

# GUJARAT TECHNOLOGICAL UNIVERSITY

**BRANCH NAME: B. Arch**  
**SUBJECT NAME: Building Regulations**  
**SUBJECT CODE: 2X55005**  
**3rd Year, Semester: V**

## Prerequisite:

It is assumed that students have basic understanding of building materials, their application and construction procedures. They have basic understanding of building structural systems, building services and building safety principles. Most of these aspects have been covered in subjects like building construction & structures of first two year of architecture course.

## Rationale:

This course examines role of building regulations laid out by local body in molding the character of urban built form. It also examines the role of building regulations into controlling haphazard urban development and maintaining key planning aspects of safety, health & hygiene of citizens and sustainability. Objective of introducing this course is to; briefly expose students to development permission process of local building authority.

## Teaching and Assessment Scheme:

Teaching Scheme			Credits C	Examination Marks				Total Marks	University Exam Type
Field work	Lectures	Studio		External exam		Internal exam			
				(ESE)Theory	(ESE) Viva	(PA)Theory	(PA)Viva		
NA	02	01	03	50	NA	50	NA	100	THEORY EXAM- 2Hrs.

## Content:

Sr. No.	Content	Total Hours*	% Weightage
1	Brief Introduction to town planning process: DP, DCR and TP schemes. Study of historic and contemporary examples of the town planning processes. Discussions on desirable outcome of these processes and policies.	09	20%
2	Brief introduction to IS codes and NBC		
3	Development regulations related to zoning, land use, site planning and building standards like lot sizes, minimum road widths, FSI, building height, Ground coverage, number of floors, setbacks and margins, open spaces, parking etc	18	35%
4	Building regulations related to performance of building to enhance fire and structural safety, ensure proper light, ventilation and sanitation, improve accessibility, incorporating sustainability aspects through rainwater harvesting, energy efficiency, renewable energy etc	18	35%
5	Introduction to process of securing development and building use permission. Discussion on role and responsibilities of individuals involved in this process.	03	10%

\*: indicative

### Suggested Specification table with Marks (Theory):

Distribution of Theory Marks					
R Level	U Level	A Level	N Level	E Level	C Level
<b>10</b>	<b>25</b>	<b>15</b>	<b>25</b>	<b>15</b>	<b>10</b>

Legends: R: Remembrance; U: Understanding; A: Application; N: Analyze; E: Evaluate; C: create and above levels (Revised Bloom's Taxonomy)

Note: This specification table shall be treated as a general guideline for students and teachers. The actual distribution of marks in the question paper may vary slightly from above table.

### References:

- National Building Code of India
- Final Comprehensive GDCR, Gujarat
- Urban and Regional Planning in India: A Handbook for Professional Practice, S. K. Kulshrestha
- Town Planning: Principles, Process and Practice by A.K. Jain
- Urban Planning Theory and Practice, M. Pratap Rao

### Course Outcome:

Sr. No.	CO Statement	Marks % Weightage
Upon completion of this course, the students should be able to:		
1	<b>Analyze</b> town planning process with respect to resultant urban built form.	10%
2	<b>Select</b> from various approaches most suitable town planning approach for the benefit of citizens. Select from various building byelaws, the most suitable for program, site and client for safety and sustainability.	20%
3	<b>Evaluate</b> programmatic requirements with respect to necessary byelaws of open spaces, parking, setbacks, number of floors, space standards etc	30%
4	<b>Identify</b> required byelaws and procedures for securing development and building permissions	30%
5	<b>Propose</b> a project adhering to recommended local byelaws with necessary documentation.	10%

### List of Projects/Assignments\*:

Lectures/Tutorial work shall consist of presentations on town planning processes, IS/NBC etc, discussion on various building procedure and performance regulations, definitions and process of securing development and building use permission from local regulatory body. Interviewing local body officials for better understanding of process of securing necessary permissions and submission of a case. Necessary Development permission documentation of a practical project can be given / shown to students to acquaint them with practicality of process.

\*- this is suggestive for common purpose. Faculty may decide on this, considering student group and institution philosophy.