

PART III Appendix E

Building Types, Development Rights and Buildings Abutting Property Lines

E.1 General

These guidelines cover the planning and general building requirements of different building types such as attached type, detached type, semi-detached type etc. regarding their development rights and rights regarding building on abutting property lines. These requirements are applicable to all occupancy types taken up by public, private or co-operative agencies.

E.2 Definition and Typology

The following are some definitions and diagrams to explain different typologies and terminologies relevant to this Code:

E.2.1 Row Type Building

A row type building abuts two side plot party-lines and is one of a row of buildings on adjoining zoning lots. The end buildings of a row of attached buildings are considered semi-detached buildings if they each have minimum side setback. Here the rest two (non-abutting) sides of the building are surrounded by yards or open areas within the plot confirming at least to minimum setback requirements (Figure 3.E.1).

E.2.2 Semi-detached Building

A semi-detached building is a building that abuts one side on the party-line of a plot and does not abut any other building on any other side of any adjoining plot/s; here the rest three (non-abutting) sides of the building are surrounded by yards or open areas within the plot confirming at least to minimum setback requirements (Figures 3.E.2 and 3.E.3).

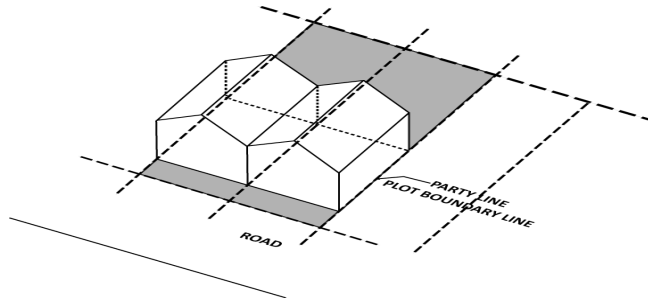


Figure 3.E.1 Row type buildings

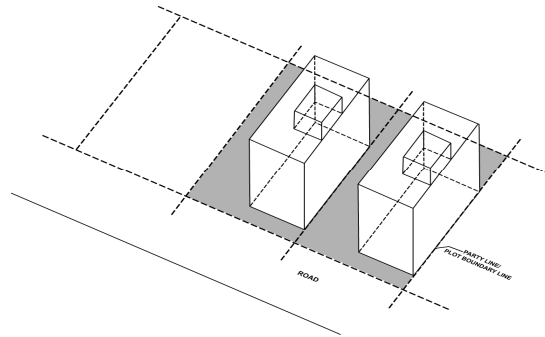


Figure 3.E.2 Semi-detached building (not abutting neighboring building)

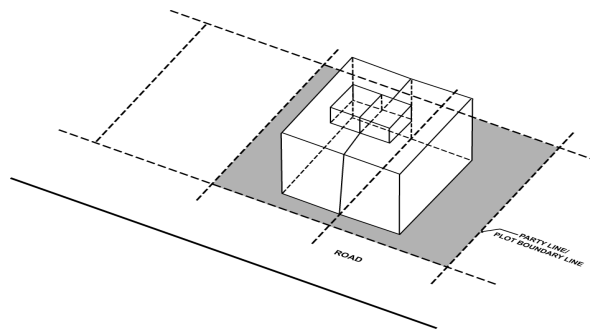


Figure 3.E.3 Semi-detached building (abutting neighboring building)

E.2.3 Detached Building

A detached building is a freestanding building that does not abut any other building on an adjoining plot and where all sides of the building are surrounded by yards or open areas within the plot confirming at least to minimum setback requirements.

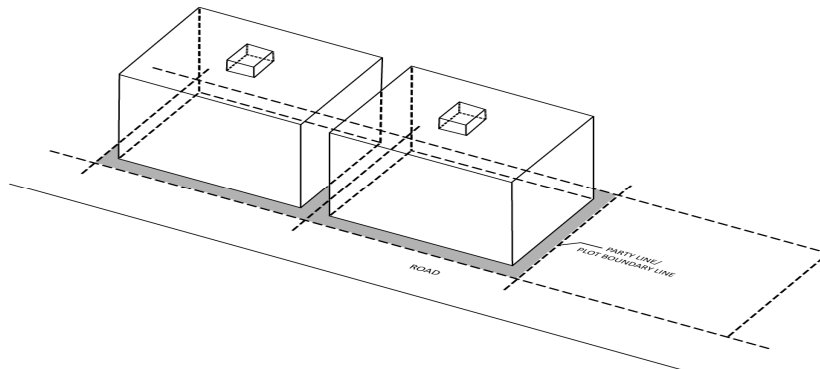


Figure 3.E.4 Detached building

**E.3 Special Provisions For Construction of the Wall Abutting Parti-Line/
Site Boundary Line**

E.3.1 General Requirements

Walls abutting any parti-line shall have no opening.

A parti-wall shall not contain any concealed lines (water, gas, sanitary, electricity etc.).

A parti-wall shall be so constructed that it remains moisture free, leak proof and confirms to the fire safety requirements as referred in Part 4.

A parti-wall shall conform with structural guidelines for earthquakes and pounding gaps given in Chapter 1, Part 6 of this Code. When the adjacent buildings are designed separately, pounding gaps are mandatory. When adjacent buildings are designed and built in an integrated way through plot consolidation, no such gap is required.

E.3.2 Shared Parti-Wall

A parti-wall, if formally (in written form) agreed upon between two adjoining owners, may become a shared wall between the two properties built half on the land of each of the two owners or in such other position as may be agreed between the two owners, with both having equal rights on the use of that wall. In such cases the structural guidelines of this Code shall be abided by both parties to allow future modifications on either side of the party-wall.

E.3.3 Independent Parti-Wall

For all other cases, the owner who intends to build a parti-wall, shall make it wholly on his own land abutting the parti-line or plot boundary line and shall reserve individual right/s (not shared) of use of that wall. Parti walls, in such cases, are one or two walls abutting parti-line or having pounding gap as per structural requirement of Part 6 built on same or different times.

E.3.4 Non-Crossing of Parti/Property Line

Under all circumstance, above ground or underground, the foundation/ footing of any wall/ column or any other part of building or services, shall not cross the parti-line or plot demarcation line.

E.3.5 Foundation of Parti-Wall

For all foundation work the safety of the buildings on adjoining land or plot must be ensured. The building owner who intends to erect wall abutting the side parti-line, if necessary shall, at his own expense underpin or otherwise strengthen or safeguard the foundations of the building or structure of the adjoining property.

E.3.6 Structural Independence

Buildings with parti-wall on adjacent plots must be structurally independent. Depending upon the plot frontage and the choice of structural system a parti wall may also be non-structural or non-load bearing wall. Where parti-wall or any part of it is structural, the footing/foundation provisions must comply with Part 6 of this code.

E.3.7 Utility Lines and Drainages**E.3.7.1 Underground or surface lines and drainages**

For all underground/concealed utility pipe lines, drains, ducts, etc., the outer edge of such utility pipe lines/ drains/ ducts shall be at least 900 mm inside from the parti-line within the plot to ensure maintenance accessibility without hampering parti-wall or the adjacent neighbor. For all such lines provisions for easy maintenance must be kept beforehand.

Any surface drain/ inspection pit (on finished ground level) shall be at least 250 mm inside from the parti-line within the plot.

E.3.7.2 Vertical utility lines or drainages

Under all circumstances, vertical utility lines/ducts shall not cross the parti line or plot demarcation line. No pipes, gutters, spouts, surface holes or any other type of drainage outlet to the adjoining properties can be given; special measures shall be taken to contain all drainages within the site.

E.3.7.3 Prevention of leakage

Any leakage or infiltration from these lines to neighbouring property must be prevented during and after construction. For such leakages the landowner who owns such utility lines shall be responsible to repair and compensate for any damage thereby.

For two adjacent walls abutting the same property line, the gap in between must be properly sealed.

E.4 Other Requirements

With the exception of clauses mentioned above, requirements of building will be governed by the provision of this Code and good practice.

Measures must be taken for prevention of infiltration of rain, dust and moistures through joineries of parti-walls with pounding gaps between two adjoined properties. Proper treatment for damp proofing and termite proofing in compliance with Part 6 shall be ensured. Chemical treatment to prevent long term growth of fungi and other microbial forms are recommended on such walls.

A parti-wall shall be a barrier wall in compliance with the guidelines of Part 4 to ensure fire safety of the adjoining property. Other requirements of fire safety, structural design, building services and plumbing services shall be as specified in this Code.

PART III

Appendix F

Road Hierarchy, On-Street and Off-Street Parking

F.1 Introduction

Road is an integral part of a settlement and its land-use planning. For public safety in any new development the hierarchy of road network with measures for gradual traffic calming and adequate safe parking, both on-street and off-street, are of vital importance. Road width and road components, junctions, features of controlling vehicles' speed and turning, forward visibility and visibility splay at junctions are important tools of traffic and speed control.

With increased density and parking demand, on-street parking shall be an important tool to increase overall parking capacity as well as accommodation for service vehicles (e.g. garbage collection vehicle, maintenance vehicles etc.). This measure is also expected to keep the pedestrian walkways free from unauthorized vehicular parking.

F.2 DEFINITIONS

CARRIAGEWAY	Refers to driveway that provides access to the parking place. They do not have parking stalls adjacent to them.
CARRIAGEWAY RAMPS	Refers to inclined floors that provide access between two levels.
INSIDE LANE	Refers to the innermost lane of a curve ramp, which is nearest to the center point of curve.
INSIDE RADIUS OF LANE	Refers to curved carriageway and driveway is the distance measured from the inside curve edge to the center point of the curve.
MAXIMUM GRADIENT	Refers to the steepest gradient of ramp measured along the center line of the ramp. Gradient refers to the ratio of the inclination of the ramp (height length).
OUTSIDE LANE OF CURVED CARRIAGEWAY	Refers to any lane positioned after the innermost lane.
PARKING AISLE	Refers to an access lane or driveway with adjacent parking