

24.1 Residential Buildings on plots (other than flatted group housing)

- (1) Ground coverage, Floor Area Ratio, height and setbacks shall be as per Table-I appended to these regulations. However, the set back shall be applicable as per regulations prevailing at the time of initial allotment of sector.
- (2) **Other provisions:**
 - (i) The directions of side, rear set back and gate shall be as per the Setback/ Layout Plan and directions prepared by the Authority from time to time.
 - (ii) In case of plots being amalgamated with the approval of the Authority, the set back lines in front and adjoining property are to be followed as per Setback Plan.
 - (iii) Subdivision of individual residential plot or building constructed on it shall not be allowed.
 - (iv) Only two dwelling units and a servant quarter shall be allowed upto a plot size of 100sqmtrs. For plots above 100 sqmtrs and upto 500sqmtrs maximum three dwelling units shall be allowed. For plots above 500 sqmtrs. maximum four

dwelling units shall be allowed. In density calculation 4.5 person per dwelling unit shall be considered in all kind of residential plots. Each servant quarter shall be counted as half dwelling unit.

- (v) Stilt parking shall be allowed upto maximum height of 2.4 mtrs upto bottom of beam free from FAR for plot size of 112 sq mtrs and above. However, in case stilt is not provided, parking may be allowed in the setbacks.
- (vi) No construction of any kind shall be permitted beyond the building envelope (on set backs) except—
 - (a) A chajja (projection) of maximum width of 0.75 metres at lintel or rooflevel. No construction of any type shall be permitted over such projections.
 - (b) Underground water tanks with top flush with the adjoining ground level.
 - (c) In plots of 200 square metre and above, if required, a temporary guard room of porta cabin 1.5 metre x 1.5 metre shall be permitted after approval by the Authority.
 - (d) Canopy projections of 4.5 metre X 2.4 metre in front or side set backs (maximum 2 numbers) in plots where front set back is 4.5 metre or more and only one such canopy in side set back where front set back is less than 4.5 metre. No construction of any type shall be permitted over the canopy projection. The canopy may be supported by circular column of maximum 30 centimetres diameter or rectangular columns of 30 centimetres x 30 centimetre size.
 - (e) Open Plinth steps:
 - (i) Open plinth steps and plinth ramp in front and rear setback.
 - (ii) Open plinth steps and plinth ramps beyond a depth of 6mtrs in side setback.
 - (f) In case of corner plots upto 200 square metre category, load bearing columns max size 300 milimetre X 300 milimetre in side setback maximum 2 numbers may be permitted.
 - (g) Other features as mentioned in Table 3.
 - (h) Open ramps for movement of vehicles in side setback only.
 - (i) Balcony upto 1.5 m width (upto 1.0 m width where setback is less than 3.0 m)
 - (j) No enclosure of any type shall be allowed on the balcony, neither shall be compoundable.
 - (k) The inner courtyard can be covered by a temporary coverage, at a height of 1.5mtrs. above roof level. If covered at roof level, it shall not be permissible.
 - (l) The internal changes within the building envelope are permissible without any revision submission.
- (vii) **FAR shall also include**
 - (i) Mezzanine
 - (ii) Pergola shall be counted towards Floor Area Ratio calculation if closed from three or more than three sides.
- (viii) **Floor Area Ratio shall not include –**
 - (i) A cantilever projection (in setbacks) of a width of 0.75 metre at any level. No construction of any type or any material shall be permitted over projections other than mentioned herewith.

- (ii) Canopy projections of 4.5 metre X 2.4 metre in front or side set back (maximum 2 numbers), in plots where front set back is 4.5 metre or more and only one such canopy in side setback where front setback is less than 4.5 metres.
 - (iii) Basement, (only single basement) equivalent to ground coverage shall be permitted, if used for parking, services and storage.
 - (iv) Stilt area of non-habitable height proposed to be used for parking, landscaping etc.
 - (v) Loft upto 1.5 metre height
 - (vi) Other features as mentioned in Table 3.
 - (vii) Open ramps for movement of vehicles in side setback only.
 - (viii) Balconies (upto 1.50mtrs. width, If Balcony of more than 1.50mtrs. width is proposed, then 1/4th of its area shall be counted in FAR), Cupboard (0.60m wide), Staircase, Lift, Mumty for staircase, and Bay wndows.
- (ix) **Basement:**
- (i) Basement area shall not exceed beyond building envelope.
 - (ii) The height of any basement shall be maximum 1.5 metre from bottom of the slab above the top level of the external drain. The maximum height of the basement from floor to ceiling shall be 4.5 metres.
 - (iii) Basement shall be allowed upto a distance of 2.0 mtrs. from the adjacent plot on the basis of structure stability certificate.
- (x) **Minimum requirement for sanction / completion:** 40 sqm or 50 percent of maximum permissible ground coverage (whichever is more) with provisions of a functional toilet / bath and kitchen Provision of following items in building shall be mandatory for issue of occupancy certificate.
- (a) Flooring;
 - (b) Electrical wiring whereas electrical fittings shall not be mandatory.
 - (c) Plumbing and fittings in at least one toilet and kitchen
 - (d) Trees as per Table no. 6 or direction issued from time to time which ever is higher;
 - (e) Number plate;
 - (f) Boundary wall shall be mandatory.
 - (g) Internal and external finishing (Plastering and whitewashing shall not be mandatory);
 - (h) House shall be lockable i.e. all external doors and windows shall have to be provided with grill provided in the windows then fixing of glasses in the windows panes shall not be mandatory;
 - (i) No violation of Building Regulations, Zonal Plan Regulations and Master Plan should be there in the building at the time of issue of occupancy certificate.

24.2 GROUP HOUSING (Flatted and cluster type)

- (I) Minimum Plot Area- 2000 square metre. However, the Authority may revise this limit by recording the reason .
- (II) Maximum permissible –
 - (i) Ground coverage 35 percent up to 40000 sq mtrs and 40% above 40000 sq.mtrs.
 - (ii) Floor Area Ratio 2.75

- (iii) Height No limit. For buildings above 30 metres in height, clearance from Airport Authority shall have to be taken.
- (iv) Density(Family size 4.5) As mentioned in the sector Layout Plan or decided by the Authority for a particular scheme.

24.2.1 Other Provisions:

(1) No construction of any kind shall be permitted beyond the building envelope (on setbacks) except

- (i) A Chajja (projection) of maximum width of 0.75 metre at lintel or roof level. No construction of any type or any material shall be permitted over projections other than mentioned herewith.
- (ii) Underground water tanks with top flush with the adjoining ground level.
- (iii) Watchman Shelters and Watch Towers with following provisions:
- (iv) No projection of watchman shelters and watch towers shall be allowed outside the plot line.
- (v) Maximum height of watchman shelter shall be 4 metres and for watch towers 15 metres. Total area, as mentioned below, under such shelters shall be split up in desired number of watch man shelter and watch towers as follows:

Sr. No.	Plot Size	Total area for watchman shelter and watch tower	Maximum area under each watchman shelter	Maximum area under each watch tower
1	Upto 0.5 acres	15 square metres	15 square metres	5 square metres
2	Above 0.5 acres upto 10 acres	30 square metres	24 square metres	5 square metres
3	Above 10 acres upto 25 acres	45 square metres	24 square metres	5 square metres
4	Above 25 acres upto 50 acres	60 square metres	24 square metres	5 square metres
5	Above 50 acres for an additional 50 acres	An additional 10 square metres and part thereof	24 square metres	5 square metres

- (vi) The following features shall be permitted after leaving minimum 6 mtrs. open corridor for fire tenders.
- (a) Metre room as per norms of Electricity Authority..
- (b) Open transformers without any permanent enclosure keeping in view the necessary safety requirements.
- (c) Other features as mentioned in Table 3
- (d) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide swing, culverts on drains.
- (e) Any other feature, primarily ornamental in nature, not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case to case basis.
- (f) Open generator set, filtration plant, Electrical distribution equipments, feeder pillars, telephone distribution equipments may be permitted in

open setback as a service utility provided after leaving clear space for fire tender.

(2). Floor Area Ratio shall include

- (i) Mezzanine
- (ii) The shafts provided for lifts shall be taken for covered area calculations only on one floor and included in ground coverage.
- (iii) Pergola, shall be counted towards Floor Area Ratio if closed from three or more than three sides.
- (iv) Metre room as per Electricity Authority norms.

(3). Floor Area Ratio shall not include:

- (i) A cantilever projection at any level (in setbacks) of a width of 0.75 metre . No construction of any type or any material shall be permitted over projections.
- (ii) Basement(s) , shall be permissible within the setback line on each floor. However maximum permissible area under basement shall be limited up to:
 - a) Basement area, if used for services, storage etc. then maximum area under such facilities shall be equivalent to maximum permissible ground coverage.
 - b) Basement area/ Podium parking as defined in parking table, if used for parking, then area equivalent to parking requirement shall be permitted.
 - c) In plots bigger than 10000 sq mtrs. The basement shall be allowed in setback area after leaving a minimum setback of 6.0 mtrs.
- (iii) Basement, if put to any use other than mentioned above, shall be included in the FAR of the building.
- (iv) Stilt area of non-habitable height 2.40 metres from bottom of beam proposed to be used for parking, landscaping etc.
- (v) Balconies upto 1.5 metre width free from FAR(in case it is more than 1.5 m, ½ of area beyond 1.5 m shall be included in FAR) may be projected in open setbacks provided 6 mtrs. clear space is available for fire tender movement.
- (vi) Other features as mentioned in Table 3.
- (vii) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide, swing, uncovered staircase (unenclosed and uncovered on three sides except for 0.9 metre high railing/wall and open to sky), overhead tanks on top of buildings, open shafts, culverts on drains.
- (viii) Open ramps with no area enclosed below it of usable height. If used for approach to the entrance of the building, then the height as per requirement may be considered. The space under the ramp shall not be used for any commercial purpose, however it can be landscaped with approval of the Chief Executive Officer on case to case basis.
- (ix) Atrium shall be kept free from FAR and ground coverage. In case any commercial activity is proposed in Atrium or any saleable area or any other structure which is counted in FAR & ground coverage, its respective area shall be added in total FAR & ground coverage.
- (x) Any other feature purely ornamental in nature and not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case to case basis.
- (xi) Additional 5% of the plot area as ground coverage will be allowed for dedicated multi level parking in plots bigger than 10000 sq mtrs.
- (xii) In multistorey buildings service floor may be allowed after 4 floors. Maximum of 3 service floors may be allowed in a building. Service floor shall not be

counted in FAR and maximum height of service floor shall be 2.40 mtrs. from floor to bottom of the beam.

(4) All the common facilities prescribed below will have to be provided and shall be counted in the prescribed FAR of Group Housing

Shops and community facilities as per population norms as specified in the earlier lease deed. In case of plots where minimum population required for provision of convenient shopping is not achieved then:-

- (a) Area for shopping and commercial activities equivalent to 1.0 percent permissible FAR of the plot area shall be allowed.
- (b) Minimum four kiosks of 4 sq.m of carpet area and two shops of 10sqm carpet area shall be provided mandatorily.
- (c) Maximum height of shops and kiosks shall be 4.0 metre from floor to ceiling.
- (d) However shops may be allowed as integral part of Group housing building on the ground floor.

(5) 15% of prescribed FAR shall be added towards common areas, which shall include the following built structures. The structures on ground will be counted in Ground Coverage

1. Canopy projections of area as mentioned in table 4, no construction of any type shall be permitted over the canopy. Canopy, if cantilevered and no structure on it having a size of 2.4m x 4.5m shall not be counted in Ground Coverage.
2. Loft up to maximum height of 1.5 metres.
3. Air-conditioning plant, electrical installation, generator room, water works, water tank etc.
4. Watchmen / Security shelters and watch towers
5. Garbage shafts , lift shafts and 10 sq mtrs lobby in front of each lift (excluding area of corridor beyond the lift).
6. Fire escape staircases
7. Toilet blocks for visitors, drivers, guards etc on ground floor only.
8. Mumty, machine room for lifts.
9. Cupboards upto a depth of 0.60 mtr.and 1.80 mtrs.in length.
10. Bay window upto a depth of 0.60mtr.and 2.0 mtrs length.
11. Refuge area as per definition for fire evacuation in National Building Code, 2005.
12. Sewage treatment plant, water treatment plant, garbage collection centre, Electric sub-station, service ducts, community hall, religious building, milk and vegetable booth, school & crèche.
13. Covered walkways and pathways.
14. Any other utilities and facilities as decided by the Chief Executive Officer depending upon its requirement.

(6) Distance between two adjacent building blocks

Distance between two adjacent building blocks shall be minimum 6 mtrs. to 16 mtrs, depending on the height of blocks. For building height up to 18 mtrs., the spacing shall be 6mtrs.and thereafter the spacing shall be increased by 1metre for every addition of 3 mtrs. in height of building subject to a maximum spacing of 16 mtrs. as per National Building Code -2005. If the blocks have dead-end sides facing each other, than the spacing shall be maximum 9 mtrs. instead of 16 mtrs. Moreover, the allottee may provide or propose more than 16 mtrs space between two blocks.

(7). The Authority shall have a right to impose such restriction and limitations as to the number of storey and extent of height of the building as he considers fit where

- protected areas, ancient or historical monuments lie within a radius of one and half kilometre from the boundary line of such buildings by recording the reasons.
- (8) In density calculation each servant quarter will be reckoned as half dwelling unit. (standard size of the family for a dwelling unit for density purpose is 4.5 persons)
 - (9) A group housing shall conform to the provisions of the Sector Plan and Zonal Development Plan or scheme (if any) of the area, in terms of setbacks, ground coverage, Floor Area Ratio and height restrictions.
 - (10) The provisions contained in this regulation shall not apply to housing for economically weaker sections and low income group schemes undertaken by the State Government, Authority or any other public body approved in this behalf by the State Government. The Authority may decide the norms for setback, Ground coverage F.A.R. height, density, parking etc. for specific projects of these groups depending upon the size of plot, width of Road, availability of infrastructure, etc. by recording the reasons.
 - (11) The internal height of the basement (floor to ceiling) shall be minimum 2.4mtrs from bottom of beam and maximum 4.5 metres, except wherever height of equipments such as electric generator, air conditioner, fire hydrant etc is more than 4.5 metres, additional height equivalent to height of equipments may be permitted. In case of Automatic/semi automatic/ mechanised parking facility also more than 4.5 mtrs, additional height may be allowed by the Chief Executive Officer depending upon the technology and requirement of space. .
 - (12) The height of basement shall be maximum 1.5 metres upto bottom of the slab above the top of the drain. In case the basement is flush with the ground level adequate light and ventilation shall be ensured.
 - (13) Toilet block for visitors, drivers etc. comprising of minimum a water closet, a bath and 2 urinals shall be provided on the ground floor.
 - (14) In case of group housing having more than two storey, steps must be taken to ensure water at higher floors. For this purpose booster pumps and overhead tanks may be installed.
 - (15) At least one of the lifts provided shall be of the specification of goods lift.
 - (16) **Minimum requirement for sanction/completion:** Minimum covered area required for completion shall be as per lease deed or Memorandum of Understanding or as follows:-

S.NO.	SIZE OF PLOT(SQ. MTRS.)	MINIMUM BUILT UP AREA(AS %OF TOTAL PERMISSIBLE FAR)
1.	Upto 4000 Sq. Mtrs.	50%
2.	Exceeding 4000 Sq. Mtrs. but not exceeding 10000 Sq. Mtrs.	40%
3.	Exceeding 10000 Sq. Mtrs. but not exceeding 20000 Sq. Mtrs.	35%
4.	Exceeding 20000 Sq. Mtrs. but not exceeding 100000 Sq. Mtrs.	30%
5.	Exceeding 100000 Sq. Mtrs. but not exceeding 200000 Sq. Mtrs.	25%
6.	Exceeding 200000 Sq. Mtrs. but not exceeding 400000 Sq. Mtrs.	20%
7.	Above 400000 Sq. Mtrs.	15%

Note:

- (i) No further time extension shall be required if the completion has been taken by the allottee as per table mentioned above. The above mentioned completion requirement shall be applicable in all allotments. In the old allotments, the provisions of project report or lease deed or previous options may be followed.

- (ii) However validity of plans may be granted to the allottee in multiples of 5 years after taking completion of minimum area,
- (iii) In all the projects of 40 hectares and above, blockwise temporary Occupancy may be allowed subject to a minimum of 1,00,000sqm built up area, the building completed with all mandatory provisions of services and the allottee shall segregate these blocks for the purpose of security during construction period.

(17) Provision of following item in building shall be mandatory for issue of completion certificate:

- (i) Flooring;/ i.e hard surface and completely finished floors for common areas or/and public use areas.
- (ii) Electrical wiring;
- (iii) Plumbing work to be complete.
- (iv) Parking and landscaping as per Table no. 5 and Table no. 6 respectively or as per directions issued from time to time whichever is higher;
- (v) Number plate and illumination board as per direction amended or direction issued from time-to-time;
- (vi) Internal and external finishing (Plastering may not be mandatory);
- (vii) Boundary wall and gates shall be mandatory;
- (viii) Buildings shall be lockable i.e. all external doors and windows shall be provided. In case grill is provided in the windows the fixing of glass in the windows pane shall not be mandatory;
- (ix) No violation should be there in the overall building or site at the time of issue of occupancy certificate;
- (x) Any other special provision as mentioned in the lease deed;
- (xi) In case of completion of whole project, all temporary structures to be removed. In case if any special clause is mentioned in the lease deed or Memorandum of Understanding then the requirement mentioned in the same shall be applicable.