



UNIT III –BUILDING BYE LAWS



LIGHTING AND VENTILATION OF ROOMS

LIGHTING

All habitable rooms shall have for the admission of light and air, one or more apertures, such as window, glazed door and fan lights, opening directly to the external air or into a open verandah not more than 2.40 mt. in width. In case light and ventilation to habitable space area are through an internal courtyard, the minimum dimensions of such courtyard shall not be less than 3.0 m. x 3.0 m. for buildings upto 12.50 m. in height. For buildings with higher heights, the minimum dimensions of the internal courtyard shall be as given in Building Bye-Laws 4.9.

Where the lighting and ventilation requirements are not met through day lighting and natural ventilation, the same shall be ensured through artificial lighting and mechanical ventilation as given in part-VII building services Section-1 lighting and Ventilation of National Building Code of India published by the Bureau of Indian Standards. The latest version of the National Building Code of India shall be taken into account at the time of enforcement of the Building Bye-Laws. Notwithstanding the above, the minimum aggregate area of openings of habitable rooms and kitchens excluding doors shall be not less than 1/10 of the floor area. No portion of a room shall be assumed to be lighted if it is more than 7.50 m. from the opening assumed for lighting that portion.

Ventilation and Shaft

For ventilating the spaces for water closets and bathrooms, if not opening on the front side, rear and interior open spaces, shall open on the ventilation shaft, the size, of which shall not be less than the values given below:

Table 4.5 Size of Ventilation Shaft

Height of Building in m.	Size of ventilation shaft in sq m.	Minimum size of shaft in m.
9.0	1.5	1.0
12.5	3.0	1.2
15 and above	4.0	1.5

* *For buildings above 15.0 m. height, mechanical ventilation system shall be installed besides the provision of minimum ventilation shaft.*