

Chapter –3

DEVELOPMENT CODE PERTAINING TO RESIDENTIAL AND NON-RESIDENTIAL PREMISES

The use, coverage, FAR set backs, open space, height, number of dwelling units, parking standards for residential premises on plotted development, group housing, resettlement and Jhuggi Jhonpri insitu upgradation and non-residential premises shall be as per the provisions contained in Master Plan/Zonal Plan/Development Code or as per simplified Development Promotion Regulations of the Urban Development Plan Formulation and Implementation Guidelines and where these are silent on such issues or which require interpretation the norms as decided by the Authority, shall apply.

The permission of uses\use activities in use premises shall permitted in accordance with provisions of Master Plan/Zonal Plan/Layout Plan.

3.1 CONTROL FOR BUILDING /BUILDINGS WITHIN USE PREMISES

The object of these regulations is to provide control for building/buildings within use premises excluding the internal arrangement, which is covered and controlled by Building Bye-Laws.

General Notes

The premises for which building regulations have not been given shall be examined by the Authority on the basis of actual requirements and other relevant factors.

1. A landscape plan shall be prepared, wherever decided by the Authority.
2. The mezzanine floor, wherever provided, shall be considered as a part of the total FAR.
3. Wherever the building regulations are given as per different categories of plots, the permissible area covered and the floor area need in no case be less than the

- permissible covered area and floor area, respectively, for the largest size of plot in the lower category.
4. Besides the normal drawings, which are submitted for the sanction of any building, a proper landscape plan, a circulation plan indicating vehicular and pedestrian movement and parking and an urban design scheme where necessary, shall be submitted for sanction by the Authority.
 5. Wherever there is a need for relaxation in height for achieving urban form, the same may be permitted with the recommendation of the Authority.
 6. The provision of minimum setbacks for different sizes of plots for all categories of the plots shall be as per the Master Plan/Development Plan or as per simplified Development Promotion Regulations of the Urban Development Plans Formulation and Implementation (UDPFI) Guidelines.

3.2 DEVELOPMENT NORMS AND STANDARDS FOR HILL TOWNS

The basic objective of suggesting various norms and standards for urban development plans for hill areas is to provide a basis for taking decision. The suggested norms and standards are only indicative and can be suitably modified depending upon the local conditions both physical and environmental. Comprehensive spatial standards for planning and development of hill areas have not yet been set out by any professional/research institution. In hill areas, the space standards are affected by the following and therefore these factors should be considered while setting norms in such areas:

1. Exposure to sunlight, degree of slopes and accessibility in the form of distance traveled.
2. Minimum needs of the people and the conservation principle.
3. Flexibility in norms and standards to accommodate conditions guided by difficult hill terrain and its geology.
4. Work-place and residence relationship.
5. Energy needs.
6. Alternative mode of transportation communication network.
7. Communication network.

8. Mobile and emergency facilities.

3.3 PARKING STANDARD

Parking space shall be provided for different types of development as per norms given in Master Plan/Development Plan or as given below:

The following table may be referred to for deciding the parking norms for different use zone/activities depending upon local vehicle ownership, mass transportation and parking needs. Only one value of ECS and NOT a range should be specified in the development plan. It should fall within the range indicated and can be change in subsequent plan depending upon need.

Sl. No.	Use/Use Premises	Equivalent Car Spaces (ECS) per 100 sq m. of floor area
1.	Residential Group Housing, Plotted Housing (plots above 250 sq.mt.) and Mixed use.	0.50 - 1.50
2.	Commercial i) Wholesale Trade and Freight Complex (including parking for loading and unloading) ii) City centre, district centre, hotel, cinema and others. iii) Community centre, local shopping centre, convenience shopping center.	1.50 - 2.50 1.00– 2.00 0.50 – 1.50
3.	Public and Semi-Public Facilities i) Nursing home, hospitals, (other than government), social, cultural and other institutions, government and semi-government offices. ii) Schools, college, university and government hospitals.	0.50 - 1.50 0.25 - 0.75
4.	Industrial Light and service industry, flatted group industry, extensive industry	0.50 – 1.00

Note:

1. For the provision of car parking spaces, the space standards shall be as under:
 - i) For open parking 18.0 sq m. per equivalent car space.
 - ii) For ground floor covered parking 23.0 sq m. per equivalent car space.
 - iii) For basement 28.0 sq m. per equivalent car space.
2. In the use premises, parking on the above standards may be provided on the ground floor, or in the basement (where the provision exists).
3. In case of organized centers like district centre and community centre to meet with the above demand of parking, additional underground space (besides the basement) may be provided below the piazzas or pedestrian or open spaces but within the setback lines.
4. For plots forming part of any commercial development, basement(s) area maximum equivalent to the plot area within the building envelope line, may be permitted for parking and services such as electric sub-station with specifications and approval, installation of electrification for fire fighting equipment with approval and any other services with appropriate approval.

3.4 SPECIFIC PREMISES

3.4.1 Residential Use Zone

The residential areas are developed either as (a) plotted development or (b) group housing/flatted development. The density pattern i.e. (high density, high medium density, low medium density or low density) are followed for working out the pattern of development with respect to the size of the plot, number of dwelling units on each plot, setbacks, FAR and the number of storeys/height of the building. The municipal and social infrastructure as per the norms and standards specified in the master plan are provided. The various sites/plots required for social and municipal infrastructure are indicated in the layout plans. The development norms for different use/activities and on different sizes of plots are applied for sanctioning of the plans. These are based on development control rules applicable to the city/town.

3.4.2 Buildings within the Residential Use Zone

Buildings for various uses/activities within the residential use zone forming part of the residential layout plan are to be constructed with the norms of the coverage, FAR, height and others as applicable to that size of a residential plot.

3.4.3 Plotted Development

The layout plans for residential scheme are formulated keeping in view (1) that there would be sufficient light and air in the buildings when constructed (2) that there would be protection against noise, dust and local hazards (3) that there would be sufficient open space for various family needs (4) that the circulation and access is easy and is safe from accident point of view (5) that, as far as possible, the plots are of regular shape and size and (6) these are logically arranged in a systematic manner so as to give a regular pattern of development in the form of row houses, detached and semi-detached houses and if necessary the regular bungalow type plots.

3.4.4 Residential Premises – Plotted Housing

For low-income group, the minimum plot size should not be less than 30 sq.mt. However, the plot size may vary depending upon the type of the housing, needed for a particular city based on general affordability of the people. The size of the plot would also depend on the number of dwelling units to be permitted on each plot. Normally, a plot should be built for two dwelling units on each plot. However, on bigger size plots, more than one dwelling unit per plot can be built. The following table is suggested for different size of the plots applicable, ground coverage, FAR, height and number of dwelling units for a residential area:

Sl.No.	Plot Area (sq.mt)	Maximum Ground Coverage %	FAR	No.of DUs.	Maximum Height (mt.)
Low-Income Group Housing (mainly for large cities/towns)					
1.	30	75	150	1	8
2.	Above 30 upto 50	75	150	2	8
Normal Housing (mainly for large, medium and small towns)					
3.	Above 50 upto 100	65	180	3	12
4.	Above 100 upto 250	65	180	3	12
5.	Above 250 upto 500	55	165	6	15
6.	Above 500 upto 1000	45	120	8	15
7.	Above 1000 upto 1500	40	100	8	15
8.	Above 1500 upto 2250	33 1/3	100	12	15

Note:

1. In the already developed plots the pattern of development should conform to the existing regulations.
2. Basement, if constructed, may be used for incidental use such as parking, servicing and household storage. It is not to be used as a dwelling unit.
3. The area of the basement should not be more than the ground coverage.

4. *Parking as per the prescribed norms should be provided with the plot or provision should be made in the layout plan without affecting the circulation pattern.*
5. *50% of the open area of the plot should be used for proper landscaping and for plantation.*

3.4.5 Group Housing

The number of dwelling units are calculated on the basis of the density pattern given in the development plan, taking into consideration a population of 4.5 persons per dwelling unit.

Minimum size of the plot	2250 sq m.
In hill towns	5000 sq m.
Maximum ground coverage	35%
Maximum FAR	125 (higher FAR may be given depending on the pattern of development and should not exceed 150)
Maximum Height	15 m. (for plot sizes upto 4000 sq m.) and 26 m. for plots above 4000 sq m.
In hill areas	15 m. for all size of plots.
Number of dwelling units	To be calculated on the basis of the net plot area of a particular neighbourhood. This may vary between 50 DUs. to 124 DUs. per ha.

Note:

1. *Basement, if constructed, is to be used for parking, services and for essential household storage and for providing facilities without counting in FAR.*
2. *The quantum of basement may vary between 33 1/3 % to 50% of the plot area.*

3.4.6 Resettlement and Jhuggi Jhonpri (JJ) insitu upgradation

- i) Maximum net density 250 tenements per hectare.
- ii) Plot size- minimum 25 sq m. However it may be reduced to 18 sq m. with 100% coverage provided an area @ 7 sq m. per plot/tenement is clubbed with the cluster open space.

- iii) Path ways:
 - a) 2 m. upto 30 m. in length
 - b) 3 m. upto 50 m. in length

3.4.7 Low Income Housing

The norms of ISS-8888:1993 formulated by the BIS shall be applicable for Low Income Housing, which provide a maximum net density upto 300 DUs./Ha.

3.5 NON-RESIDENTIAL PREMISES

3.5.1 Foreign Mission

Maximum ground coverage	25%
Maximum floor area ratio	75
Maximum height	14 m.

Other Controls

- i) Basement up to the building envelope to the maximum extent of 50% plot area shall be allowed if used for parking and services and should not be counted in FAR.*

3.5.2 Hostel

Maximum ground coverage	33.33%
Maximum floor area ratio	100
Maximum height	26mt.

Other Control

- i) Minimum R/W in front 12 m.*
- ii) Basement upto the building envelope to the maximum extent of 50% plot area shall be allowed and if used for parking and services should not be counted in FAR.*

3.5.3 Guest House, Boarding House and Lodging House

Minimum plot size	500 sq m.
Maximum ground coverage	33.33%
Maximum floor area ratio	100
Maximum height	26 m.

Other Controls:

- i) Minimum R/W in front 20 m.*
- ii) Basement upto the building envelope to the maximum extent of 50% of plot area shall be allowed and if used for parking and services should not be counted in FAR.*

3.5.4 Dharmshala, Baratghar, and Night Shelter

Minimum plot size	800 sq m.
Maximum ground coverage	33.33%
Maximum floor area ratio	75
Maximum height	15 m.

Other Control

i) Minimum R/W in front 16 m.

ii) Basement upto the building envelope to the maximum extent of 50% plot area shall be allowed and if used for parking and services should not be counted in FAR.

3.5.5 Convenience Shopping

Maximum ground coverage	40%
Maximum floor area ratio	60
Maximum Height	15 m.
In hills	6 m.

3.5.6 Local Shopping

Maximum ground coverage	30%
In hills	35%
Maximum FAR	100
Maximum Height	15 m.
In hills	9 m.

3.5.7 Community Centre

Maximum ground coverage	25%
In hills	30%
Maximum FAR	100
Maximum Height	26 m.
In hills	15 m.

3.5.8 District Centre

Maximum ground coverage	25%
Maximum FAR	125
In hills	100
Maximum Height	37 m.
In hills	15 m.

Other Controls

Some of the buildings in a district centre in non-hill towns could be permitted upto 50 m. height with the approval of the Government for achieving interesting urban form.

3.5.9 Sub-Central Business District

Same regulations as for district center.

3.5.10 Central Business District

Maximum ground coverage	25%
Maximum floor area ratio	150
Maximum height	37 m.

Some of the building could be permitted upto 50 m. height.

3.5.11 Wholesale Trade/Ware Housing

Maximum ground coverage	20%
Maximum floor area ratio	60
Maximum height	14 m.

Other Controls

Basement upto the building envelope to the maximum extent of 50% plot area shall be allowed and if used for parking and services should not be counted in FAR.

3.5.12 Petrol Pumps

The following regulations are recommended for locating the petrol pump cum service stations.

- i) Minimum distance from the road intersections.
 - a) For minor roads having less than 30 m. R/W 50 m.
 - b) For major roads having R/W 30 m. or more 100 m.
- ii) The minimum distance of the property line of pump from the center line of the Road should not be less than 15 meters on roads having less than 30 m. R/W. In case of roads having 30 m. or more R/W, the R/W of the road should be protected.
- iii) Plot Size
 - a) Only filling stations 30 m. x 17 m. and small size 18 m. x 15 m. (for two and three wheelers)
 - b) Filling-cum-service station minimum size 36 m. x 30 m. and maximum 45 m. x 33 m.
 - c) Frontage of the plot should not be less than 30 m.

- d) Longer side of the plot should be the frontage.
- iv) New Petrol Pump shall not be located on roads having less than 30 m. R/W.

Other Controls*a) Filling-cum-service station size 36 m. x 30 m. and 45 m. x 33 m.)*

- | | |
|--------------------|--|
| i) Ground coverage | 20% |
| ii) FAR | 20 |
| iii) Max. Height | 6 m. |
| iv) Canopy | Equivalent to permissible ground coverage within setback line. |
| v) Front Setback | Min. 6 m. |

b) Filling Station (size 30 mt. x 17 mt. and 18 mt. x 15 mt.)

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|--------------------|--|
| i) Ground coverage | 10% |
| ii) FAR | 10 |
| iii) Max. Height | 6 m. |
| iv) Canopy | Equivalent to permissible ground coverage within setback line. |
| v) Front Setback | Min. 3 m. |

c) Other Regulations

- i) Shall be approved by Explosives/Fire Deptt.
- ii) Ground coverage will exclude canopy area.
- iii) Mezzanine if provided will be counted in FAR
- iv) Wherever the plot is more than 33 m. x 45 m. development norms shall be restricted to as applicable to the size i.e. 33 m. x 45 m. both in urban and rural areas.

d) Compressed Natural Gas (CNG) Mother Station

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|-----------------------------|---|
| i) Plot Size (Max.) | 36 m. x 30 m. |
| ii) Maximum ground coverage | 20% |
| iii) Maximum Height | 4.5 m. (single storey) |
| iv) Building Component | Control room/office/Dispensing room, store, pantry and W.C. |

3.5.13 Hotel

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|--------------------------|-------|
| Maximum ground coverage | 30% |
| Maximum floor area ratio | 150 |
| Maximum height | 50 m. |

Other Controls

- i). 5% of the FAR can be used the commercial space related to hotel function.
- ii) Basement(s) up to the building envelope to the maximum extent of plot area shall be allowed and if used for parking and services should not be counted in FAR

3.5.14 Motels

Motels are permitted in Rural Zone/ Green Belt and in commercial zones on National Highways and Inter-State roads.

The following norms and building standards are recommended.

Minimum plot size	1.0 Ha
Minimum Setbacks	front - 15 m. Rear and sides - 9 m.
Maximum FAR	15
Maximum Ground Coverage	15%
Maximum Height	9 m.

Basement equivalent to the ground coverage shall be allowed free of FAR to the extent necessary for air conditioning plant, filtration plant, electric sub- station, parking and other essential services.

Parking space shall be provided on a minimum scale of 1.67 ECS per 100 sq m. of floor area, including the provision made in this regard in the basement.

Retail and service shops shall be limited to a maximum of 5% of the floor area.

3.5.15 Swimming Pool

- 1) *Definition:* A constructed pool or a tank indoor or outside the building, used for the purpose of swimming, bathing, aquatic sports or games, training, treatment (Therapy) or recreation, meant exclusively for human being, having a depth of water not less than that 60 cm. and the surface area exceeding 23.25 sq m. both for the use of public or the institution concerned and includes the following categories: -
 - i) *"Public"* which are open to general public.
 - ii) *"Semi-public"* which are previously intended for the use of inmates of the organization or the institution but restricted use is allowed to outsiders.

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- iii) *"Institutional"* which are exclusively for the use of inmates and members of the organization and not open to outsiders.
 - iv) *"Indoor pools"* indoor pools means a pool, which is inside any building.
 - v) *"Bath House"* a structure located at the swimming pool for the use of bathers having WCs urinals, showers, footpath, dressing room, etc. or such arrangement, amenities and equipments as may be prescribed by from time to time.
 - vi) *"Bather"* a person who swims or intends to swim and also those who intend to take bath/training/therapy to participate in water sports or games and recreation activities etc. in the swimming pool.
 - vii) *"Health Officer"* the Municipal Health Officer appointed by the local Authority who is responsible for looking after the health of the locality, and is authorised to exercise the relevant power under these Bye-Laws, on behalf of the local Authority.
 - viii) *"Licensing Officer"* the Municipal Health Officer of local Authority or any other officer designated for the purpose.
 - ix) *"Inspecting Officer"* the Municipal Health Officer or his accredited person like Assistant Medical Officer of Health (Z.H.O), qualified Medical Personnel, Sanitary Inspector, Public Health Inspector, Engineer, Architect, employed by the local authorities or a professional person or team of persons who may be appointed for the specific purpose and for specific period by the Municipal Health Office.
 - x) *"Instructor"* a person appointed by the Local Authority for supervision of the public pools as well as semi-Public pools
 - xi) *"License fees"* annual license fees for the public as well as semi-public swimming pools shall be as fixed by the Authority from time to time.
- 2) *"Capacity of Pools in Relation to Bathers"*: The maximum number of persons in bathing attire within the pool enclosures of the bathing area shall not exceed one person per 20 sq ft. (1.86 sq m.) of pool i.e. the area of the water surface.
 - 3) *"First Aid Facilities"*: Every swimming pool shall have adequate arrangement for first aid which includes mechanical resuscitator for initiating artificial respiration

- trained staff for providing emergency aid and such equipments and medicines as may be prescribed by the local Authority.
- 4) *“Safety measures in the pool”*: Every swimming pool shall have adequate arrangement for providing safety measures like float, lifeline, and ladder, trained rescue personal, rescue equipment against drowning as may be prescribed by the local Authority.
 - 5) *“Hand Rail”*: A side handrail extending up above and returning to the horizontal surface of the pool deck curb or coping shall be provided at each side of each ladder.
 - 6) *“Life Line”*: A life line shall be provided at or near the break in grade between the shallow and deep portion of a swimming pool, with its position marked with colored floats at not greater than 6” (1.83 m) spacing. Lifeline shall not less than ¾-in min (1.90 cm) and its terminal shall be securely encased to an anchor of corrosion resistant material.
 - 7) *“Depth Markers”*: Depth of water shall be clearly marked at or above the water surface on the vertical pool wall and on the edge of the deck or walk-way next to the pool, at maximum points and at the points of break between the deep and shallow portions and at intermediate increments of depth, spaced at not more than 2.5” (7.62 cm) intervals. Depth markers, contrasting with background shall be on both sides of the pool.
 - 8) *“Life Guard Chairs”*: At least one lifeguard chair shall at least be provided in every swimming pool.
 - 9) *“Lighting and Wiring”*: Where submarine lightning is used, not less than 0.5 watts shall be employed per sq. ft. of pool area.
 - 10) *“Area Lightning”*: Where submarine lightning is employed, area lightning shall be provided for the deck areas and directed towards the deck areas and away from the pool surface so far as practicable, in a total capacity of not less than 0.6 watt per sq. ft of deck area.

Where submarine lighting is not provided and night swimming is not permitted combined pool lightning shall be provided in an amount of not less than 2 watts per sq. ft. of total area. All submarine lightning shall be individually earthed and must be water tight and damp proof.

- 11) “*Over Head Wiring*”: No electrical wiring for electrical or power shall be permitted to pass over within 20 feet of the pool enclosure.
- 12) “*Sanitation in Bath House*”: Every swimming pool should have drains and swimming pool facilities as indicating below-
 - a) Every bathhouse shall be provided with separate facilities for each sex. The room shall be well lit, drained, ventilated, and of good construction with impervious materials and in general finished in light colors and so developed and planned that good sanitation can be maintained throughout the building at all times.
 - b) Minimum sanitary plumbing facilities shall be provided separately for males and females and indicated below -
 - i) One water closet combination, one lavatory and one urinal shall be provided for every 40 bathers or part thereof.
 - ii) A minimum of 3 showerheads shall be provided which shall be adequate for every 75 bathers or part thereof.
- 13) “*Structural Stability*”: Swimming pool shall be constructed of inert and enduring material, designed to withstand all loads for both pool empty and pool full conditions conforming to the requirements as laid down in relevant BIS code for this purpose.
- 14) “*Obstructions*”: There shall be no obstruction extending from the wall or the floor extending into the clear area of the diving portion of the pool. There shall be completely unobstructed clear distance of 4 m. above the diving board.
- 15) “*Wall and Door Finish*”: Wall and floor area shall be of inert and impervious material and shall be reasonably enduring. Finish shall be moderately smooth and of a white or light colour.
- 16) “*Shallow Minimum Depth*”: Every swimming pool shall have a minimum depth in the shallow area of the main swimming area of not less than 0.9 mt. (3 feet), but not more than 1.07 mt. (3'-6") from the overflow level to the floor
- 17) “*Shallow Areas*”: In a swimming pool with a diving area, the shallow area of the pool shall be defined as the portion between the shallow end and the break point between the shallow area and the diving area. The slope of the floor shall be uniform from the

- break point between the diving area and the shallow portion to the outside edge of the shallow portion and shall not be greater than 1 in 2 m.
- 18) “*Diving Area*”: Pools of the type where diving is permitted shall have adequate area and depth of water for safe diving and the minimum depth and area characteristics for this area shall be as may be determined by the local Authority and shall be located at one end of the pool.
- 19) “*Diving Tower / Board*”: Diving towers in excess of permissible height as standards shall not be provided in public pool without special provisions, controls, and definite limitation of their use.
- 20) “*Vertical Wall Depth*”: The pool walls shall be vertical at all points for a depth of not less than 2 ft 6" (0.76 m.)
- 21) “*Walks*”
- a) Walks shall be clear and continuous around the pool with a minimum width of 8-ft (2.44 m.) of unobstructed clear distance including a curb at the pool edge.
 - b) A minimum of 3-ft (0.9 m.) walk width shall be provided on sides and rear of any place of diving equipment.
 - c) All walks, decks and terraces shall have a minimum slope of 1 in 48 to drain of the water which shall have a free unobstructed flow to points of disposal at all times.
 - d) The finished texture of walks shall be antiskid / antislip.
- 22) “*Gutters and Skimmers*”:
- a) Over flow gutters: a continuous overflow gutter shall be installed all around the swimming pool.
 - b) Disposal of water from the overflow gutters may be either to waste water drain or may enter into circulation system to filter and return to the pool.
- 23) “*Treatment of Water*”: Swimming pool shall have re-circulation and filtration equipment provided for water purification as may be determined by the local Authority
- 24) “*Fence*”: Swimming pool shall be accessible through one or more regulated entrances.

3.6 INDUSTRIAL PLOT**3.6.1 Flatted Group Industry And Service Centre**

Minimum plot size	2000 sq m.
Maximum ground coverage	30%
Maximum floor area ratio	120
In hills	100
Maximum height	15 m.
In hills	15 m.

Other Controls

- i) Basement upto the building envelope line to the maximum extent of 50% plot area shall be allowed and if used for parking and services should not be counted in FAR.

3.6.2 Light and Service Industry

Sl.No.	Plot Size (Sq m.)	Maximum Ground Coverage	Maximum FAR in		Maximum height in (m.)	
			Plains	Hills	Plains	Hills
1.	100 to 400	60%	125	100	12	9
2.	Above 400 & upto 4000	50%	125	100	12	12
3.	Above 4000 & upto 12000	45%	125	100	12	12
4.	Above 12000	40%	100	75	12	9

Other Controls

- i) Maximum floors allowed shall be basement, ground floor and first floor; basement should be below ground floor and to the maximum extent of ground coverage shall be counted in FAR. In case the basement is not constructed, the permissible FAR can be achieved on the second floor.
- ii) In case of roof trusses, height of buildings could be adjusted/relaxed.

3.6.3 Extensive Industry

Sl.No.	Plot Size (Sq m.)	Maximum Ground Coverage	Maximum FAR in		Maximum height in (m.)
			Plains	Hills	
1.	400 to 4000	50%	100	75	9
2.	Above 4000 & upto 12000	45%	90	60	9
3.	Above 12000 & upto 28000	40%	80	50	9
4.	Above 28000	30%	60	45	9

Other controls

- i) Single Storey building with basement is allowed. Basement shall be below the ground floor and the maximum extent of ground coverage and shall be counted in FAR.
- ii) In case of roof trusses, height of building could be adjusted/relaxed.

3.7 BUS TERMINAL

Maximum coverage on different floors:

Ground floor	3% (for passengers facilities).
In hills	5% (for passengers facilities).
First floor	3% (for passenger facilities).
In hills	5% (for passengers facilities and terminal offices).
Second Floor	10% (for terminal offices).
(For Plain area only)	

Maximum floor area permissible shall be 500 sq. m.

Maximum Height	14 m.
In Hills	9 m.

Other Controls

- i) *The space on first and second floor shall be essentially used for public services like post and telegraph office, police post and other essential services.*
- ii) *Bus queue shelters are not to be included in the coverage and FAR.*

3.8 GOVERNMENT OFFICES INTEGRATED OFFICE COMPLEX

Maximum ground coverage	25%
Maximum floor area ratio	125
In hills	100
Maximum height	37 m.
In hills	15 m.

Other Controls

- i) *The integrated office complex shall include Central Government Office, Local Government Office, Public Undertaking Offices and Courts.*
- iii) *Basements up to the building envelope line to the maximum extent of plot area shall be allowed and if used for parking and services should not be counted in FAR.*

3.9 HEALTH SERVICES**3.9.1 Hospital**

Minimum plot size	6000 sq m.
Maximum ground coverage	25%

Maximum floor area ratio	100
Maximum height	26 m.

Other Controls

- i) Area to be used for housing of essential staff is indicated in the norms for health facilities. In such an area the regulations of group housing shall apply.
- ii) Basements below the ground floor and to the extent of ground coverage shall be allowed and if used for parking and services should not be counted in FAR.

3.9.2 Health Centre/Nursing Home

Maximum ground coverage	33.33%
Maximum floor area ratio	100
Maximum height	15 m.
Basement shall be as in case of Hospital	

3.10 EDUCATIONAL FACILITIES**3.10.1 Nursery School**

Maximum ground coverage	33.33%
Maximum floor area ratio	66.66
Maximum height	8 m.
In hills	6 m.

Note: Basement below the ground floor and to the maximum extent of ground coverage, and if constructed shall be counted in FAR.

3.10.2 Primary School

Maximum ground coverage	33%
Maximum floor area ratio	120
Maximum height	15 m.

3.10.3 Higher Secondary School

Maximum ground coverage	30%
Maximum floor area ratio	120
In hills	100
Maximum height	15 m.

3.10.4 College

Maximum ground coverage	25%
Maximum floor area ratio	100
In hills	75
Maximum height	15 m.

Note:

1. *In case of the above premises the total area of the plot shall be divided in*
 - i) *School/college building area*
 - ii) *Play field area*
 - iii) *Parking area*
 - iv) *Residential and hostel area*
2. *The maximum ground coverage and FAR shall be calculated only on the areas meant for building.*

3.10.5 Education and Research Centre (large campus i.e. above 8 Ha.)

Large campuses of universities, medical and engineering colleges and other education and research institutes shall be covered under these regulations. The campus will be divided into three parts and the regulations shall apply, as given below:

i) *Academic, including administration (45% of the total land area)*

Maximum ground coverage	20%
Maximum floor area ratio	80
Maximum height	26 m.
-In hills	15 m.

Basement below the ground floor and to the maximum extent of ground coverage shall be allowed and if used for parking and services should not be counted in FAR.

ii) *Residential (25% of total land area)*

This will be developed at a density of 400 PPHa gross. The land shall be reserved for residential facilities @ 9.2 sq.mt. per person. Sub-division regulations as given for group housing shall apply.

iii) *Sports and Cultural Activities (15% of the total area)*

Maximum ground coverage	10%
Maximum FAR	15

- v) *Parks and landscape* (15% of the total land area): Suitable landscape plan to be prepared for this area.

3.11 AUDITORIUM / COMMUNITY HALL

Maximum ground coverage	35%
Maximum floor area ratio	100
Maximum height	20 m.

Other Controls

- i) Basement up to the building envelope line to the maximum extent of 50% plot area shall be allowed and if used for parking and services should not be counted in FAR

3.12 RELIGIOUS PREMISES

Maximum ground coverage	33.33%
Maximum floor area ratio	66.66
Maximum height	11 m.
(excluding minarets, shikharas and domes)	

Other Controls

- i) *Basement below the ground floor and to the maximum extent of ground coverage, if constructed shall be counted in FAR.*

3.13 SECURITY SERVICES

3.13.1 Police Post

Maximum ground coverage	35%
Maximum floor area ratio	70
Maximum height	14 m.

Other controls

- i) *Basement below the ground floor to the maximum extent of ground coverage shall be allowed and if used for parking and services should not be counted in FAR.*

3.13.2 Police Station/Fire Post/Fire Station

Maximum ground coverage	25%
Maximum floor area ratio	100
Maximum height	15 m.

Other Controls

- i) Basement up to the envelope lines and to the maximum extent of 50% of the plot area shall be allowed and if used for parking and services should not be counted in FAR.
- ii) 25 % of the plot area may be used for housing the staff and the regulations of group housing shall be applicable to the area meant for housing.

3.14 POST AND TELEGRAPH OFFICE, HEAD POST OFFICE

Maximum ground coverage	25%
Maximum floor area ratio	100
Maximum height	15 m.

Other Controls

Basement up to the building envelope line and to the maximum extent of 50% of the plot area shall be allowed and if used for parking and services should not be counted in FAR

3.15 PUBLIC AND SEMI-PUBLIC PREMISES

General (in case where specific regulations are not given)

Maximum ground coverage	25%
Maximum floor area ratio	100
Maximum height	26 m.
In hills	15m.

Other Controls

- i) 15 % of the total floor area shall be allowed for residential purpose.
- ii) Basement up to the envelope line and to the maximum extent of 50% of the plot area shall be allowed and if used for parking and services should not be counted in FAR

3.16 FARM HOUSES

Sl. No.	Size of Farm	Maximum FAR	Maximum Height
1	Above 1.0 Ha and upto 1.99 Ha	100 sq m. (including mezzanine floor)	Single storeyed maximum height 6 m.
2	2.0 Ha and above	150 sq m. (including floor)	Single storeyed maximum height 6 m.

Other Controls

- i.) Setback in dwelling house should be 15 m. away from any boundary line of the property.*
- ii) Where a property abuts an urban road, the dwelling house building should be setback from the centre line of that road by 60 m. Where the property abuts a village road, the building setback from the centre line of that road should be 30 m.*
- iii) No dwelling units should be built within 400 m. of the right of way of any National Highway.*

3.17 PROFESSIONAL ACTIVITY

Professional activity shall be allowed in residential plot and flats on any floor on the following condition:

Part of the premises shall be permitted to be used upto a maximum of 25 % of FAR or 100 sq m. whichever is less, for non-residential but non-nuisance activities for rendering service based on professional skills.