



UNIT III –BUILDING BYE LAWS

MEANS OF ACCESS

No Building shall be erected as to deprive any other building of its means of access.

Every person who erects a building shall not at any time erect or cause or permit to erect or re- erect any building, which in any way encroaches upon or diminishes the area set apart as means of access.

For buildings identified in Building Bye-Laws 7.1 the following provisions of means of access shall be applicable.

- a) The width of the main street on which the building abuts shall not be less than 12.0 m.
- b) If there are any bends or curves in the approach road, sufficient width shall be permitted at the curve to enable the fire tenders to turn, the turning circle shall be at least of 9.0 m. radius.
- c) The approach to the building and open spaces on its all sides (see Building Bye-Laws 4.8 and 4.9) upto 6.0 m. width and the layout for the same shall be done in consultation with the Chief Fire Officer and the same shall be of hard surface capable of taking the weight of fire tender, weighing upto 22 tones for low rise building and 45 tones for building 15 m., and above in height. The said open space shall be kept free of obstructions and shall be motorable.
- d) Main entrance to the premises shall be of adequate width to allow easy access to the fire tender and in no case it shall measure less than 5 m. The entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of the fire service vehicles. If-archway is provided over the main entrance, the height of the archway shall not be of height less than 5.0 m.

e) For multi-storeyed group housing schemes on one plot, the approach road shall be 20.0 m. or as per Master Plan/Development Plan provisions and between individual buildings, there shall be 6.0 m. space around.

f) In case of basement extending beyond the building line, it shall be capable of taking load of 45 tones for a building of height 15.0 m. and above and 22 tones for building height less than 15.0 m