

- (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 metre .
 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 10sqmtr 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 0.60mtr. and 1.80mtr. in length.
 10. Bay window upto a depth of 0.60mtr. and 2.0mtr. length.
 11. Refuge area as per definition for fire evacuation and *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 on its requirement.
- (6) **Distance between two adjacent building blocks**
Distance between two adjacent building blocks shall be minimum 6 mtrs. and maximum 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 1mtrs. for every addition of 3 mtrs. in height of building subject to a maximum spacing of 16 mtrs. as per clause 8.2.3. of Development Control Rules, part 3 of *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 16mtrs. 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 kilometer from the boundary line of such buildings **by recording 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* regulations 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 meter. Except wherever height of equipments such as electric generator, air conditioner, fire hydrant etc. is more than 4.5 metre. 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, 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 1.5metres up to bottom of the slab above the plinth of boundary wall. 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 shall 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, block wise 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 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 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.

24.3 INDUSTRIAL BUILDINGS:

1. Ground coverage, Floor Area Ratio and height

S.No.	Plot Area (square meter)	Maximum Ground coverage (%)	Maximum Floor Area Ratio	Maximum Height in mtrs
1.	Upto 1000	60	1.50	18
2.	Above 1000 but not exceeding 12000	60	1.30	24
3.	Above 12000	55	1.00	No Limit
4.	Flatted Factories	35	1.40	24

24.3.1 Other Provisions for Industrial buildings:

(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 meters 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 meter	5 square metres

- (vi) The following features shall be permitted after leaving minimum 6 mtrs. open corridor for fire tenders.
- (a) Meter 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) Meter 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 10000sqmtrs. The basement shall be allowed in setback area after leaving a minimum setback of 6.0mtrs.
- (iii) Basement, if used for any other 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 (Up to 1.5metre width free) may be projected in open setbacks provided 6mtrs. 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 sqmtrs .
- (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) 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 2.4metre x 4.5metre shall not be counted in Ground Coverage.
- (2) Loft up to maximum height of 1.5 metre .
- (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 10sqmtr 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 0.60mtr.and 1.80mtr.in length.
- (10) Refuge area as per definition for fire evacuation and National Building Code, 2005.
- (11) Sewage treatment plant, water treatment plant, garbage collection centre Electric sub-station, service ducts.
- (12) Covered walkways and pathways.
- (13) Any other utilities and facilities as decided by the Chief Executive Officer depending on its requirement.

(5) Distance between two adjacent building blocks

Distance between two adjacent building blocks shall be minimum 6 mtrs. and maximum 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 1mtrs.for every addition of 3 mtrs. in height of building subject to a maximum spacing of 16 mtrs. as per clause 8.2.3. of Development Control Regulation, part 3 of 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 16mtrs. space between two blocks.

- (6) 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 kilometer from the boundary line of such buildings by recording reasons.

- (7) The internal height of the basement (floor to ceiling) shall be minimum 2.4mtrs from bottom of beam and maximum 4.5 metre. Except wherever height of equipments such as electric generator, air conditioner, fire hydrant etc. is more than 4.5 metre. 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, height may be allowed by the Chief Executive Officer depending upon the technology and requirement of space.
- (8) The height of basement shall be maximum 1.5metres upto bottom of the slab above the plinth of boundary wall. In case the basement is flush with the ground level adequate light and ventilation shall be ensured.
- (9) Toilet block for visitors, drivers etc. comprising of minimum a water closet, a bath and 2 urinals shall be provided on the ground floor.
- (10) At least one of the lifts provided shall be of the specification of goods lift.
- (11) **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 shall 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, block wise 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.
- (12) **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 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 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.

24.4 COMMERCIAL BUILDINGS

1. Ground coverage, Floor Area Ratio and height

24.4.1 Other Provisions for Commercial Buildings:

Sl. No.	Use	Maximum ground coverage	Maximum FAR	Maximum height in meters
1	Convenient Shopping Centre	40%	2.00	24.0
2	Sector Shopping	40%	2.00	24.0
3	Sub District Centre, Shopping/commercial uses along MP roads and other Master Plan level Shopping Centres	30%	4.00	No limit
4.	Hotel	30%	4.00	No limit
5	Banks	30%	1.50	No limit
6	Cinema/Multiplex/Cineplex	30%	As per govt. policy	No limit
7.	Warehousing/Godowns	60%	1.50	No limit

(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 meter 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 meters and for watch towers 15 meters. 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 meter	5 square metres

(vi) The following features shall be permitted after leaving minimum 6-mtrs. open corridor for fire tenders.

- (a) Meter 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) Meter 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 10000sqmtrs. The basement shall be allowed in setback area after leaving a minimum setback of 6.0mtrs.
- (iii) Basement, if used for any other 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 (Up to 1.5meter width free from FAR) may be projected in open setbacks provided 6mtrs. 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 10000sqmtrs.
- (xii) In multi storey 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.

IV 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 meter.
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 10sqmtr 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 0.60mtr. and 1.80mtr. in length.
10. Refuge area as per definition for fire evacuation and *National Building Code 2005*.
11. Sewage treatment plant, water treatment plant, garbage collection centre Electric sub-station, service ducts.
12. Covered walkways and pathways.
13. Any other utilities and facilities as decided by the Chief Executive Officer depending on its requirement.

(5) Distance between two adjacent building blocks

Distance between two adjacent building blocks shall be minimum 6 mtrs. and maximum 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 1mtrs. for every addition of 3 mtrs. in height of building subject to a maximum spacing of 16 mtrs. as per clause 8.2.3. of *Development Control Rules, part 3 of 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 16mtrs. space between two blocks.

- (6)** 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 kilometer from the boundary line of such buildings by recording reasons.

- (7) The internal height of the basement (floor to ceiling) shall be minimum 2.4mtrs from bottom of beam and maximum 4.5 meter. Except wherever height of equipments such as electric generator, air conditioner, fire hydrant etc. is more than 4.5 metre. 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, height may be allowed by the Chief Executive Officer depending upon the technology and requirement of space.
- (8) The height of basement shall be maximum 1.5metres upto bottom of the slab above the plinth of boundary wall. In case the basement is flush with the ground level adequate light and ventilation shall be ensured.
- (9) Toilet block for visitors, drivers etc. comprising of minimum a water closet, a bath and 2 urinals shall be provided on the ground floor.
- (10) At least one of the lifts provided shall be of the specification of goods lift.
- (11) **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 shall 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, block wise 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.

(12) 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 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 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);
 (Boundary wall and gates shall be mandatory);
- (vii) 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;
- (viii) No violation should be there in the overall building or site at the time of issue of occupancy certificate;
- (ix) Any other special provision as mentioned in the lease deed;
- (x) 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.

24.5 INSTITUTIONAL

1	All Other Educational Institutions, e.g. Engineering, Management, Degree college, Research and Training Centre, Film/ Audio/ Video Studio, University, vocational institute ,etc.	35%	1.50	No limit
2	Higher Secondary School	40%	1.50	24.0
3	Nursery School/Creche/Primary School	40%	1.50	15.0
4.	Religious Building	35%	1.20	No limit
5.	Dispensary /Health care & Social Assistance services, & Clinic, Clinical lab	30%	1.50	20.0
6.	Hospital in any system of medicine, Naturopathy centre, Nursing Home Specialized Health Centre, Trauma Centre.	30%	2.75	No limit
7.	Government, Semi-Government, Corporate Offices & other offices.	30%	2.00	No limit
8.	Museum, Art Gallery and Exhibition Centre, Art Centre.	30%	1.50	No limit
9.	Information Technology and Information Technology Enabled Services, Biotech Park	30%	2.00	No limit
10.	Community Centre, Club Building and Barat Ghar/Gym, Spa/Health Club, Fire Station, Police Station, Post Office, Library & other such facilities.	30%	1.50	24.0
11.	Dharamshala/Lodge/Guest House/Hostel	30%	2.50	No Limit
12.	Dharam Kanta , Petrol Pump & Gas godown	30%	0.50	15.0
13.	Old age home, orphanage, reformatory	30%	1.50	15.0
14.	Convention/ Conference/ Socio Cultural/ Social Welfare Centre	30%	1.50	No Limit
15.	Other Utilities	30%	1.00	15.0

24.5.1 Other Provisions for Institutional Buildings:

(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 meter	5 square metres

- (vi) The following features shall be permitted after leaving minimum 6 mtrs. open corridor for fire tenders.
 - (a) Meter 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) Meter 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 nstruction 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 10000sqmtrs. The basement shall be allowed in setback area after leaving a minimum setback of 6.0mtrs.
- (iii) Basement, if used for any other 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 (Up to 1.5meter width free from FAR) may be projected in open setbacks provided 6mtrs. 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/ podium parking in plots bigger than 10000sqmtrs.
- (xii) In multi storey 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) 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 2.4metre x 4.5metre shall not be counted in Ground Coverage.
2. Loft up to maximum height of 1.5 metre .
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 10sqmtr lobby infront 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 0.60mtr.and 1.80mtr.in length.
10. Bay window upto a depth of 0.60mtr.and 2.0mlength.
11. Refuge area as per definition for fire evacuation and *National Building Code 2005*.
12. Sewage treatment plant, water treatment plant, garbage collection centre Electric sub-station, service ducts.
13. Covered walkways and pathways.
14. Any other utilities and facilities as decided by the Chief Executive Officer depending on its requirement.

(5) Distance between two adjacent building blocks

Distance between two adjacent building blocks shall be minimum 6 mtrs. and maximum 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 1mtrs.for every addition of 3 mtrs. in height of building subject to a maximum spacing of 16 mtrs. as per clause 8.2.3. of *Development Control Rules, part 3 of 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 16mtrs. space between two blocks.

(6) 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 kilometer from the boundary line of such buildings by recording reasons.

(7) The internal height of the basement (floor to ceiling) shall be minimum 2.4mtrs from bottom of beam and maximum 4.5 metre. Except wherever height of equipments such as electric generator, air conditioner, fire hydrant etc. is more than 4.5 metre. 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, height may be allowed by the Chief Executive Officer depending upon the technology and requirement of space. .

(8) The height of basement shall be maximum 1.5metres upto bottom of the slab above the plinth of boundary wall. In case the basement is flush with the ground level adequate light and ventilation shall be ensured.

- (9) Toilet block for visitors, drivers etc. comprising of minimum a water closet, a bath and 2 urinals shall be provided on the ground floor.
- (10) At least one of the lifts provided shall be of the specification of goods lift.
- (11) **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 shall 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, block wise 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.

(12) 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 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 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.

24.6 GREEN AREAS

1	Sports and Amusement Complex, Stadia, Swimming Pool, Shooting Range, Recreational Green/Park complex with sports facilities	20%	0.40 + 0.20 purchasable	24.0
2	Low Density Sports & Amusement Complex, Recreational Club, Social Cultural Centre	10%	0.20 + 0.10 purchasable	24.0
3	Institutional Green	35%	0.80+0.20 Purchasable	only for Instt. activity
4	Nursery	50sqmtrs	50sqmts.	6.0

24.6.1 Other Provisions for green areas:

(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 meter	5 square metres

- (vi) The following features shall be permitted after leaving minimum 6 mtrs. open corridor for fire tenders.
- (a) Meter 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) Meter 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 area equivalent to maximum permissible ground coverage for services, storage and parking.
- (iii) Basement, if used for any other 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 (Up to 1.5metre width free from FAR) may be projected in open setbacks provided 6mtrs. 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) 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.

(4) 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 2.4metre x 4.5metre shall not be counted in Ground Coverage.
2. Loft up to maximum height of 1.5 metre .
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 10sqmtr 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 0.60mtr.and 1.80mtr.in length.
10. Bay window upto a depth of 0.60mtr.and 2.0mlength.
11. Refuge area as per definition for fire evacuation and *National Building Code 2005*.
12. Sewage treatment plant, water treatment plant, garbage collection centre Electric sub-station, service ducts.
13. Covered walkways and pathways.
14. Any other utilities and facilities as decided by the Chief Executive Officer depending on its requirement.

(5) Distance between two adjacent building blocks

Distance between two adjacent building blocks shall be minimum 6 mtrs. and maximum 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 1mtrs.for every addition of 3 mtrs. in height of building subject to a maximum spacing of 16 mtrs. as per clause 8.2.3. of *Development Control Rules, part 3 of 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 16mtrs. space between two blocks.

- (6) 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 kilometer from the boundary line of such buildings **by recording reasons**.
- (7) The internal height of the basement (floor to ceiling) shall be minimum 2.4mtrrs from bottom of beam and maximum 4.5 metre. Except wherever height of equipments such as electric generator, air conditioner, fire hydrant etc. is more than 4.5 metre. 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, height may be allowed by the Chief Executive Officer depending upon the technology and requirement of space.
- (8) The height of basement shall be maximum 1.5metres **up** to bottom of the slab above the plinth of boundary wall. In case the basement is flush with the ground level adequate light and ventilation shall be ensured.
- (9) Toilet block for visitors, drivers etc. comprising of minimum a water closet, a bath and 2 urinals shall be provided on the ground floor.
- (10) At least one of the lifts provided shall be of the specification of goods lift.

(11) 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 shall 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, block wise 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.

(12) 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 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 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.

24.7 TRANSPORTATION

1	Bus Terminal, ISBT, Light Rail Transit Terminal, Bus Depots/workshop, Booking Offices, Transport Nagar	30%	2.00	No limit
2	Any other item not covered in this table	To be decided by the Authority	To be decided by the Authority	To be decided by the Authority

24.7.1 Other Provisions for Transportation Use:

(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 meter	5 square metres

(vi) The following features shall be permitted after leaving minimum 6 mtrs. open corridor for fire tenders.

(a) Meter 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.