively and shall be entirely within the owner's own premises and shall be open to the sky and is barred from being subdivided, partitioned or legally bifurcated or transacted, in any manner whatsoever, till such date when the structure itself is demolished and shall be kept free from any erection thereon other than those specially allowed in these rules.

(2) In case a group of buildings are to be put up within any plot belonging to the same owner or by different owners of adjoining lands jointly the area of the land remaining after accounting for the mandatory front, rear and side yards from the boundary of the plot shall be considered as buildable area of the plot where the buildings may be constructed subject to the conditions regarding floor area ratio, coverage, access, light and ventilation, etc. for the whole plot, distance between the various blocks within this area shall be minimum 2 meters for building up to 10 meters height and 3 meters exceeding that height.

(3) Every building upto 10 meters in height shall have a minimum front yard of 3 meters depth:

Provided that where 3 meters depth cannot be maintained laterally throughout due to the peculiar shape of the plot, it shall suffice if the mean depth is not less than 3.0m with minimum depth at all points not less than 1.80 meters.

(4) Every building upto 10 meters in height shall have a minimum rear yard of 2 meters depth:

31. Coverage and floor area ratio.-

(1) The maximum percentage of coverage permissible for each occupancy shall limit the maximum area at any floor of a building. The floor area ratio value shall limit the maximum buildable total floor area. Floor area ratio ie, F.A.R. shall be calculated as shown below:

$$\text{F.A.R.} = \frac{\text{Total floor area on the floors}}{\text{Plot area}}$$

(2) The percentage of coverage and the F.A.R. value of building under different occupancies shall not exceed the maximum specified in Table 2 below.

TABLE 2
Coverage and Floor Area Ratio (F.A.R)

Coverage and Floor Area Ratio (F.A.R)				
Sl.No.	Building use / Occupancy	Maximum Permissible Coverage (percentage of plot area)	Maximum permissible F.A.R. without additional fee	Maximum permissible F.A.R. with additional fee
(1)	(2)	(3)	(4)	(5)
1	Residential A1	65	3.00	4
2	Special Residential A2	65	2.50	4
3	Educational B	35	2.50	3
4	Medical/Hospital C	40	2.00	3
5	Assembly D	40	1.50	2.50
6	Office/Business E	40	2.00	3
7	Mercantile/Commercial F	65	2.50	4
8	Industrial G1	40	1.50	0
9	Small Industrial G2	60	2.50	3
10	Storage H	60	2.50	3
11	Hazardous I(1)	30	1.00	0
12	Hazardous I(2)	25	0.75	0