

**Subject: Guidelines For Planning of Mega Residential
Township Projects**

With reference to telephonic discussions held with Mr. Pawan Sharma, Architect, PUDA, in pursuance of the meeting held on 20.12.2006 in the office room of PSHUD, guidelines for planning of mega residential township projects have been modified (by way of additions/alternations) in respect of the following:

- i Regarding the proportion of area under the category plotted and flatted development, the provision has now been made in the guidelines giving flexibility to the Promoter to determine the proportion of area to be provided under plotted development and flatted development. Accordingly, overall ceiling of 20% provided earlier for flatted development has now been removed.
- ii Land use table providing for proportion of areas under different uses have also been modified in light of i above.
- iii However, the width of the service lane from 8 mts. to 11 mt. on either side of the sector roads have not been amended considering its implication for the road width and area which will go under the sector roads. Under the present guidelines, minimum road width has been kept as 150 ft. (46 mts.) as compared to (100 ft.) 30 mts. provided in the existing sectors. The width of the service road has been kept as 8 mts. instead of 11 mts. considering that berms on either side of the road between the sector road and the service road shall be shared, reducing the requirement of overall width of the road. The vehicle carrying capacity of the road in either case will remain unchanged (52 mt. & 46 mt) and there will be no reduction even when road width of 150 ft. (46 mts.) is provided.

Modified guidelines are enclosed for favour of further action please.

Principal Secretary
Housing and Urban Development Department

J.K. Gupta
Date: 20.12.2006

LAND USE TABALES FOR DIFFERENT CATEGORIES OF RESIDENTIAL DEVELOPMENT FOR A PROJECT AREA OF 100 ACRES UNDER MEGA RESIDENTIAL TOWNSHIP

S.NO.	Land Use	Plotted Development	Plotted + flatted development	Faltted development
1.	Residential a) EWS housing b) Under Plots c) Under Flats	47.75 acres 5 acres * 42.75 acres** Nil	47.75 acres 5 acres* b+c 42.75 acres++	47.75 acres* 5 acres* Nil 42.75 acres*
2.	Commercial *** a) Sector Level Shopping b) Convenient Shopping	4.75 acres 4.275 acres 0.475 acres	4.75 acres 4.275 acres 0.475 acres	4.75 acres 4.275 acres 0.475 acres
3.	Institutional****	9.5 acres	9.5 acres	9.5 acres
4.	Parks, Open Spaces	5.70 acres	5.70 acres	5.70 acres
5.	Roads , Parking, Utilities etc.	32.30 acres	32.30 acres	32.30 acres

* In case of flatted development, FAR shall be calculated on the entire area earmarked under EWS housing and flats.

** In case of plotted development FAR shall be calculated on the individual plot based on the covered area norms provided in the PUDA Building Rules 1995.

++ In case of plotted + flatted development, promoter shall be free to determine the proportion of areas under plots and flats subject to the overall limit of 42.75 acres defined above. FAR on plotted development and flatted development shall be as defined in * & ** above.

*** Commercial area shall be calculated on the basis of the area provided under commercial plots.

**** If institutional area works out to be higher based on the norms prescribed, then the area under residential component shall be correspondingly reduced.

Promoter will have the option of varying inter-se the quantum of residential component and commercial component, provided the commercial area within the sector shall not be more than the area defined in Sr. No.2 above including the area under convenient shopping.

GUIDELINES FOR PLANNING OF MEGA RESIDENTIAL TOWNSHIP PROJECTS

6.10.06

With a view to attract investment, generate employment and leverage economy, state of Punjab has approved Industrial Policy 2003. Under this policy, Mega Projects in the housing, urban development, commercial, fashion technology, IT & ITES sectors involving investment over Rs. 100 crores have been approved by offering numerous incentives.

In order to ensure the successful implementation of Mega Projects on priority in the given timeframe and to help promoters in preparing plans of the project areas without any delay, it has been thought prudent to put in place detailed guidelines for planning and designing of residential township projects. Accordingly, detailed guidelines have been framed for planning of mega township projects which inter-alia provide for, defining the land utilization pattern in the project including area under different components; parameters for planning of residential/commercial areas; provision of institutions and norms for such facilities; area norms for open spaces, road network pattern and detailed norms for group housing, smaller commercial sites and larger commercial sites.

These guidelines would ensure that planning and development of mega projects gels with the existing planning and development framework/Master Plan envisioned for the city. Where such framework is not available, these guidelines would ensure the planning of mega projects based on the latest town planning principles. In addition, it would also ensure development in these projects on the prescribed norms and standards in order to achieve the desire quality of life for the future residents of these townships.

A. LAND UTILIZATION PATTERN:

The land utilization pattern to be followed for the planning of the mega township projects shall be as detailed below;

A-1 AREA UNDER RESIDENTIAL AND COMMERCIAL USE

The area under residential and commercial components permitted in the project shall be governed by following area norms.

- i 5% of the area of the project shall be earmarked for EWS housing (for simplification of calculations, area is being provided on the basis of gross project area instead of net residential component).
- ii. With a view to make available maximum number of ready to occupy dwelling units of affordable cost within minimum time span, the housing for EWS shall be provided in the shape of flatted development. Provision of EWS housing in the shape of flatted development instead of plotted development will help in minimizing speculation and ensuring optimum use of available land besides making housing affordable and cost effective.

- iii Promoter shall provide EWS housing in the shape of flatted development subject to the covered area norms of not less than 20 sq. meters and not more than 40 sq. meters per flat. However, such flats shall be sold/leased to such persons of EWS category, in such manner and on such terms and conditions, as may be prescribed by the Competent Authority.

Explanation: For the project area of 100 acres, area under EWS housing to be provided shall be 5 acres.

- iv. Subject to the provision contained in **sub-para vi, net residential component**, including plotted and flatted development, shall not exceed 45% of the project area excluding the area under the EWS housing.

Explanation: For the project area of 100 acres, area under residential development excluding the area under EWS housing not exceed 42.75 acres (@ 45% of 95 acres.)

- v. Subject to the provision contained in **sub-para vi, net commercial component** (including local level shopping and convenient shopping) shall not exceed 5% of the project area excluding the area under EWS housing. Out of which maximum area earmarked for convenient shopping, shall not be more than 0.5%. Site for Petrol Pump, wherever provided, shall form part of the commercial component and the area of the site would be included while calculating the area under the commercial use, subject to the limit defined above.

Explanation: For the project area of 100 acres, area under commercial use including convenient shopping shall not exceed 4.75 acres (@ 5% of 95 acres). Area under convenient shopping shall not exceed 0.475 acres.

- a. **Only area under the plots** earmarked for commercial use shall be calculated for determining the overall quantum of commercial component.
- a. Area categorized as **‘General Business and Retail Shopping’** or commercial area provided at the city/sub-city level in the master plan falling within a sector shall not form part of the Sector level commercial component. Such areas, wherever provided, shall be allowed as per the provisions of Master Plan in addition to the extent of commercial area permitted at the sector level as defined in sub para (iii) above. While calculating the area to be provided for the local level shopping, area under general business and retail shopping to be provided at city level and area provided under EWS housing shall be deducted.

- vi Promoter will have the option of varying inter-se the quantum of residential component and commercial component, provided the commercial area within the sector shall not be more than the area defined in sub para (iii) above including the area under convenient shopping.

A-2 AREA UNDER ROADS, OPEN SPACES, PUBLIC/ COMMUNITY BUILDINGS AND OTHER USES.

The overall area in the project under roads, parks, play grounds & open spaces, public and community buildings/institutions, water works, electric grid station, parking, pavements etc., shall be subject to following norms.

- i) Overall **area shall not be less than 50%** of the project area excluding the area under EWS housing.

Explanation: For the project area of 100 acres, area under this category shall not be less than 47.5 acres (@ 50% of 95 acres).

Unless otherwise specified the area under **Institutional Category** shall not exceed 10% of the project area excluding the area under EWS housing.

Explanation: For the project area of 100 acres, area under this category shall not be less than 9.5 acres (@ 50% of 95 acres).

Area under **Parks, Open spaces and Play grounds** shall not be less than 6% of the project area excluding the area under EWS housing.

Explanation: For the project area of 100 acres, area under this category shall not be less than 5.70 acres (@ 6% of 95 acres).

Area under **Roads, Parking, Pavement, Utilities** like water works, EGS, STP, Rain Water Harvesting etc, shall not be less than 34% of the project area excluding the area under EWS housing.

Explanation: For the project area of 100 acres, area under this category shall not be less than 32.30 acres (@ 34% of 95 acres).

Notes:

- i) The project area to be considered for calculating the area under different components, as defined above, shall comprise of the area contained within the Sector Roads (R1,R2&R3) excluding the area under EWS housing.
- ii) For the area of the project falling under sector Roads (R1,R2 & R3), The promoter would be required to transfer the land owned by him and falling within the sector roads to the Punjab Urban & Development Authority at the time of approval of the layout plan. On approval of the layout plan the land under sector roads shall vest with PUDA free from all encumbrances. However, promoter shall be given the benefit of the area under residential and commercial uses on the area thus transferred to the PUDA on the norms prescribed above within the sector itself. In case the ownership of the area of the promoter falls in two adjoining sectors, in such cases the benefit of such area may be apportioned in the sectors.
- iii) In case where the area under the ownership of the Promoter is less than a sector, then area under different uses will be worked out on the prorata basis as per the proportions indicated above.

- iv) While working out the area under different components, area under facilities/uses etc. required to be provided at city/sub-city level (as defined in the Master Plan) and falling within the sector shall be excluded from the project area.
- v) Subject to the limits prescribed above, proportions of area within the above two broad categories can be varied by the Competent Authority, keeping in view the special Factors governing land ownership pattern, location, size, shape, existence of physical features like water bodies/HT lines, presence of existing settlements/abadies, religious structures etc. in the project area.
- vi) In case of SAS Nagar, where the city planning is, primarily and essentially, guided by the concept of Sector, the area under different uses shall be determined on the basis of individual Sector of which the project area forms the part. In case, the area of mega project falls in number of Sectors, then the salability component shall be calculated separately for each Sector.
- vii) In case of SAS Nagar or other towns where the concept of sector/any defined unit is followed, in such cases for facilitating the integrated planning and development of planning and development of planning unit, Developer/Promoter would be required to prepare the plan for the entire sector/unit, irrespective of the fact whether the Developer owns part of the land comprising the unit or not. For the area owned by the promoter, detailed layout plan shall be worked out whereas for the remaining area of the sector not owned by the promoter, Concept Plan indicating the major road network shall be defined in the sector plan for integration of planning and services of both the areas.

B RESIDENTIAL COMPONENT

The planning of the residential component provided in the mega project shall be governed by following factors:

- (i) The Developer would be free to plan the residential area as plotted development, flatted development or as a combination of plotted and flatted development subject to the overall limit of the area prescribed in Para “A” above. However, in all cases promoter/developer would be required to reserve 5% of the project area for EWS category of housing. Promoter shall provide EWS housing in the shape of flatted development subject to the covered area norms of not less than 20Sq.meters and not more than 40Sq. meters per flat. However, such flats shall be sold/leased to such persons of EWS category, in such manner and on such terms and conditions, as may be prescribed by the Competent Authority.

Explanation: For the project area of 100 acres, area under EWS housing to be provided shall be 5 acres.

- (ii) In case where promoter intends to provide entire residential component as Plotted Development, he would be free to determine the size and number of plots under each category. In such cases the area to be permitted for housing shall be worked out on the prescribed norms of 45% of the project area excluding the area under EWS housing.

Explanation : For the project area of 100 acres, after excluding the area of EWS housing (5acres), area under plotted development shall be 42.75 acres (@45% of 95 acres).

- (iii) In case of projects having **both plotted and Flatted Development**, the Promoters shall be free to determine the proportion of area under flatted development group housing and plotted development subject to the overall limit of residential area prescribed. Overall residential area (Including plotted and flatted development) permitted shall be worked out based on the norms of 45% of project area excluding the area provided under EWS housing. However, amenities to be provided shall be worked out based on the prescribed population norms for the entire population including that of EWS Housing. In case the area under public building increases beyond 10% then the area under residential use shall be correspondingly reduced. All sites of group housing will have one road of minimum width of 18meters . with individual site area not less than 10,000 Sq. meters.

Explanation : For the project area of 100 acres , after excluding the area of EWS housing (5Acres), area under plotted and flatted development shall not exceed 42.75 acres (@ 45% of 95 acres). Within this limit the Promoter shall have the freedom and flexibility to determine the area under plots and flats

- iv. In case the entire residential component is provided as **Flatted Development**, in such cases the residential area permitted shall be worked out the prescribed norm of 45% of the project area excluding the area of EWS housing subject to the condition defined above. However, no plot reserved for group housing/flatted development shall be less than 10,000 Sq.meters and the entire area of the pocket earmarked for group housing/flatted development shall be taken into account for calculating the quantum of residential component. However, FAR permitted would be only on the area worked out for group housing and not on the entire project area. All such sites of group housing will have one road of minimum width of 18 meters. In case the institutional area works out to be on the higher side then the area under residential use shall be correspondingly reduced without reduction in the area under open space, roads, amenities and other uses.

Explanation: For the project area of 100 acres, after excluding the area of EWS housing (5 acres), area under flatted development permitted shall be 42.75 acres (@ 45% of 95 acres). In all 47.75 acres shall be available for flatted development in the project and FAR shall be worked out on the residential component of 47.75 acres and not the entire project area 100 acres.

- v In case of flatted development/group housing, except in the area earmarked for EWS housing, the Developer/Promoter would be free to determine the size and number of flats. In case of EWS housing the covered area norms shall be not less than 20 Sq. meters and not more than 40 Sq. meters per flat.
- vi. In case of mega projects falling within SAS Nagar Master Plan Area/within & outside Municipal limits, construction on residential plotted development

including FAR, ground coverage, height etc. shall be as per the provisions made in the PUDA Building Rules 1996.

- vii. **Unless otherwise specified by the Empowered Committee**, norms guiding the planning, designing and parking requirements of group housing/flatted development, shall be as defined in the **Annexure A**, irrespective of the fact whether the Mega Project falls within/outside the Master Plan.

C COMMERCIAL AREAS

The planning of the commercial area within the project shall be governed by the following norms:

- (i) **Sector level commercial area** shall be provided along on e side of the shopping street subject to overall area limit defined in the **Para A** above.
- (ii) Commercial area i.e. under the category of **‘General Business and Retail Shopping’** or **any other commercial use, provided to meet the needs of the city**, as defined in the Master Plan, shall not form part of the Sector level commercial component. Such area, to the extent defined in the master plan, shall be allowed in addition to commercial area permitted for Sector level shopping.
- (iii) **The width of the shopping street** shall not be less 25 metres.
- (iv) Promoters would be free to determine the size, shape, area, height of the commercial plots subject to the provision of parking area as per norms defined in **sub para viii below** and norms defined in the **Annexure B&C**.
- (v) Subject to overall area limit of 0.5% **convenient shopping** shall be located only on roads having width of 18 meters or at the junction of 12 meters wide roads.
- (vi) **In case of convenient shopping**, appropriate mix of small and larger shops shall be provided in order to cater to the local requirements of various trades. However, the height of such shops shall be restricted to only single-storey (3.5meters).
- (vii) The parking norms for commercial component shall be provided @ 2.5 ECS per 100Sq. meters of the total built up area. While working out the total built up area, the area under basement shall be excluded when used exclusively for parking. However, in case area under basement is not being used for parking, then the extent of extent area used for purposes other them parking shall be included in the built up area.
- (viii) For the provision of parking, the **space standards for ECS** shall be as under:
 - 23Sq.meters per ECS for open parking.**
 - 28Sq. meters per ECS for covered parking at ground level.**
 - 33Sq.meters per ECS for parking at basement level.**
- (ix) **Planning norms for smaller and larger commercial sites** shall be as per **Annexure B & C**. FAR shall not exceed 1.5. It shall be calculated on the

entire salable area limited to the extent of 5% of the project area excluding the area under EWS housing. However, in case of city **General Business and Retail Shopping'** or any other commercial use, provided to meet the needs of the city, the planning shall be as defined in the Master plan or by the Competent Authority. Further, in case of multiplexes, the planning norms shall be as defined in the policy laid down by the State Government under the **Industrial policy 2003**.

D INSTITUTIONAL FACILITIES

Institutional facilities in terms of **education, health, community, heritage and cultural buildings etc.** shall be provided individually and severally based on the norms prescribed below and within the overall area limits as defined in **Para A-2 (ii) above**.

D-1 EDUCATIONAL FACILITIES

Subject to the provisions made above, educational facilities in the mega project shall be provided based on **population norms defined below. All categories of such facilities mentioned below shall be provided individually and severally.**

- i. **One Nursery cum Primary School** for a **population of 5000** with minimum area of **0.3 Hectare** and
- ii. **One High/Higher Secondary School** for **population of 15,000** with minimum area of **1.6 Hectare** and
- iii. **One college** for a **population of 1,00,000** with a minimum area of **4 Hectare and**
- iv. However, in projects where population works out to be merely 50% of the norms specified above, even in such cases individual sites in each category shall be provided based on the norms above, **Additional Schools** shall be provided in case of population exceeds **50% of the standards prescribed above**.
- v. **One crèche** for a population of **25,000** in an area of **0.05 Hectare**.
- vi. **Unless otherwise specified, maximum ground coverage shall be restricted to 40% of the site area, with maximum Floor Area Ratio 1(one) for High/Higher Secondary School and 0.75 for Primary/Nursery School. Maximum height for High/Higher Secondary School shall be 15 meters and 8 meters in case of Primary/Nursery School.**
- vii. Adequate arrangements for **parking of buses, vehicles of staff/students** shall be made.
- viii. **Minimum 25% of the site area shall be earmarked as play area.**

- ix. **Additional higher level of educational facilities**, if any, specified in the statutory or non-statutory master plan shall be provided in the planning of the sector in addition to facilities mentioned above, for which **adequate adjustment in the proportion of the area shall be made.**

D-2 HEALTH FACILITIES

Health facilities in the project area shall be provided at the following norms individually and severally:

- i. **One Dispensary** for population of **15000** in an area of **0.2 Hectare and**
- ii. **One Health Center** for a population **50,000** in an area of **0.6 Hectare and**
- iii. **One Poly Clinic** for a population of **1,00,000** in an area of **1.0 Hectare and**
- iv. **One Hospital** for a population of **1,00,000** in an area for **3.7 Hectare**
- v. The above facilities will be in addition to sites, if any, marked in the master plan for providing **higher order of health facilities.**
- vi. **Unless otherwise specified by the Empowered Committee, Ground coverage, in such cases shall not exceed 40% whereas FAR shall be limited to 1.5, provision related to height, setback, distance between two buildings and parking shall be as defined in the case of norms of group housing placed at Annexure A.**

D-3 COMMUNITY BUILDINGS

Community Buildings in the project area shall be provided at the following norms individually and severally:

- I. **One Community Center** for a population of **30,000** or part thereof in a minimum are of **0.6 hectare and**
- II. **One Religious Site** for a population of **15,000** in an area of **0.1 Hectare and**
- III. **One Police Post** for a population of **30,000** in an area of **0.2 Hectare and**
- IV. **One police Station** for a population of **1,00,000** in an area of **0.8 Hectare and**
- V. **One Sub-Post Office** for a population of **25,000** in an area of **80Sq. meter**
- VI. **One site for Telephone Exchange** for a population of **1,00,000** in an area of **0.8 Hectare.**

- VII. **Unless otherwise specified by the Empowered Committee, Ground coverage, in such cases shall not exceed 40% whereas FAR shall be limited to 1.5, provision related to height, setback, distance between two buildings and parking shall be as defined in the case of norms of group housing placed at Annexure A.**

D-4 OTHER BUILDINGS

1. In addition to above **Other Community/ Public/ Cultural/ Heritage Buildings** may be considered for provision by the Developer/Promoter, keeping in view the larger interest and welfare of the residents, subject to overall ceiling of area under the institutional category as specified in the **Para A-2 (ii) above.**

D-5 DETERMINING OF POPULATION IN PROJECT AREA

While calculating the area for the above facilities, population in the project shall be taken as the **highest figure arrived at based on A plus the figure arrived at B (A+B)**

- A. (i) **Gross Density -@ 100 persons per gross area of the project**
OR
(ii) **For Plotted Development @ 15 persons for each plot provided in the plan OR.**
(ii) **For Flatted Development @ 300 persons per acre for the area under flatted development.**

Note: In case of projects having both plotted and flatted development population shall be calculated for each component based on norms prescribed above.

- B (i)** In case of **commercial/institutional areas**, the population density shall be considered **@ 100 persons per acre** of commercial/institutional area.

E PARKS OPEN SPACES AND PLAY GROUNDS

Provision of park, open spaces and playgrounds shall be provided as per norms specified below. However, where the land ownership of the promoter is less than a sector, in such cases competent authority may allow interse variation in the area of specific categories including green belt/sector level park depending upon the pattern and location of land ownership, subject to the overall area limit defined below.

- (i) Total area earmarked for **Parks/Open Spaces, Playgrounds** shall not be less than 6%. However, open spaces with less than 15 meter width shall not be counted in the area under green parks.
- (ii) **Open spaces coming under the HT lines and less than 15 meter in width shall not be counted towards parks/open spaces.**

- (iii) **Open area/ Play area attached to institutions/Public buildings** shall also not count towards area under parks/open spaces.
- (iv) **Open spaces** shall be distributed over the entire Sector/project area in order to optimize the utilization of such spaces by the majority of residents.
- (v) **One Sector level/major park** with minimum area of **1.25 hectare** should be provided, preferably along the shopping street in the center of the sector.
- (vi) In case of SAS Nagar, **Green Belt** running in the North-South direction shall be provided as integral part of Planning of open spaces.
- (vii) **Play Ground/s** of appropriate size may be provided in each sector. The area wherever provided, shall be in the shape of single chunk with length and width fixed in a manner so as to facilitate the use of the site as a play ground for various games.

F ROAD NETWORK:

- (i) **The major road network**, in case of mega projects forming part of statutory/non-statutory master plans, shall be as defined in the said master plans. In case of projects falling outside the statutory master plans/ non-statutory master plans, the internal road network to be provided shall be as defined in **Sub Para IX below**.
- (ii) No **outer/peripheral road** in such areas shall be less than **30 meters** in width.
- (iii) All **External Sector roads** having width of **30 meters** shall, in addition, be provided with **8 meter service roads** on either side along the entire length of such roads.
- (iv) Unless other wise permitted, **one entry from each side** of the sector shall be allowed with a minimum width of **18 meters**.
- (v) **Shopping street** shall have a minimum width of **25 meters**.
- (vi) **Major inner loop** within the sector shall have a minimum width of **18 meters**.
- (vii) **Intermediate horizontal and vertical junctions** between two sectors on the sector road, wherever provided, shall be cross junctions. However, where T-junctions are provided, then the center line distance between such roads shall not be less than **75 meters**.
- (viii) **No internal road** shall be less than **12 meters** in width.
- (ix) **Hierarchy of internal roads** to be followed within the sector shall be **25 meters, 18 meters and 12 meters**.

- (x) **The width of carriage way** shall be as defined in the road cross-sections. However, the width of the carriage way to be followed in the internal roads shall be **10 meters in case 25 meters wide shopping street 8 meters in case of 18 meters wide roads and 5 meters wide in case of 12 meters wide street.**
- (xi) All roads will have **carriage way** positioned in the center of the road reservation.
- (xii) All **outer sector roads** would be dual carriageway with width of the carriageway as defined in the road cross-section. However, keeping in view the specific conditions of shape, position and size of the sector, location of any physical barrier or existing settlements etc., the internal and external road network can be suitably modified.

G OTHER AMENITIES

- (i) Appropriate sites for **Taxi stand** shall be marked in each sector as part of parking provided in the sector level shopping/convenient shopping and
- (ii) Site for **petrol pump** @ one petrol pump for 100 hectare of gross residential area shall be provided and shall form part of the commercial component.
- (iii) Sites for **milk booth** @ one milk booth for 5000 population shall be provided. Such sites shall be made integral part of the convenient shopping

H UTILITY NETWORK

- i. **Suitable sites**, as per norms specified, **for water works, EGS, solid waste management, sewerage treatment plant and recycling of treated water shall be provided** as part of the project planning.
- ii. Appropriate arrangements for **rain water harvesting** shall be made within the project area.

GENERAL

- i. State government shall have the power to change/relax the guidelines in case of hardship or existence of special circumstances.
- ii. In case of dispute in interpretation of guidelines, the decision of the competent Authority shall be final and binding.

ANNEXURE –A

UNLESS OTHERWISE SPECIFIED BY THE EMPOWERED COMMITTEE NORMS FOR GROUP HOUSING UNDER THE MEGA TOWNSHIP PROJECT

i)	Minimum plot size	Not less than 10,000 sq. meters
ii)	Maximum ground coverage	Not exceeding 40% of the site area
iii)	Maximum FAR	Not exceeding 1.5
iv)	Basement	Basement shall be permitted under the entire area of building envelop (zoned area). The area under basement shall not be counted towards FAR. Basement shall not be used for habitable purposes.
v)	Maximum height	As prescribed in the zoning plan subject to the condition that maximum height shall not exceed 30 meters. Further, the height of the building shall not exceed the width of the front road plus the front setback.
vi)	Stilts	Stilts shall be permitted within the zoned area subject to the condition that area under stilts shall not exceeds the maximum area permitted at the ground level. However, area under stilts, when used for parking, shall not be counted towards FAR.
vii)	Setbacks	As defined in the zoning plan. However, minimum setback on all sides shall not be less than 1/3 rd of the height of the building on each side or 6 meter which ever is more.
viii)	Distance between buildings	Minimum distance between two buildings within a site or adjoining sites shall not be less than 2/3 rd of the average height of buildings in case air, light and ventilation is drawn but not less than 2/5 th of the average height of buildings when no air, light and ventilation is drawn.
ix)	Open spaces and organized parks	Minimum 25% of the area of the site shall be used for landscaping. Minimum area of the organized park area shall be 15%.
x)	Parking	Parking shall be provided @ 1.33 ECS (Equivalent Car Space) for every 100 Sq. meters of built up area on all floors in case of housing other than LIG/EWS. However, for LIG/EWS housing the norms shall be 0.66 ECS. Space standards for ECS shall be as under: a) 23 sq. meters per ECS for open parking at ground level b) 28 sq. meters per ECS for covered parking at ground level. c) 33Sq. meters per ECS for parking at basement level. However, area of the site to be used for Roads and Parking

		at ground level shall be restricted to 20%
xi)	Balconies	Area under balcony/balconies shall not exceed 15% of the plinth area of the flat. The maximum depth of balconies shall not exceed 1.8 meters. Area of balcony over and above 15% shall be counted towards FAR. No balcony shall project beyond the setback lines.
xii)	Common facilities	Area for common facilities such as recreation hall, library, consumer store, reading room, maintenance store, society office shall not exceed 2.5% of the site areas subject to the maximum of 6000 sq. feet. The area shall count towards FAR.
xiii)	Fire safety	As per BIS standards. However, all buildings with height 15 meters or above would require prior clearance for fire safety.
xiv)	Lifts and stair-cases	Number and size of lifts and staircases to be provided, shall be as per BIS standards.
xv)	Structural stability	Building shall be made structurally safe so as to withstand any natural disaster and shall be designed by a qualified Structural Engineer as per the provisions of National Building Code.
xvi)	Accessibility	Site shall atleast have accessibility from a road of minimum 18 meters width. Building shall be made accessible to physically challenged persons.
xvii)	Rain water harvesting	Adequate arrangement, shall be made for rain water harvesting as per the norms specified by the Central Ground Water Board or by the Competent Authority.
xviii)	General	<p>a) All buildings shall be designed by qualified Architects registered with the Council of Architecture.</p> <p>b) Construction of water tanks, solar panels, machine rooms for lifts, mumetersi for staircase and water tanks shall be permitted, on the top floor subject to the following conditions:</p> <ol style="list-style-type: none"> 1.The construction shall be recessed by minimum of 3 meters from the outer line of the parapet. 2.The maximum height of such portion of buildings shall not exceed 3 meters above the parapet. 3.No habitable construction shall be allowed in the area. 4. No toilet shall be permitted on the terrace. 5. The area of such construction shall neither be counted towards the FAR nor shall the height count towards the overall height of the building.

ANNEXURE –B
UNLESS OTHERWISE SPECIFIED BY THE EMPOWERED COMMITTEE,
NORMS FOR LARGER INDEPENDENT COMMERCIAL SITES FALLING
IN THE MEGA TOWNSHIP PROJECT

Following planning and development norms shall be followed for the larger independent commercial sites provided with a minimum area of 2000Sq. meters in the mega township project except the multiplexes which will be governed by the policy laid down for them.

Sr. No.	Item	Prescribed norms
1.	Plot size	Not less than 2000Sq. meters
2.	Ground coverage	Not to exceed 35%
3.	Zoned area at ground level	Not to exceed 45%
4.	Floor area Ratio	Not to exceed 1.5.
5.	Set backs	As specified in the zoning plan. However, minimum setbacks on all sides shall not be less than 1/3rd of the height of the building on each side or 6 meters whichever is more.
6.	Height of building	As specified in the zoning plan subject to the restrictions otherwise applicable in the area due to fire safety or structural safety regulations and restrictions due to civil aviation requirements.
7.	Basement	<ul style="list-style-type: none"> (i) Twin level basement shall be permitted within the zoned area. (ii) Total area of basement on both levels shall not exceed the area of the plot. (iii) Basement shall not be used for habitable purposes. (iv) Basement shall be used for parking, storage and services with minimum of 75% area earmarked for parking (v) Basement area provided beyond the ground coverage shall be kept at ground level with adequate provision made for air, light & mechanical ventilation. (vi) Basement shall satisfy the public health & structural safety requirement. (vii) No toilet shall be permitted in the basement area. (viii) Area of basement shall not be counted towards FAR. (ix) Provision of air, lighting and

		<p>ventilation shall be made @ 10% of the basement area at the upper level with mechanical ventilation and artificial lights provided for lower basement.</p> <p>(x) No generator shall be permitted to be installed in the basement.</p> <p>(xi) Height of the basement shall be as per PUDA building bye laws.</p> <p>(xii) 10% of the basement area shall be permitted for depression for installation of AC plants.</p>
8.	Parking	<p>a) Parking area to be provided shall be @ 2.5 ECS for every 100 sq. meters of built up area provided on all floors.</p> <p>b) 1ECS shall be equivalent to:-</p> <ol style="list-style-type: none"> I. 23 sq. meters for open parking at ground level, II. 28 sq. meters for covered parking at ground level. III. 33.sq. meters for parking at basement level. <p>(c) Parking at ground floor level shall be restricted to 50% of the area available at the ground level excluding the built up area.</p> <p>(d) In case the required parking area on the above norms works out to be more than the area provided within the layout, then the covered area shall be scaled down to the level of available parking as per norms prescribed above notwithstanding the lower realization of FAR.</p>
9.	Fire Safety	<p>All buildings having height of 15 meter or above, shall conform to fire safety regulation and would require prior clearance from the Fire Authorities.</p>
10	General	<p>(i) Construction of water tanks, solar panels, machine rooms for lifts, mumetersi for staircase and water tanks shall be permitted, on the top floor subject to the following conditions:</p> <p>(a) The construction shall be recessed by minimum of 3 meters from the outer line of the parapet .</p> <p>(a) The maximum height of such portion</p>

		<p>of buildings shall not exceed 3 meters. above the parapet.</p> <ul style="list-style-type: none">(b) No habitable construction shall be allowed in the area.(c) No toilet shall be permitted on the terrace.(d) The area of such construction shall neither be counted towards the FAR nor shall the height count towards the overall height of the building.(ii) Open area available at the ground level excluding the area under building, parking and roads shall be used for landscaping.(iii) Building shall be made accessible to physically challenged persons.(iv) Adequate arrangements shall be made for rain water harvesting.(v) All buildings shall be designed by qualified Architects registered with the Council of Architectures.
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ANNEXURE-C

UNLESS OTHERWISE SPECIFIED BY THE EMPOWERED COMMITTEE, NORMS FOR SMALLER COMMERCIAL SITES FALLING IN THE MEGA TOWNSHIP PROJECTS

Sr.No.	Item	Prescribed Norms
1.	Plot size	As determined in the layout plan.
2.	Ground coverage	As specified in the zoning plan. In case of building having main openings on both front and rear, the ground coverage in such cases shall be 100% of the plot area subject to the condition that corridors shall be provided on both the sides.
3.	Zoned area at ground level	As specified in the zoning plan
4.	Floor area ratio	As specified in the zoning plan
5.	Set backs	As specified in the zoning plan
6.	Height of building	<p>i. As specified in the zoning plan. However in case of booths the building height shall not exceed 3.5 meter/ 7.5 meters in case of double stroyed shops and 11 metre/15 meters in case of ¾ storied shop cum offices.</p> <p>ii. In case of buildings where no basement is provided, depressing of ground floor up to a maximum of 1 meter is permitted subject to the condition that the depressed floor is made accessible to the physically challenged parsons. The additional height of the ground floor shall in no way be used for creating additional space in the shape of mezzanine floor.</p>
7.	Clear width of corridor (compulsory)	2.25 meters in case of booths and 3 meters in case of shops
8.	Parking	<p>(a) Parking area to be provided shall be @ 2.5 ECS for every 100Sq. meters of built up area provided on all floors.</p> <p>(b) 1ECS shall be equivalent to:-</p> <p>i) 23 sq. meters for open parking at ground level,</p> <p>ii) 28sq. meters for covered parking at ground level.</p> <p>iii) 33.sq. meters for parking at basement level.</p> <p>(c) In case the required parking area on the above norms works out to be more than the area provided within the layout, then the covered area shall be scaled down to the level of available parking as per norms prescribed above notwithstanding the lower realization of FAR</p>

9.	Fire safety	All buildings having height of 15 meter or above, shall conform to fire safety regulations and would require prior clearance from the fire authorities.
10.	Basement	<ul style="list-style-type: none"> i. Permitted for storage only and allowed where technically feasible. ii. Basement permitted to the extent of covered area at Ground Floor except the area under the public corridor. iii. Basement to be accessible from within the shops. No direct access from the public corridor permitted. iv. Provision for air, light and ventilation to be made @5% of the basement area in case of booths and 10% in case of shops and SCO/SCF. v. Area of the basement shall not be counted towards FAR. vi. Basement shall have a clear height of 7'-6" from floor to soft of the beam and height of ceiling shall not exceed 8'-3". vii. 10% of the basement area shall be permitted for depression for installation of AC plants. However, no generator shall be permitted to be installed in the basement.
11.	General	<ul style="list-style-type: none"> i. Approach to upper floors in case of double storey shops, shop-cum-shop/offices shall be permitted from the public corridor. ii. Adequate provision for public toilets(with minimum one set of toilet each for ladies, gents and handicapped) shall be made in the commercial area as per norms prescribed in the National building code. iii. Adequate advertisement/display areas shall be provided in the building controls. However, provision for such display areas shall be made integral part of building design. iv. All buildings shall be designed by qualified Architects registered with the Council of Architecture.

