

THE
UTTAR PRADESH STATE INDUSTRIAL DEVELOPMENT AREA
LAND DEVELOPMENT REGULATIONS, 2004

In exercise of the powers under section 19 read with section 6 of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act 6 of 1976), the U.P. State Industrial Development Authority hereby makes the following Regulations under clause 6(2)d,e. and h for the purpose of proper planning and development of land within the Uttar Pradesh State Industrial Development Areas:

CHAPTER-I

PRELIMINARY

1.0 SHORT TITLE, COMMENCEMENT AND APPLICATION

1.1.0 *Short Title:* These regulations may be called the Uttar Pradesh State Industrial Development Area, Land Development Regulations, 2004.

1.2.0 *Commencement:* **They** shall come into force with effect from the date of publication in the Gazette.

1.3.0 *Application:* These regulations shall extend to the industrial development areas as defined under section 2d of the Act however All Land development works carried out prior to the enforcement of these regulations shall maintain their status quo. Nothing in the regulation shall require the removal, alteration or abandonment, nor prevent continuance of the previous land development , unless in the opinion of the Authority, such developments constitutes a hazard to

safety , environ or to the occupants of the Uttar Pradesh State Industrial Development Areas.

1.4.0 DEFINITIONS

- 1.4.1 **'Amalgamation'** means putting together two or more premises and treating the conjugate plot as one for the purpose of building construction.
- 1.4.2 **'Applicant'** means the person who has legal title to a land and includes, An agent or trustee who receives the rent on behalf of the owner; An agent or trustee who receives the rent of or is entrusted with or is concerned with any building devoted to religious or charitable purposes; A receiver, executor or administrator or a manager appointed by any Court of competent jurisdiction to have the charge of, or to exercise the rights of the owner; and A mortgage in possession.
- 1.4.3 **'Approved'** means approved by the Uttar Pradesh State Industrial Development Authority.
- 1.4.4 **'Authorized Officer'** means an officer of the authorized by the Chief Executive Officer.
- 1.4.5 **'Bulk Area Sale / lease'** means large scale land-areas sold / leased to an applicant, for subsequent development of infrastructure and servicing it, for the use for which it has been allotted.
- 1.4.6 **'Drain'** means a conduit or channel for the carriage of storm water or other used water.
- 1.4.7 **'Drainage'** means the removal of any liquid by a system constructed for this purpose.
- 1.4.8 **'Dwelling Unit'** means an independent housing unit with separate facilities for living, cooking and sanitary requirements.
- 1.4.9 **'Existing use'** means building structure or its use as sanctioned / approved by the competent authority, existing before the commencement of these regulations.

- 1.4.10 **'Farm House'** means a plot of land including construction thereon in the area designated for agricultural use by the Authority.
- 1.4.11 **'Floor Area'** means the covered area of the building at any floor level.
- 1.4.12 **'Floor Area Ratio (FAR)'** means the quotient obtained by dividing the total covered area on all floors by the area of plot.
- 1.4.13 **'Land Development'** means carrying out engineering or other operations in / on or over / under land or the making of any material change in / on land and includes redevelopment by way of providing amenities such as roads water supply electricity etc.
- 1.4.14 **'Layout Plan'** - A plan of the entire site showing location of plots / building blocks, roads, open spaces, entry / exits, parking, landscaping etc. indicating the activity for all land parcels.
- 1.4.15 **'Licensed Technical Person'** means a architect / engineer / town planner recognized or licensed by the Authority for the specified categories of constructions.
- 1.4.16 **'Parking space'** means a space enclosed or unenclosed to park vehicles together with a driveway connecting the parking space with a street permitting ingress and egress of the vehicles.
- 1.4.17 **'Permit'** means a permission or authorization in writing by the Authority to carry out the work regulated by these regulations.
- 1.4.18 **'Planning and Development Directions'** means Directions issued by the Authority under Section 8 of the Act for defining architectural features, facades of the buildings, maintenance of amenities etc. from time to time,
- 1.4.19 **'Plot'** means a piece of land enclosed by definite boundaries.

- 1.4.20 **'Redevelopment'** means causing alterations in the project and scheme plans after they have once been executed by way of amalgamation and subdivision, or other change in the layout plan.
- 1.4.21 **'Road/Street'** means any highway, street, lane, pathway, alley, stairway, passage way, carriage way, footway square, bridge, whether a thorough-fare or not, place on which the public have a right of passage, access or have passed and had access uninterruptedly for a specified period or whether existing or proposed in any scheme, and includes all bunds, channels, ditches, storm water drains, culverts, side walks, traffic islands, roadside trees and hedges, retaining walls, fences barriers and railings within the street lines.
- 1.4.22 **Dead end street:** A street / road which culminates at the farther end from where the the traffic has no other option than to turn around.
- 1.4.23 **Loop Street :** A loop street can be in the form of a 'P', 'U', or 'O'. This is a street emanating from a main / trunk street and returning back to it at the same point.
- 1.4.24 **Cul- de –sac:** A cul- de –sac is a street geometry to facilitate the turning around of vehicles at the end of a dead end street.
- 1.4.25 **Service Road:** A road which is laid parallel to a major Arterial, Highway, Hi-speed-thoroughfare, or Master plan Roads above 30 m. width, which acts as a feeder to the plots by the side of such major roads, so as to restrict entry and exit directly on to the major road. The service road shall be exclusively provided, however in case roads 30 m. and above are provided in the development area, they shall form part of the road / street design within the R.O.W of the major road.
- 1.4.26 **'Road/Street line'** means the line defining the side limits of a street.
- 1.4.27 **'Road/Street width/R.O.W'** means distance between boundaries of the road measured at right angles to the course of the road.

- 1.4.28 **'Setback'** means a line usually parallel to the plot boundaries and laid down in each case by the Authority beyond which nothing can be constructed towards the plot boundaries unless specifically allowed by the Authority.
- 1.4.29 **'Sub-Division' / Subdivision** means making smaller parcels of a plot, each forming an independent premise, with its own means of access, requisite set of setbacks and other characteristics.
- 1.4.30 **'Table'** means a table annexed to these regulations.
- 1.4.31 **'Use Premises'** means one of the many subdivisions of a Use Zone designated for a specific main use or activity. Particular uses may be proposed/ permitted within the specified use zone of the development plan. This shall be defined at the time of preparation of either the development plan, (in case of important installations) or later in the layout plans for projects and schemes as the specific/main use for a demarcated premises/plot.
- 1.4.32 **'Use Zone'** means an area set aside for any one of the specific dominant uses of the urban functions. There shall be four use-zone categories namely: Residential, Industrial, Community Facilities/Public Utilities, Open Spaces/Green areas. These use-zones are further divided into sub use-zones wherever necessary. The area **other than the urbanisable area shall** be named Agriculture use zone.

Explanation:

The words and expressions used but not defined in these Regulations and defined in the Act shall have the meanings assigned to them in the Act and other Regulations of Authority, National Building Code, Indian Standard Institute Code as amended from time to time. In case of any contradiction, the provisions of the Act shall prevail.

CHAPTER-II

DEVELOPMENT CODE AND ZONING REGULATIONS

2.0 DEVELOPMENT CODE-

For the purpose of planned industrial development of development areas by organizing the most appropriate development of the land, in accordance with the development policies of the Authority, a systematic code has been evolved to decide the permissibility of an activity on a certain parcel of land (as per the designated Landuse in development plan) by conversion / superimposition of broad use zones into use premises (identifiable in the layout of the scheme / project plan); the code provides differentiation between the use zones and use premises.

2.1.0 DEVELOPMENT CODE FOR DEVELOPMENT PLANS AND PROJECT/SCHEME PLANS:

The preparation of development plans and detailed projects and schemes plans includes designation of use zones, subdivisions of use zones into sub-zones, defining premises uses to be permitted in the various use zone/sub zone, and the extent of supportive use-activities to be permitted in defined use premises.

Prior to the enforcement of this code, all the plans implemented so far, in the notified area that are deemed, as Layout Plans that shall be incorporated in the ensuing Development Plans of the corresponding areas with or without modifications; and shall be considered for assimilation as per qualifications mentioned below in 2.1.2.

2.1.1 USE ZONES:

(i) RESIDENTIAL - R:

Residential zone shall be for the purpose of human habitation and dwellings only. -Gross residential density shall be as per the proposals of the corresponding Development Plan on the total residential area in the Plan. However, the density of different sectors may vary. There shall be the following Sub-zones:

R1- PLOTTED DEVELOPMENT

R2- GROUP HOUSING

(ii) INDUSTRIAL - M :

Industrial zone shall be for the purpose of establishment of Industries of various types and of various scales of operations. The different industrial categories / sub-zone are mentioned below. The particular sub zone in which, a proposed industry that shall fall is listed in the classification of industries Appended at Appendix A

M0- INDUSTRIAL GENERAL / MIXED/EXISTING

M1-.INDUSTRIES (POLLUTING)

M2- INDUSTRIES (NON- POLLUTING)

M3- SERVICE INDUSTRIES

M4- FLATTED INDUSTRIES

M5-HOUSEHOLD INDUSTRIES

(iii) FACILITY ZONE: F

The Facilities Zone shall be for provisions of such amenities and infrastructure that may be necessary to support the human habitation or activity in the production centers, by way of support services to be provided in a conjugated concept for the common conveniences, commercial and other needs such as health, education, recreation, etc. and; for putting up / laying / installation of hubs for systems of transportation, water supply, electricity, disposal of waste etc.

The sub zones have been designated based on the required scale of operation of such facilities in different locations of the development plan. These shall be as follows:

F1- Facilities incidental to immediate residential/industrial pockets related to social, recreational, health and educational amenities, within a designated scale the sector level.

F2- Facilities institutional in nature and related to public offices/infrastructure, and also those that serve the social, recreational, health, transportation and educational requirements on a larger scale of the entire development area.

F3- Facilities that are sub serviettes to the town level or of regional context.

(iii) OPEN SPACES / GREEN AREAS: P

Open Spaces and Green areas are provided to maintain the ecological balance and improve the environmental quality of the Industrial Development Areas. Besides this open spaces are also required for various outdoor activities, yards, parking, movement and access ways in cases of untoward activities etc.

There shall be the following categories of open spaces and green areas.

P1- Recreational greens to support residential or industrial development

P2- Institutional green, large parks, grounds, stadia

P3- Nurseries and Horticulture (green belts), social forestry

Note:

i) The Residential Use Zone R1 may be classified into sub zones on the basis of residential density i.e. R1 (High), R1 (Medium), R1 (Low) Similarly Industrial Use Zone i.e MI may be classified into sub zone on the basis of size of Industrial units i.e. MI (Large& Medium), MI (Small). To effect such classification stipulations have to be made in Development Plan.

(ii) The sub zones F1 and P1 shall be normally decided at the layout plan stage, the rest shall be normally designated at the time of preparation of the Development Plan.

iii) The location and boundaries of various pockets of use zones are to be defined in Development Plan by features like roads, railway tracks, the area of each pocket of different use zones shall be indicated in the Development Plan.

iv) The Use Zone may have one or more layout plan depending on extensiveness of area under specific Use Zone and vice-versa.

v) The Use Zone other than residential and industrial shall have integrated plans governed by respective building control regulations. The Integrated plans shall differ from customary layout plans, as in former the total plots and subdivision is done for development purpose.

2.1.2 QUALIFICATION OF EXISTING DEVELOPMENTS IN USE ZONES :

- a) Existing residential plotted area: All plots shall fall in the use sub zone R1
- b) Existing commercial and community facilities falling in residential and industrial sectors: All plots stated as such shall qualify in the use sub zone F1 or F2 depending on the requirements of area, population to be catered for, etc. as spelt out in the land development code.
- c) Existing Institutional areas/ sectors / facilities: All plots shall qualify in use sub zone F3
- d) Existing Group- Housing: All plots shall qualify in sub-use zone R2
- e) Existing Industrial development: All plots shall qualify in sub use zone M0.

In cases, where layout plans have been prepared for specific industries, in the past, which conform to the categorization, made in these byelaws; Those shall be deemed to fall in the same zones of the development plan at the time of preparation of development plan for that industrial area.

NOTE:

- i) In old / developed Industrial areas where facilities do not exist or area inadequate as per the Land Development / Redevelopment Regulations, (clause

3.3, 3.5 & 3.6) for facilities listed under F1, F2 & F3; they may be provided or allowed to the extent of the standards that are set out in the planning standards for the same. This shall be made by way of procedure as defined in clause 3.8(ii) of the Regulation of Plan Preparation and Finalization.

- ii) Facilities which have been explicitly declared and given the status of Industries (such as Multiplex, Hotels etc.) by the State Government but which do not appear as permissible uses in the Table 1.1; may also be allowed in the Industrial zone M0, by way of as amendment in the plan as per clause 3.8(ii) of the Regulation of Plan Preparation and Finalization.

2.1.3 USE PREMISES

The specified use of premises shall normally be defined at the stage of preparation of the Project and Scheme plans / Layout plans.

e.g.

| | |
|--|---------------------------------------|
| In Use Zone- Residential: R | Defined at the Development plan stage |
| A (Sub use)- Residential plotted R1 | Defined at the Development plan stage |
| A Premises Use (say): Crèche . | May be defined in the Project plan |

Similarly,

| | |
|---|--|
| In Use Zone-Facilities: F | Defined at the Development Plan stage |
| A Sub Use-Incidental to Industry: F2 | Defined at the Development Plan stage |
| A Use Premises -Elect Sub Station | May be defined at the Project Plan stage |

In these regulations about SEVENTY-THREE (73) such Use Premises have been identified. Further addition to this list may be done subsequently, on occurrence of fresh use definitions in time. Each of these use premises shall be permitted to have, besides the main use or activity, other specific supportive uses / use activities to a limited extent, as defined in these regulations,(with or without conditions). Such activities are designated by the identification code of use premises / use activity.

Note:

1) The identification of each use premises, its location and boundaries shall be taken to be as given in the layout plan and corresponding sale plans shall be issued.

2) Any Change in the location boundaries and predominant use of use premises due to any reason whatsoever shall be duly approved and incorporated in all plans.

2.2.0 ZONING REGULATION

For the purpose of achieving compatibility between the different land uses that are proposed in the plan a set of broad Zoning Regulation is proposed defining the proximity of such uses with each other, so that adverse externalities do not arise. As such the various uses have been grouped into classes and sub classes where they can or cannot be put together on a geographical domain.

2.3.0 Permissibility of Use Premises in different Use Zones:

A set / group of defined Use Premises, for each of which the main use is defined, have been identified within a particular Use-Zone. However the same premises use may be subsequently allowed / permitted in other sub zones on the basis of compatibility as per the following Table I; subject to the condition that:

1. Only a limited number of occurrences, to a maximum number that the standard norms of provision allow shall be entertained.
2. The proposal of incidence of a premises use on a sub use other than the one in which it is designated shall be examined vis. a vis. the qualifications of locational aspects that are mentioned in the Sector Plan / Layout Plan.

Explanation:

Thus Convenient Shops shall be allowed in Zone F 1. The proposal of allowing convenient shops may be also entertained in zone R 2, to a limited extent; and, by large to any extent in zone F 2 and F 3 as a lower order use of the same group, and also in zone M 2 but limited to the extent that the Development Plan / Layout Plan may allocate. The extent of such allowances shall be based on the preset standards and norms set in the plan.

2.3.1 TABLE -1

- ❖ Main use category where such premises use is proposed.

Other use categories where the premises use may be incident subject to ' Pre-qualifications of the plan' and as per the provisions in standard.

Blank: Not permitted

| Use No | Use Zone | Premises Use | Residential | | Facilities | | | Industrial M | | | | | Open Spaces | | | |
|-----------|----------------------------|--|-------------|----|------------|----|----|--------------|----|----|----|----|-------------|----|----|----|
| | | | R | | F | | | M | | | | | P | | | |
| | | | R1 | R2 | F1 | F2 | F3 | M0 | M1 | M2 | M3 | M4 | M5 | P1 | P2 | P3 |
| R1 | Residential Plotted | | | | | | | | | | | | | | | |
| 1 | R1 | Residential Plots | ❖ | | | | | | | | | | | | | |
| 2 | R1 | Crèche & Day care Center | ❖ | | | | | | | | | | | | | |
| 3 | R1 | Boarding Houses, Hostels Up to 20 inmates | ❖ | | | | | | | | | | | | | |
| 4 | R1 | Vending/pay booth/Kiosk | ❖ | | | | | | | | | | | | | |
| R2 | Residential Flatted | | | | | | | | | | | | | | | |
| 5 | R2 | Residential Flatted/Group Housing | | ❖ | | | | | | | | | | | | |

| Use No | Use Zone | Premises Use | Residential | | Facilities | | | Industrial M | | | | | Open Spaces | | | |
|-----------|------------------------------|--|-------------|----|------------|----|----|--------------|----|----|----|----|-------------|----|----|----|
| | | | R | R | F | | | M | | | | | P | | | |
| | | | R1 | R2 | F1 | F2 | F3 | M0 | M1 | M2 | M3 | M4 | M5 | P1 | P2 | P3 |
| F1 | Facilities Incidental | | | | | | | | | | | | | | | |
| 6 | F1 | Convenient shopping | | | ❖ | | | | | | √ | √ | | | | |
| 7 | F1 | Hawkers'/ Grocery-Haat | | | ❖ | | | | | | | | | | | |
| 8 | F1 | Commercial and Professional Offices | | | ❖ | | | | | | | | | | | |
| 9 | F1 | Booking Office | | | ❖ | | | | | √ | √ | | | | | |
| 10 | F1 | Bank/Post office | | | ❖ | | | | | | | | | | | |
| 11 | F1 | Restaurant | | | ❖ | | | | | | | | | | | |
| 12 | F1 | Club | | | ❖ | | | | | | | | | | | |
| 13 | F1 | Primary School | | | ❖ | | | | | | | | | | | |
| 14 | F1 | Police Post | | | ❖ | | | | | | | | | | | |
| 15 | F1 | Pump House | | | ❖ | | | | | | | | | | | |
| 16 | F1 | Elect. Sub Station | | | ❖ | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |

| Use No | Use Zone | Premises Use | Residential | | Facilities | | | Industrial M | | | | | Open Spaces | | | |
|-----------|---------------------------------|---------------------------------------|-------------|----|------------|----|----|--------------|----|----|----|----|-------------|----|----|----|
| | | | R | | F | | | M | | | | | P | | | |
| | | | R1 | R2 | F1 | F2 | F3 | M0 | M1 | M2 | M3 | M4 | M5 | P1 | P2 | P3 |
| F2 | Facilities Institutional | | | | | | | | | | | | | | | |
| 17 | F2 | Hostels, Boarding Houses > 20 inmates | | | | ❖ | | | | | | | | | | |
| 18 | F2 | Guest House | | | | ❖ | | | | | | | | | | |
| 19 | F2 | Barat Ghar/Banquet Hall | | | | ❖ | | | | | | | | | | |
| 20 | F2 | Dharmshala | | | | ❖ | | | | | | | | | | |
| 21 | F2 | Night shelter | | | | ❖ | | | | | | | | | | |
| 22 | F2 | Orphanage | | | | ❖ | | | | | | | | | | |
| 23 | F2 | Sector shopping | | | | ❖ | | | | | | | | | | |
| 24 | F2 | Offices Institutional | | | | ❖ | | | | | | | | | | |
| 25 | F2 | Community Centre/Shopping Complex | | | | ❖ | | | | | | | | | | |
| 26 | F2 | Cultural Centre | | | | ❖ | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |

| Use No | Use Zone | Premises Use | Residential | | Facilities | | | Industrial M | | | | | Open Spaces | | | |
|-----------|----------------------------|-------------------------------------|-------------|----|------------|----|----|--------------|----|----|----|----|-------------|----|----|----|
| | | | R | | F | | | M | | | | | P | | | |
| | | | R1 | R2 | F1 | F2 | F3 | M0 | M1 | M2 | M3 | M4 | M5 | P1 | P2 | P3 |
| 27 | F2 | Religious Centre | | | | ❖ | | | | | | | | | | |
| 28 | F2 | Rural Centre | | | | ❖ | | | | | | | | | | |
| 29 | F2 | Clinical Lab Dispensary | | | | ❖ | | | | | | | | | | |
| 30 | F2 | Nursing Home | | | | ❖ | | | | | | | | | | |
| 31 | F2 | Hospital | | | | | ❖ | | | | | | | | | |
| 32 | F2 | Primary School | | | | ❖ | | | | | | | | | | |
| 33 | F2 | Secondary School | | | | ❖ | | | | | | | | | | |
| 34 | F2 | Degree College | | | | | ❖ | | | | | | | | | |
| 35 | F2 | Petrol Pump | | | | ❖ | | | | | | | | | | |
| 36 | F2 | Dharamkata | | | | ❖ | | | | | | | | | | |
| 37 | F2 | Garage/Workshop/Service Station | | | | ❖ | | | | | | | | | | |
| F3 | Facilities Regional | | | | | | | | | | | | | | | |
| 38 | F3 | Educational Instt./Technical Centre | | | | | ❖ | | | | | | | | | |

| Use No | Use Zone | Premises Use | Residential | | Facilities | | | Industrial M | | | | | Open Spaces | | | |
|-----------|-------------------|---|-------------|----|------------|----|----|--------------|----|----|----|----|-------------|----|----|----|
| | | | R | R2 | F | F2 | F3 | M | M | M | M | M | M | P | P | P |
| | | | R1 | R2 | F1 | F2 | F3 | M0 | M1 | M2 | M3 | M4 | M5 | P1 | P2 | P3 |
| 39 | F3 | Research & Dev Centre | | | | | ❖ | | | | | | | | | |
| 40 | F3 | I.T. Park | | | | | | | | | ❖ | | | | | |
| 41 | F3 | Museum/Planetarium | | | | | ❖ | | | | | | | | | |
| 42 | F3 | Cinema/Multiplex | | | | | ❖ | | | | | | | | | |
| 43 | F3 | Wholesale Trade | | | | | ❖ | | | | | | | | | |
| 44 | F3 | GodownWarehousing | | | | | ❖ | | | | | | | | | |
| 45 | F3 | Transport Nagar | | | | | ❖ | | | | | | | | | |
| 46 | F3 | Cargo/Booking Office | | | | | ❖ | | | | | | | | | |
| 47 | F3 | Bus Depot/Terminal | | | | | ❖ | | | | | | | | | |
| M | Industrial | Refer APPENDIX A | | | | | | | | | | | | | | |
| 48 | M0 | Industrial Plots of developed areas-mixed | | | | | | ❖ | | | | | | | | |
| 49 | M1 | Industries polluting | | | | | | | ❖ | | | | | | | |

| Use No | Use Zone | Premises Use | Residential | | Facilities | | | Industrial M | | | | | Open Spaces | | | |
|--------|---------------------------|-------------------------|-------------|----|------------|----|----|--------------|----|----|----|----|-------------|----|----|----|
| | | | R | | F | | | M | | | | | P | | | |
| | | | R1 | R2 | F1 | F2 | F3 | M0 | M1 | M2 | M3 | M4 | M5 | P1 | P2 | P3 |
| | | | | | | | | | | | | | | | | |
| 50 | M2 | Non Polluting | | | | | | | | ❖ | | | | | | |
| 51 | M3 | Service industry | | | | | | | | | ❖ | | | | | |
| 52 | M4 | Flatted Industry | | | | | | | | | | ❖ | | | | |
| 53 | M5 | Household Industry | | | | | | | | | | | ❖ | | | |
| 54 | | Gas Godown / Oil Depot | | | | | | | ❖ | | | | | | | |
| P1 | Open / Recreational green | | | | | | | | | | | | | | | |
| 55 | P1 | Parks/Green Belt | | | | | | | | | | | | ❖ | | |
| 56 | P1 | Play Grounds | | | | | | | | | | | | ❖ | | |
| P2 | Institutional Greens | | | | | | | | | | | | | | | |
| 57 | P2 | Sports Center / Complex | | | | | | | | | | | | | ❖ | |
| 58 | P2 | Swimming Pool | | | | | | | | | | | | | ❖ | |
| 59 | P2 | Open Air Theatre | | | | | | | | | | | | | ❖ | |
| 60 | P3 | Amusement Park | | | | | | | | | | | | | ❖ | |
| 61 | P3 | Drive in Cinema | | | | | | | | | | | | | | ❖ |

| Use No | Use Zone | Premises Use | Residential | | Facilities | | | Industrial | | | | | Open Spaces | | | |
|-----------|----------------------------------|---|-------------|----|------------|----|----|------------|----|----|----|----|-------------|----|----|----|
| | | | R | | F | | | M | | | | | P | | | |
| | | | R1 | R2 | F1 | F2 | F3 | M0 | M1 | M2 | M3 | M4 | M5 | P1 | P2 | P3 |
| | | | | | | | | | | | | | | | | |
| P3 | Green Belts | | | | | | | | | | | | | | | |
| 62 | P3 | Spl./Theme Park | | | | | | | | | | | | | | ❖ |
| 63 | P3 | Plant Nursery | | | | | | | | | | | | | | ❖ |
| 64 | P3 | Orchard | | | | | | | | | | | | | | ❖ |
| 65 | P3 | Golf Course | | | | | | | | | | | | | | ❖ |
| 66 | P3 | Zoo | | | | | | | | | | | | | | ❖ |
| 67 | P3 | Mela ground | | | | | | | | | | | | | | ❖ |
| 68 | P3 | Burial ground | | | | | | | | | | | | | | ❖ |
| A | Agriculture reserve lands | | | | | | | | | | | | | | | |
| 69 | F2 | Dairy/Poultry farm | | | | | | | | | | | | | | ❖ |
| 70 | F2 | Farm house | | | | | | | | | | | | | | ❖ |
| 71 | F3 | Motel/Hotel | | | | | ❖ | | | | | | | | | |
| 72 | F2 | Public utilities and facilities/services | | | | ❖ | | | | | | | | | | |
| 73 | F2 | Parking | | | | ❖ | | | | | | | | | | |
| 74 | F3 | Multiplex-cum-Hotel | | | | | ❖ | | | | | | | | | |

Note i. *Use premises which have not being envisaged in the above table shall be considered for approval by the Authority with regards to the permissible use zone, Plot-size, Ground coverage, FAR, Set backs and other building requirements.*

ii. *At the instance of repeated applications received on behalf of such premises uses, the norms framed by the Board shall be incorporated as an amendment/ addition in these byelaws.*

iii *Uses permissible in special area plans, or in mixed use zones as may be the case in existing developed areas, shall be as per the detailed project/scheme plan, or correspondingly as approved by the board.*

iv. *Use premises not covered in the above table shall be permissible in appropriate use zones after approval of the Authority's Board.*

v. *Finer classifications of premises uses which are not covered in the chart above shall be read in accordance with Appendix A, and B as per N.I.C. code and planning standards set out for facilities.*

2.4.0 USES/USE ACTIVITIES PERMITTED IN PREMISES USE :

USE ACTIVITY:

The activity or use of a part of the premises that may be proposed / permitted which is different than the main use / premises use but limited to certain extent shall be called the use activity in variance.

example:

Premises use: School Secondary

Permitted use activity: Bank extensions counter 5% of floor area.

R1 RESIDENTIAL PLOTTED

1 RESIDENTIAL PLOTS / DWELLINGS

Only residential dwellings shall be permitted.

Use activities such as Doctors Chamber, Professional Office upto 5% of FAR. Subject to the condition that these shall be permitted at a minimum distance of 100 mtrs. from each other.

2 CRECHE & DAY CARE CENTRE, PRE-PRIMARY SCHOOL

Children's habitable rooms play/games rooms, kitchen & dining hall, matron's / warden's accommodation, laundry, informal education and prayer room etc.

Support facilities up to 5% of FAR.

3. HOSTELS / BOARDING HOUSES (COMPANY GUEST HOUSE, INSPECTION BUNGALOW).

Lodging, boarding and dining facilities for inmates, warden's / caretaker's accommodation.

Maximum inmates 20

Support facilities upto 5% of FAR.

4 VENDING / PAY BOOTH / KIOSK

Milk booth, P.C.O., Confectionery kiosk, Cycle/Auto repair, Typing & Photocopy, Stationery Booth

R2 **GROUP HOUSING**

5 RESIDENTIAL—GROUP HOUSING/ (FLATTED)

Residential Flat/High Rise/Double Storied buildings

Retail and Service shops and social facilities as per population norms

F1 **FACILITIES & PUBLIC CONVENIENCES**

6 CONVENIENT SHOPPING

Retail and daily needs convenient shops

7 HAWKERS AREA / GROCERY MARKET / HAAT

Market place, Open air or under sheds-Bazaar area. Adequate area for garbage disposal and public convenience shall be strictly earmarked / provided for @ 1.0 % of market area. No permanent structure / shelter shall be allowed.

8 COMMERCIAL / PROFESSIONAL OFFICES

Private offices for business, trading, professional services.

Support facilities upto 25% of FAR. Upper floor may be used for residential purposes subject to the F.A.R. ceiling.

9 **BOOKING OFFICE, (RAIL, ROAD AND AIR TRANSPORT)**

Railway, Road and Air Transport Booking Office, Storage.

10 BANK / POST OFFICE

Bank, Post office

Support facilities upto 15% of FAR.

11 RESTAURANT

Restaurant and eating places.

Support facilities upto 15% of FAR.

12 RECREATIONAL CLUB

Recreational club, Swimming pool, indoor and outdoor games facilities, Guest rooms, Dining hall

Support facilities upto 25% of FAR.

13 PRIMARY SCHOOL

Nursery and Kinder Garden School, integrated with primary education upto class vth. Classrooms, play rooms, matron's/midwife's accommodation.

Preferably located by the side of a park.

14 POLICE POST

Support facilities upto 5% of FAR

15 PUMP HOUSE

Overhead Tank, Underground Tank, Pumping Stations.

Support facilities up to 25% of F.A.R. for running room including resident staff / operator's accommodation, and watch & ward staff.

16 ELECT.SUB STATION

Electric Sub-station, Billing & Bill Deposit Office.

Support facilities up to 25% of FAR for running room including resident staff / operator's accommodation, and watch & ward staff.

F2 FACILITIES INSTITUTIONAL

17 HOSTEL, BOARDING HOUSE AND LODGING HOUSE

For more than 20 inmates.

Hostel, Guest House, Boarding House & Lodging House, including warden's / caretaker's accommodation.

Support facilities up to 15% of FAR for canteen / mess, convenient shop, grocery shop, stationary shop, games room / lounge etc.

18 GUEST HOUSE

Cottages / rooms for visitors providing boarding, lodging, party hall, conferencing etc. on commercial tariff.

Support facilities Upto 15% of FAR

19 BARAT GHAR / BANQUET HALL

Party / assembly halls for ceremonies, banqueting facilities, conferencing etc., rest rooms and other related activities.

Support facilities upto 15% of FAR

20 DHARAMSHALA

Same as above but belonging to a trust or religious institution / organization.

- Support facilities upto 5% of FAR.
- 21 NIGHT SHELTER / RAIN BASERA
Community rest rooms / dormitories, especially for economically weaker section and floating population, including public conveniences and canteen facilities.
Support facilities upto 5% of FAR
- 22 ORPHANAGE
Shelter / home for juvenile delinquent / orphans, including vocational training workshops and other facilities, matrons' accommodation and watch and ward staff housing.
Support facilities upto 15% of FAR.
- 23 SECTOR SHOPPING
Show room, Retail and Service shops, Restaurant, Clinic, Office, Bank, Post Office.
Support facilities for public conveniences, security, etc. upto 5% of FAR.
- 24 OFFICES INSTITUTIONAL
Central govt., Local govt. and Public undertaking offices, Private offices
Support facilities like canteen, restaurant, stationary shops, and watch and ward staff etc. upto 25% of FAR.
- 25 COMMUNITY CENTRE / SHOPPING COMPLEX
Community Center, Assembly hall, Auditorium, Cinema, Club, Outdoor / Indoor Games facilities, areas for social and cultural activities.
Retail and Service shops, Restaurant, Clinic, Bank & Post office etc.
Support facilities for all building services upto 5% of FAR.
- 26 CULTURAL CENTRE
Cultural Center, Restaurant, Guest rooms, Auditorium, Library, Music, Dance and Drama Training Center, Museum, Exhibition Center and Art Gallery, Information Center, Yoga and Naturopathy Center, Meditation, Spiritual and Religious Discourse Center.
Support facilities for ancillary uses upto 25% of FAR.
- 27 RELIGIOUS CENTRE
Religious Buildings, Ashram, Bathing Ghat, Gaushala, Charitable Dispensary, Library, Flower Shops, Sweet Shops and other Shops.
Support facilities for stay / boarding lodging related to religious activities upto 15% of FAR.
- 28 RURAL CENTRE

Rural Center, Retail Shop, Repair Service shop, Bank, Commercial Office, Cinema, Restaurant, Offices, Dispensary, Clinic, Hospital, Senior Secondary School Library, Community Hall, Police Post, Fire Post, Post Office, Educational institutions and such other activities.

- 29 CLINICAL LABORATORY / DISPENSARY
Doctor's room, Patient's waiting, First aid, Clinical/Pathological Laboratory, Diagnosis.
- 30 NURSING HOME
Nursing Home, in patient diagnostic and treatment center / small or medium sized hospital with an intake capacity of max. 50 beds.
Support facilities of Pharmacy & Canteen including informal shops @ 2 units/convenient shops per 50 beds upto max. 10 %of FAR.
- 31 HOSPITAL (F3)
General or specialized Hospital.
Support facilities upto 15% of FAR.
- 32 PRIMARY / JUNIOR SECONDARY SCHOOL / COACHING CENTER
Primary School (class 1-8): strength-750 students with play field.
Coaching center (strength 500-1000 students) without play field.
- 33 SECONDARY SCHOOL
Secondary School (class 1-12): strength 1500 students with play field.
Secondary school with hostel facility and play field.
Support facilities like Book and Stationery, Canteen, Bank Extension Counter, Auditorium, Indoor Games Hall, Swimming Pool, Watch & ward staff upto 5% of FAR.
- 34 DEGREE COLLEGE (F3)
Degree College: strength 1000-1500 students with play field.
Campus for Degree College with residential hostel facility with play field.
Book and Stationery, Canteen, Bank Extension Counter, Auditorium, Indoor Games Hall, Swimming Pool, Post Office Counter Facility, Staff Housing (upto 15% of FAR.)
- 35 PETROL PUMP
Petrol Pump, Automobile Repair Shop, Service Work-shop.

- 36 DHARAMKATA (WEIGH BRIDGE)
- 37 GARAGE / WORKSHOP / SERVICE STATION
Garage and Workshop, Licensed Service Station,
Retail Shop (Spare Parts), Showroom for self-product and services upto 10% of FAR.
Support facilities upto 10% of FAR.
-

F3 FACILITIES REGIONAL

- 38 EDUCATIONAL INSTITUTION / TECHNICAL CENTRE
Campus for Professional Educational Institutions, Engineering College, Polytechnic, Medical College, Management Instt. and Training centers etc. Hostel and support facilities upto 35% of FAR. Staff housing upto 15% of FAR.
- 39 RESEARCH & DEVELOPMENT CENTRE
Research and Development Center,
Staff housing upto 15% FAR
Hostel and support facilities upto 35% of FAR.
- 40 INFORMATION TECHNOLOGY PARK
Centers for Information Technology, Computer Application
Support facilities 15% of FAR
- 41 MUSEUM / PLANETARIUM
Museum, Exhibition center and Art gallery and library, auditorium
Support facilities upto 15% of FAR.
- 42 CINEMA / MULTIPLEX
Cinema / Multiplex as allowed in the cinematographic act / entertainment rules.
Commercial & Support facilities upto 30% of permissible FAR.
- 43 WHOLE SALE TRADE
Wholesale Shop, Godown & Storage,
Commercial Office (restricted to 25% of the total floor area).
- 44 GODOWN / WAREHOUSING /COLD STORAGE / CHILLING PLANT
Storage, Godown, Warehousing and Cold Storage, Wholesale Outlet, Office

- Support facilities upto 15% of FAR.
- 45 **TRANSPORT NAGAR**
Truck parking, Retail shop, Spare parts shop, Repair shop, offices, Service Station, Show room
Restaurant,Hotel, and Motel.
Support facilities upto 15% of FAR.
- 46 **CARGO / BOOKING OFFICE**
Cargo and Booking Office, Storage yards / Godowns.
- 47 **BUS DEPOT / TERMINAL**
Bus Depot, Workshop, Shops, Offices, Restaurant,
Support facilities upto 15% of FAR.
-

M0 INDUSTRIAL MIXED

- 48 **INDUSTRIAL PLOTS (DEVELOPED AREAS) MIXED TYPE**
Industrial plots as defined in existing layout plans of already developed areas
Industries /flatted factory permitted as per norms of the Authority and pollution control board,
Staff Housing upto 15% of FAR for plots 50 acres or more in area.

Note:

Use Premise 49 - 53 defined and incorporated in these regulations as per the classification of industries in the NATIONAL INDUSTRIAL CLASSIFICATION.

- 49 **M1: INDUSTRY POLLUTING**
- 50 **M 2: INDUSTRY NON POLLUTING**
- 51 **M 3: SERVICE INDUSTRIES**
- 52 **M 4: FLATTED FACTORIES**
- 53 **M 5: HOUSE HOLD INDUSTRY**
- 54 **OIL DEPOT AND GAS GODOWN**
Gas Godown
Support facilities upto 15% of FAR.
-

P1 OPEN SPACES, RECREATIONAL GREENS

55 PARK

Park, Kiosks, Parking (upto 10% area)

56 PLAY GROUND

Play Ground, Parking (upto 10% area), indoor games hall

Support facilities upto 15% of FAR.

P2 INSTITUTIONAL GREENS

57 SPORTS CENTER, COMPLEX

Indoor/outdoor stadium or halls, heliport, aerosport, health club/spa, restaurant, kiosk, swimming pool, all types of sports facilities, support facilities upto 15% of FAR.

58 SWIMMING POOL

Swimming Pool

Support facilities upto 15% of FAR.

59 OPEN AIR THEATRE

Open Air Theatre.

Support facilities upto 15% of FAR.

60 AMUSEMENT PARK

Amusement and Entertainment Park, 10% ground coverage and 20% FAR Commercial 5% ground coverage.

61 DRIVE IN CINEMA

Drive in Cinema, Office, Restaurant,

Support facilities upto 15% of FAR.

62 SPECIAL / THEME PARK

Specialized Parks/Theme Parks and Gardens, kiosks, restaurant, indoor-outdoor games facilities and rides,

Ground coverage 15% maximum, FAR : equal to the ground coverage.

Support facilities upto 20% of permissible FAR

63 PLANT NURSERY

Nursery

All structures shall be temporary in nature.

64 ORCHARD

Orchard.

All structures shall be temporary in nature.

65 GOLF COURSE

Golf Course, Integrated Sports Center, Restaurant, Hotel, villas, club, swimming pool, shopping mall,

Support facilities upto 20% of FAR.

66 ZOO

Zoo

Support facilities upto 10% of FAR.

67 MELA GROUND / WEEKLY MARKET

Weekly Market, Informal Retail Trade (All structures will be either temporary or mobile, only for one day in a week).

Fair Ground, Exhibition Center (Temporary in nature)

Restaurant, and support facilities upto 15% of FAR.

68 BURIAL GROUND

Burial Ground, Cremation Ground, Cemetery and Electric Crematorium,

Retail Shops of Wood, Flowers and related materials

Support facilities upto 15% of FAR.

69 DAIRY / FARM

Dairy Farm, Poultry Farm.

70 FARM HOUSE

Farm House, cattle shed / pet kennel, barn etc.

71 MOTEL / HOTEL

Boarding, Lodging, Transit accommodation facilities.

Retail and personal service shops, commercial offices upto 5% FAR

Restaurant, Convention Hall and other support facilities upto 25% FAR

72 PUBLIC UTILITIES AND FACILITIES / SERVICES

Overhead Tank, Underground Tank, Oxidation Pond, Septic Tank, Pumping Stations, Electric Sub-station, Fire Post, fire station, police post, police station, post office, post and telegraph office, telephone exchange, transmission tower, satellite. tele-communication center observatory. Weather office, radio and television centers, waste disposal and treatment site and such other utilities and services.

73 PARKING

Parking, taxi stand, bus bays, kiosks, public convenience.

74 Multiplex-Cum-Hotel

Main use-Multiplex, Hotel and other supportive uses- 60% of permissible FAR

Supportive use- Showroom, Retail & Service shop, Private/Commercial/Professional Offices, Bank, Restaurant etc.- 40% of permissible FAR.

CHAPTER III

PLANNING STANDARDS AND OTHER REQUIREMENTS FOR LAND DEVELOPMENT AND REDEVELOPMENT

Notwithstanding the standards and norms for planning, design and construction, that have been set out in these regulations, for the entire development area, there shall be a precedence of the regulations that are defined in the Development Plans, over these general norms and standards.

3.0 PLANNING STANDARDS FOR LAND DEVELOPMENT:

Planning Standards and norms to be followed in the preparation of layout plans for project and schemes, development of bulk areas, for various uses zones.

3.1 PLANNING UNITS:

HIERARCHY OF SETTLEMENT STRUCTURE

For planning of notified areas, a hierarchical system of planning is to be followed. The hierarchy of planning units in the development areas would be as following depending on the size of settlement:

| S.No. | PLANNING UNITS | Population | Hierarchy of | Hierarchy of |
|-------|--------------------------------------|--------------------|------------------------------------|------------------|
| | Residential, Industrial use zones | Population Served. | Facility / Open space use zones | Center |
| 1. | Housing / Industrial Cluster | 1000- 5000 | F1 / P 1 | Cluster Center |
| 2. | Housing / Industrial Sector | 5000- 20000 | F 2 / P 2 | Sector Center |
| 3. | Housing / Industrial Community | 20001-100000 | F 3 / P 2 | Community Center |
| 4. | Housing / Industrial District | 100001- 500000 | F 3 / P 3 | District Center. |

Note:

The design population for the Residential Use zones shall be worked on the basis of resident population; for Industrial Uses it shall be based on the Industrial Work Force assignments; and for the Facilities Uses it shall be based on the Resident Population together with the Floating Population.

3.2 PLANNING STANDARDS FOR USE ZONE: R1 / R2 (RESIDENTIAL PLOTTED DEVELOPMENT / GROUP HOUSING)

3.2.1 Population Standards

a) Design Population / Gross Residential Density Standards:

In the Residential plotted use zone (R-1) the Gross residential density shall be generally 400 persons per Hectare, incase the development plan stipulates different i.e. (high density, high medium density, low medium density or low gross residential densities for the concerned use zone, the population density provision of development plan are to be followed for preparation of layout plans for such Projects and Schemes.

b) Design Population Standards for Residential Plots:

For preparation layout plans of Use zone R1, for working out design/layout of residential areas in accordance with prescribed population Standards, the norm of one dwelling unit of 5 persons is be followed and for plot up to 50 sqm.- one dwelling unit, 50 to 150 sqm. two dwelling units, 150 to 300 sqm. three dwelling units, for more than 300 sqm. of plot area four dwelling units shall be followed .

3.2.2 Planning Standards for premises use other than dwelling units permitted in residential plots:

a) Planning Standards for Crèche/Day care center:

- Design/ Population standard 1 for 500 populations.
- Permissibility In Residential Plots of 200 sq.m and above
- Distance (Crow fly) from other-Child Crèches in use zone. 100 Mts.

b) Planning Standards for Boarding Houses Less Than 20 inmates:

- Design/ Population standard 1 for 1000 populations.
- Permissibility In Residential Plots of 200 sq.m and above

- Distance (Crow fly) from other-
Such boarding house in use zone. 500 Mts.

c) ***Planning Standards for Nursery School***

Pre-primary, nursery school

- Design/ Population standard 1 for 2500 population.
- Area of School 0.10 Hectares.
(Smaller plots may be amalgamated to achieve the adequate requirement of land area.)
- Location To be located near park,
- Off Street Parking .02 Hectare
- Distance (Crow fly) from other-
Nursery school in use zone. 150 Mts.

d) ***Planning Standards for Kiosks and Vending Booths for convenience shopping:***

Shops (informal)

- Design population / standard 1 for 400 population
- Built area per shop 10 sq.m
- Distance between each unit 200 m. -(radial)

3.2.3 Planning Standards for Roads in Use Zone R1 / R2

Planning of roads and drains in the development of residential land use shall be done in the following manner:

a) Road widths:

- i.** The width of the road shall be 9.0 meter for 200 meters long road, 12.0 meters for 200-400 meters long road, 18.0 meters for 400-600 meters long road and 24.0 meter width for more than 600 meters long road.
- ii.** Minimum width of loop-street shall be 9.0 meters and maximum length shall be 200 meters.
- iii.** 9.0-meter wide road abutting park/open space may be kept 7.5 meter wide. Straight road which is 9.0 meter wide and closed at one side (Dead end street) shall be provided minimum of 7.5 meters radius as proper turning space and such road shall have maximum length of 100 meters but no cul-de-sac shall be required if length of road is up to 25 meters.
- iv.** Width of other roads shall be as per the Development plan / Zonal plan

b) Inter-Section of Roads:

- i.** As far as possible roads shall intersect at right angles and centerline of all roads at the cross-junctions, shall be aligned straight.
- ii.** Permission for proposed roads at less than 30 degree angle shall only be given when appropriate arrangement for movement of traffic is ensured and required weaving length is available.
- iii.** Sufficient weaving angle shall be provided at the intersections of roads.
- iv.** Rounding of corners at the intersection point of 18 meters wide roads (metal portion) shall have minimum radius of 4.5 meter and for roads having more width, shall be with a minimum radius of 6.0 meter.

- v. The minimum distance between two "T" junctions of roads having less than 18-meter width shall be 2.5 times greater than the wider road.
- vi. Minimum distance from one junction to the other at the roads having width of 18 meter or more shall be as follows:
 - For 18 meter to 24 meter wide-- 150 meters
 - More than 24 meter wide road-- 300 meters
- c) **Measurement Length of Road:** The length of the road shall be measured from the intersection point of the wider road.
- d) **Block Length:** The maximum length of building block shall be 200 meters.
- e) **Drainage System:** For drainage system, drains shall be an integral part of the road and there should be sufficient slope so as to allow automatic drainage of water.

Note:

In the layout plan residential schemes for economically weaker section, low-income group of public agencies road width and other above referred provisions shall be as per the provisions of development Plan. Incase the development plan stipulates different Road width and road design criteria, the provisions of development plan would prevail for preparation of layout plans for such Projects and Schemes.

3.2.4 Planning Standards for Open Spaces in Use Zone R1/ R2

- a) In area of 0.3 hectare as per open space 1000 persons shall be provided in the residential layout plan and it shall be proposed in the form of tot-lot, park and playgrounds.
- b) 3 to 4 local parks and playgrounds are to be provided for each housing cluster while planning the layout plan of residential use zone.

Note:

- i) *The proposed open spaces mentioned above shall be designated as sub use zone P1 (Sub zone of Use zone open spaces and green areas-P) as these recreational greens are*

immediately incidental to, and support residential use zone R1. Such open shall be decided and provided at layout plan stage.

- ii) The proposed open space mentioned above shall be in addition the proposed open space in the Development Plan.*

3.2.5 Planning Standards for landscaping in Use Zone R1 / R2

- a) The following standards for landscaping / plantation shall be followed for preparation of layout plans of Project / Schemes of Use Zone
 - i) Roads having width between 9.0 and 12.0 meter, plantation on one side of the road,
 - ii) Roads having width of more then 12.0-meter plantation on both sides of the road at the maximum interval of 10.0 meter shall be done.

On wider roads plantation shall be done on divider, footpath and on all areas proposed as open area except black top of the road.

- i. Minimum of 20% area shall be under greenery and minimum plantation at the rate of 125 trees per hectare shall be provided in case playgrounds, open space and parks.

3.3.0 PLANNING STANDARDS FOR USE ZONE: M0-M5

3.3.1 Industrial Workforce/Population Standards

- a) **Design Population / Net Plotted Industrial Workforce Density Standards:** In the Industrial use zone (M) the net plotted industrial work force (i.w.f) density standards shall be based on intensity of development and differential density standards depending of plot size have been prescribed as follows:

Design Population / Industrial Workforce Standards for Industrial Plots:

| S.No. | Plot size in sq.m | I.W.F per 1000 Sqm of Plotted Area |
|-------|---------------------|------------------------------------|
| 1. | More than 30,000 | 10 |
| 2. | 20001- 30,000 | 15 |
| 3. | 10000 - 20,000 | 20 |
| 4. | 5001 - 10,000 | 30 |
| 5. | 1001- 5,000 | 40 |
| 6. | 501- 1,000 | 50 |
| 7. | 251- 500 | 60 |
| 8. | Below 250 | 80 |
| 9. | Flatted development | 100 |

Note :

- i. *For working out facility standards additional provision for floating population @ 20% of Industrial Workforce density for layout planning of project and schemes of development area.*
- ii. *Incase the development plan of concerned notified area stipulates different (i.e. M0, M1,M2, M3,M4 and M5 Industrial Use Zones)Industrial Workforce densities for the concerned use zone, the density provision of development plan are to be followed for preparation of layout plans for such Projects and Schemes.*

3.3.2 Planning Standards for facilities incidental to Use Zones M0- M5 (F1)

Facilities incidental to immediate industrial requirements related to social, recreational, health amenities, within a designated scale at industrial cluster level shall provided in the layout plan of Project and Schemes as follows:

a) Commercial facilities

i) Shops (formal)

- Design (Industrial work force) population standard 1 for 100 (i.w.f.) population
- Shopping Area per 1000 persons 200 sq.m (floor-area)

ii) Shops (informal)

- Design population / standard 1 for 400 (i.w.f.) population
- Built area per shop 10 sq.m

iii) Commercial Offices / Service Providers

- Design population / standard 1 for 200 (i.w.f.) population
- Office area per 1000 persons 100 sq.m (floor area)
- Offstreet Parking
 - 2 E.C.U per shop 25 sq.m per shop
 - 2 E.C.U per office 25 sq.m per office

Note:

i) To accommodate above commercial requirement provision for 1 cluster shopping center per 2500(i.w.f) population with 500 sq.m plot area and equivalent off street Parking area is to be made in layout plan. The cluster shopping center to be planned as integrated plan.

ii) Informal shops shall be in cluster 2-3 shops and be part of integrated plan of community parking, Taxi stand/Rickshaw stand or landscape plan of industrial parks in layout plans.

iii) The Vendor booths with built up area of 6.0 sq.m may be provided as part of Street Furniture on 24mt. and wider roads and shall be provided at distance (radius) not less than 1km

b) Socio- Cultural facilities

i) Child Crèches

- Design/ Population standard 1 for 500 (i.w.f.) population.
- Permissibility In Industrial Plots below 451 Sq. m.
- Distance from other- 500 Mts. Crow fly distance.
Child Crèche in use zone.

ii) Community Hall

- Design population / Standard 1 for 5000 (i.w.f.) Population
- Premises Area 600 sq.m
- Off street parking 200 sq.m

c) Infrastructure-Services:

Water Supply:

Sewage Disposal: Discharge calculated @ 80 % of water supply

Solid Waste/Garbage:

Electricity:

d) Distribution-Services

i) Petrol Pumps

- One petrol pump for 40 ha. Gross industrial **area**
- Two petrol pumps in each freight complex.

ii) Dharamkata / Weigh Bridge

- Design Population/Standard 1 for 5000 population
- Plot Area max. 1000 sq.m.
- Built up Area 25 %

e) Transportation-Services

i) Community Parking Requirement

The plan provision of community parking for commercial facilities @ 1.67 ECS/100 SQ.M. is to be made in layout plans.

ii) Taxi stands/Bus stops / Rickshaw stands

- These should be located at least 500 mts away from road intersections.
- The maximum distance of such facilities should not exceed 1000 m from farthest point in the industrial area.
- In the layout plan provision for 600 sq.m area per 2500 (i.w.f.) population for integrated complex of Integrated Bus Post with taxi stand, Rickshaw stand, 2-3 informal shops **and** public conveniences be made.

Note:

- i) *The proposed facilities mentioned in regulation shall be designated as sub use zone F1(Sub zone of Use zone Facilities-F) as these facilities are immediately incidental to, and support industrial use zones M0-M5. The facilities shall be provided at layout plan stage.***
- ii) *All facilities of the level of industrial cluster i.e. sub use zone F1 shall be provided in***

in the layout plan.

iii) The provisions of off street parking shall be in addition to road widths provisions.

3.3.3 Planning Standards for Roads in Use Zone M0-M5

Where existing or proposed roads by other agencies are to be used for access; such as Master Plan roads, Highways; or land under High Tension lines is proposed to be utilized, clearance from the concerned agency is to be sought.

Planning of roads and drains in the development of industrial use zone shall be done in the following manner:

a) Road widths:

i) Road having a maximum length of 200 meters in Use Zone M0 shall not have less than 12.0 meter of width. Road having length between 200 meter and 400 meter shall have a width of 18.0 meter, road having length between 400 meter and 1000 meter shall have a width of 24.0 meter and road having more than 1000 meter of length shall have a width of 30 meter. For service roads the minimum width shall be 12 m. length upto 400 m.(distance between intersections) ; and 18 m. above 400m. length.

ii) Loop-street: Minimum width shall be 18 meters and maximum length shall be 500 meters. The length of the loop road shall be calculated entirely from end to end. The minimum land area enclosed by such a loop street shall be 2000 Sq. M. No other road shall emanate from a loop street.

iii) Dead-end street: 18 meter wide dead-end street shall be provided minimum of 12 meters radius cul de sac for proper turning and such road shall be of maximum length of 200 meters If width of such a road is 12 mts. it shall be provided with 9 meters radius proper turning space and the maximum length permitted shall be 60 meters.

iv) Width of other roads shall be as per the Development plan .

b) Inter-Section of Roads:

i) As far as possible roads shall intersect at right angles and center line of all roads at the cross-junctions, shall be aligned straight.

ii) Permission for proposed roads at less than 30 degree angle shall only be given when appropriate arrangement for movement of traffic is ensured and required weaving length is available.

iii) Sufficient weaving angle shall be provided at the intersections of roads.

iv) Rounding of corners at the intersection point of 18 meters wide roads (metal portion) shall have minimum radius of 4.5 meter and for roads having more width, shall be with a minimum radius of 6.0 meter.

v) No road of a higher order or larger width can originate from a road of lower order or smaller width.

b) *Minimum distance between Road Junctions*

Minimum distance from one cross / T junctions to the other at the roads with different width shall be as follows:

(i) For 12 meter Road to 12 meter wide Road – 50 meters

(ii) For 12 meter Road to 18 meter wide Road - 80 meters

(iii) For 12 and 18 meter Road to 24 meter wide -- 150 meters

(iv) More than 24 meter wide road-- 300 meters

(v) For all service roads the distance between the points of contact with the major roads shall be minimum 150 m.

d) *Measurement Length of Road:*

The length of the road shall be measured from the intersection point of the wider road.

e) *Drainage System:*

For drainage system, drains shall be an integral part of the road and there should be sufficient slope so as to allow automatic drainage of water.

3.3.4 *Planning Standards for Open Spaces in Use Zone M0-M5*

In area of 0.3 hectare as per open space 1000 persons shall be provided in the Industrial layout plan and it shall be proposed in the form of parks.

3 to 4 local parks are to be provided for each Industrial cluster, while planning the layout plan of Industrial use zone (M0-M5).

- i) The proposed open spaces mentioned above shall be designated as sub use zone P1 (Sub zone of Use zone open spaces and green areas-P) as these recreational greens are immediately incidental to, and support industrial use zone M. Such open shall be decided and provided at layout plan stage.
- ii) The proposed open space mentioned herein shall be in addition the proposed open space in the Development Plan.

3.3.5 *Planning Standards for Landscaping*

The following standards for landscaping /plantation shall be followed for preparing layout plans of Project / Schemes of Industrial Use Zone M

- i) Roads having width of more than 12.0-meter plantation on both sides of the road at the maximum interval of 10.0 meter shall be done. On wider roads plantation shall be done on divider, footpath and on all areas proposed as open area except black top of the road.
- ii) Minimum of 20% area shall be under greenery and minimum plantation at the rate of 125 trees per hectare shall be provided in case playgrounds, open space and parks.
- iii) Integrated landscaping plan for parks and open spaces, with maximum ground built up area coverage of 5%, non-permeable hard surface coverage of 30% of total open space area for allowing incidental use.

3.4 PLANNING STANDARDS FOR USE ZONE F1: INCIDENTAL TO R1 / R2

Facilities incidental to immediate residential requirements related to social, recreational, health and educational amenities, within a designated scale at cluster level serving a population of 5000 each residential cluster. These shall be provided in the layout plan of Project and Schemes as follows.

3.4.1 *Educational facilities*

i) Pre-primary / Nursery school

- Design/ Population standard 1 for 2500 population.
- Area of School for 150-200 students - 0.10 Hectare.
- Location To be located near park,
- Off Street Parking 0.02 Hectare
- Distance from other nursery school in use zone. 150 Mts. Crow fly distance.

ii) Primary School(class I to V)

- Design/ Population standard 1 for 4000 population
- Strength of School 500 students
- Area per School;
 - School building area 0.20 Hectare
 - Play field area with a minimum of 18 x 36 m to be ensured. 0.20 Hectare
- Off Street Parking 0.10 Hectare
- Location On 12 m or 18m wide road.
- Distance from other primary school in use zone 200 m. crow fly distance

3.4.2 Commercial facilities

i) Convenient Shopping Plots

- Design population Standard 1 for 1000 population
- Area of Plot 50 sq.m.

ii) Shops (formal) integrated plan

- Design population / standard 1 for 100 population
- Shopping Area per 1000 persons 200 sq.m (floor-area)

iii) Shops (informal)

- Design population / standard 1 for 400 population
- Built area per shop 10 sq.m

iv) Grocery Market

1 for 15000 population; 3-4 clusters

iv) Commercial Offices / Professional Offices / Booking Offices

- Design population / standard 1 for 200 population
- Office area per 1000 persons 100 sq.m (floor area)
- Off-street Parking for shops and offices: 2.5 E.C.U per 100 sq.m. floor area.

Note:

i) To accommodate above commercial requirement provision for 1 cluster shopping center per 2500 population with 500 sq.m plot area and equivalent off street Parking area is to be made in layout plan. The cluster shopping center to be planned as integrated plan.

ii) Informal shops shall be in cluster 2-3 shops and be part of integrated plan of community parking, Taxi stand/Rickshaw stand or landscape plan of neighborhood parks.

iii) The Vendor booths with built up area of 6.0 sq.m may be provided as part of Street Furniture on 18mt. and wider Roads and shall be provided at distance(radius) not less than 200 mts.

3.4.3 Socio- Cultural facilities

i) Community Center /Club / Restaurant / Bank-Postoffice

- Design population / Standard 1 for 5000 population
- Premises Area 600 sq.m
- Off street parking 200 sq.m

ii) Dispensary

- Design population / standard 1 for 10000 population; 2 clusters
- Area 0.08-0.12 ha.

3.4.4 Distribution-Services

Milk Booth

- Design Population/Standard 1 for 5000 population

- Built up Area 15 sq.m

Note: *The milk booth shall be located/sited as part of integrated plan of cluster community center.*

Police Picket-Post

- Design Population/Standard 1 for 5000 population
- Built up Area 15 sq.m

3.4.5 Infrastructure-Services:

- i)** Water Supply: 135 lpcd (liters per capita per day)
- ii)** Sewage Disposal: Discharge calculated @ 80 % of water supply
- iii)** Solid Waste/Garbage: ½ kg per capita, bins located 150 m. from the farthest household.
- iv)** Electricity: Demand load @ 4kw. Per household. 11 kV substation for 10000 population.

3.4.6 Transportation-Services:

i) Community Parking requirement for residential use premises

- Equivalent Car Space (ECS) Standards for different vehicles for Community Parking

- Car / Taxi - 1.00
- Auto Rickshaw - 0.50
- Rickshaw - 0.50

- Community Parking Standards space standard per car 12.5 sq.m

- Community Parking Standards for

- Plots below 100 sq.m - No community parking
- Plots above 100 sq.m & below 300 sq.m - One E.C.U per plot

- Community Parking Requirement

The plan provision of community parking for groups of 25 eligible plots @ 12.5 sq.m per plot is to be made in layout plans

Note

The provisions community parking shall be in addition to road widths provisions

ii) Taxi stands/Bus stops / Rickshaw stands

- These should be located at least 100 mt. distances away from road intersections.
- The maximum distance of such facilities should not exceed 300 m from farthest point in the residential area.
- In the layout plan provision for 600 sq.m area per 2500 population for integrated complex of Integrated Bus Post with taxi stand, Rickshaw stand, 2-3 informal shops **and** public conveniences be made.

Note:

i) The proposed facilities mentioned in regulation shall be designated as sub use zone F1(Sub zone of Use zone Facilities-F) as these facilities are immediately incidental to, and support residential use zone R1. The facilities shall be provided at layout plan stage.

ii) All facilities of the level of housing cluster i.e. sub use zone F1 shall be provided in the layout plan.

iii) The provisions of off street parking shall be in addition to road widths provisions.

3.5.0 **Planning Standards for facilities in Use Zone F2**

Facilities incidental to residential requirements related to social, recreational, health and educational amenities, within a designated scale at sector level serving 5000 – 20000 population Shall be provided in the layout plan of Project and Schemes and / or as per the provisions of the Development Plan.

3.5.1 **Educational facilities**

i) **Junior Secondary School (class I to VIII)**

- | | |
|-------------------------------|-------------------------|
| • Design/ Population standard | 1 for 7500 populations. |
| • Strength of school | 750 students |
| • Area of School | 1.50 Hectare. |
| • Play Field | 0.50 ha. |

ii) Senior secondary school (upto class 12th):

- Design/ Population standard 1 for 7500-10,000 populations.
- Strength of school 1000 – 1500 students
- Area of School 2.50 Hectare.
- Area of School WITH hostel facility 3.50 Hectare
- School Building area 0.60- 0.70 Ha.
- Play Field 1.60 Ha.
- Off Street Parking 0.30 Hectare

lii) Hostel / Boarding House, Orphanage (> 20 inmates):

- Design / Population standard 1 for 15,000 population

- Maximum Strength of inmates 100
- Area of premises 1000 sq.m.

3.5.2 Commercial facilities - Sector shopping / Shopping Complex:

1 **Sector Center** to serve a population of 5000 – 20000

i) Shops (formal)

- Design population standard 1 for 200 population (i.w.f. for industrial clusters)
- Shopping Area per 1000 people 300 sq.m. floor-area. (i.w.f. for industrial clusters)

ii) Shops (informal)

- Design population / standard 1 for 400 population (i.w.f. for industrial clusters)
- Built area per shop 10 sq.m.

iii) Commercial Offices / Offices Institutional-Govt.-Semi Govt.

- Design population / standard 1 for 200 population
- Office area per 1000 persons 100 sq.m (floor area)

Offstreet Parking for all commercial facilities:

- 2 E.C.U per shop 25 sq.m per shop
- 2 E.C.U per office 25 sq.m per office

Note:

i) To accommodate above commercial requirement provision for 1 cluster shopping center per 2500 population with 500 sq.m plot area and equivalent off street Parking area is to be made in layout plan. The cluster shopping center to be planned as integrated plan.

ii) Informal shops shall be in cluster 2-3 shops and be part of integrated plan of community parking, Taxi stand/Rickshaw stand or landscape plan of neighborhood parks.

iii) The Vendor booths with built up area of 6.0 sq.m may be provided as part of Street Furniture on 18mt. and wider Roads and shall be provided at distance (radius) not less than 200 mts.

3.5.3 Socio- Cultural facilities

- | | |
|---|---|
| i) Community room / Dharmshala | 1 for 5000 population (660-sq.m. area) |
| ii) Community-Banquet hall/ Barat Ghar/ Guest House/ Library/Culture center/ Religious center/ Rural center. | 1for15000 population. (4000 sq.m. area) |
| ii) Clinical Lab. / Nursing Home / Dispensary Child welfare and Maternity center Plot Area | 1 for 15000 population 25-50 beds max 1000 sq.m |

3.5.4 Distribution-Services

- | | |
|--|-----------------------------------|
| i) Petrol Pumps | |
| • Design Population/Standard -Residential | 1 for 150 ha. Of gross res. Area. |
| • Design Population/Standard- Industrial | 1 for 40.0 ha. Of gross ind. Area |
| ii) Dharamkata / Weigh Bridge | |
| • Design Population/Standard | 1 for 5000 population |
| • Plot Area | max. 1000 sq.m. |
| • Built up Area | 25 % |
| iii) Fire Station | |
| 1 Fire station to be provided within 3 Km. Distance or 2 lakh (i.w.f) population | |
| iv) Police Station | |
| • Design population / standard | 1 for 40,000 population |
| • Built area per post inclusive of res. Accommodation | 0.16 Ha. |

3.5.5 *Infrastructure-Services:*

- i) Water Supply
- ii) Sewage Disposal
- iii) Solid Waste/Garbage
- iv) Electricity: Demand load

3.5.6 *Transportation-Services*

i) COMMUNITY PARKING REQUIREMENT FOR RESIDENTIAL PLOTTED USE PREMISES

- Equivalent Car Space (ECS) Standards for different vehicles for Community Parking

| | | |
|-----------------|---|------|
| • Car / Taxi | - | 1.00 |
| • Auto Rickshaw | - | 0.50 |
| • Rickshaw | - | 0.50 |

- Community Parking Standards space standard per car 12.5 sq.m

- Community Parking Standards for

- Plots below 100 sq.m - No community parking
- Plots above 100 sq.m & below 300 sq.m - One E.C.U per plot

- Community Parking Requirement

The plan provision of community parking for groups of 25 eligible plots @ 12.5 sq.m per plot is to be made in layout plans

Note

The provisions community parking shall be in addition to road widths provisions

ii) Taxi stands/Bus stops / Rickshaw stands

- These should be located at least 100 mts away from road intersections.

- The maximum distance of such facilities should not exceed 300 m from farthest point in the residential area.
- In the layout plan provision for 600 sq.m area per 2500 population for integrated complex of Integrated Bus Post with taxi stand, Rickshaw stand , 2-3 informal shops and public conveniences be made.

Note:

i) The proposed facilities mentioned in regulation shall be designated as sub use zone F1(Sub zone of Use zone Facilities-F) as these facilities are immediately incidental to, and support residential use zone R1. The facilities shall be provided at layout plan stage.

ii) All facilities of the level of housing cluster i.e. sub use zone F1 shall be provided in the layout plan.

iii) The provisions of off street parking shall be in addition to road widths provisions.

3.6.0 PLANNING STANDARDS FOR FACILITIES USE ZONE F-3

Facilities incidental to requirements related to social, recreational, health and educational amenities, within a designated scale at community / district level or serving regional demands for a population above 20000 to 1 lakh; Or upto 5 lakh for regional considerations shall be provided in the layout plan of Project and Schemes as per the provisions of the Development Plan

3.6.1 Educational facilities

i) Higher Education –General: Degree College

- Design/ Population standard 1 for 1.25 Lakh population
- Strength of School 1000 - 1500 students
- Area per College; 4.0 Hectare
 - College building area 1.80 Hectare
 - Play field area 1.80 Hectare
- Residential including hostels 0.40 Ha.
- Off Street Parking 0.10 Hectare

- Location On 12 m or 18m wide road.

ii) Technical Education –General:

- 1 such center provided for every 5lakh population
to include one industrial training institute, and 500 students
one polytechnic. 400 students
- Area per center 4.0 ha.
- Area per I.T.I 1.6 ha.
- Area for polytechnic 2.4 ha.

III) Professional Education – (as per AICTE / MEDICAL council norms) OR:

- New Engineering College
1 numbers to be provided in urban extension, 2 lakh population
strength of the college 1500-1700 students
Area per college 10 - 20.00 ha.
- New Medical College 2 lakh population
1 Numbers in each urban extension, 10 - 20.00 ha.
Area of each site, including space for
Specialized general hospital.

RESEARCH and DEVELOPMENT CENTER

- Large Campus max. Land Area 8.0 Ha.

3.6.2 Commercial facilities / Wholesale Trade / Godowns

- Area per 1000 population 300 sq.m.

1 shop per 200 persons

3.6.3 Socio- Cultural facilities

i) General Hospital

- Hospital for 2.5 lakh population, capacity 500 beds
- Initially provision may be made for 1 lakh population. 300 beds
- Area for hospital (500 beds) 4.0 ha.

- Area for hospital (300 beds) 2.0 ha.
- Area for residential accommodation (additional) 2.0 ha.

i) **Community Center**

- Design population / Standard 1 for 25000-1 lakh population.
- Premises Area 600 sq.m
- Off street parking 200 sq.m

iii) **Cinema**

- Design population standard 1 for 75000 – 1 lakh population
- Premises area 2500 sq.m.
- Norms of cinematographic act and entertainment dept. to be followed.

iv) **Multiplex**

Permissibility of Multiplex shall be as per Clause 3.3.8(ii) of Preparation & Finalisation of Plan, Regulations, 2004.

v) **Museum / Planetarium / Auditorium /
Science center / Art –Craft center**

- Design Population standard 1 for 0.75 –1.0 lakh pop.
- Area 1000-2000 sq.m.

3.7.0. PLANNING STANDARDS FOR SUB DIVISION OF PLOTS IN DEVELOPED AREAS OF INDUSTRIAL USE ZONE (M0-M5) AND FACILITY ZONE(F1-F3)

3.7.1. Developed Areas:

- i** Areas in which the greater part has been developed as commercial, industrial or residential and has been provided with essential facilities or has been shown as 'developed area' in development plan of Industrial Development Area or has been delineated as such, the subdivision of leased industrial plots shall be carried out as per the conditions stipulated in this Regulations. This shall not include proposals for new developments, leased bulk land and land abutting/adjoining them. Subdivision of such premise/property shall be permitted as per the terms and conditions stipulated in this regulation for the purpose of creation of new plots allowing Ground Coverage and FAR as per the provisions of Building Regulations, 2004 for the subdivided premise/property.
- ii** CEO can effectuate proposals for subdivision of premises/property within the provisions of this Regulation and take necessary steps for Amendment of Plan resulting from such subdivision of plots as per the provisions of Clause 3.3.8 of Preparation And Finalisation of Plan regulation,2004

- iii Provision of subdivision of plots is an Enabling Provision and shall not be available to applicant as a matter of right. Authority or CEO at its discretion may permit the subdivision of plots based on consideration of factors such as transportation density, approach road, availability of infrastructure facilities, regularity of shape, parking requirement etc. of subdivided plots.

3.7.2. General Conditions of Subdivision

- i No Proposal for SubDivision of Premises shall be entertained for premises leased/ sold for any other use than Industrial Land Use. (M0-M5) and Facility Use Zone(F1-F3).
- ii For Plots/ land areas above 1.0 Hectare or population more than 1000 persons, the rules as made out in the Technical Requirement of the development permit towards preparation of Lay Out Plans **as provided in Clause 3.3.8 of Preparation And Finalisation of Plan Regulation,2004** shall be followed. However, if the Subdivision entails creation of large Plots where no internal development works are needed to be carried out, Subdivision Proposal may be granted sanction without being processed as preparation of Lay out Plans.
- iii Proposal for Subdivision of the original plot (Plot constituted in the un amended Lay Out Plan/ Development Plan of Industrial Development Area) can be entertained only once. However, Sub-Divided plots once leased cannot be considered subsequently for subdivision. In such cases, where no infrastructure provision is entailed in the Sub-Division Proposal, the case may still be considered
- iv Sub Division Charge @5% of the current lease premium applicable on the sector in which original plot is located shall be payable on approval of sub division proposal by Authority.

3.7.3 Subdivision of Plots in Industrial Use Zone(M0-M5)

3.7.3.1 (i) Subdivision of Plots in Industrial Use Zone with plot area less than 2500 sq. mtr. shall not be allowed and also the minimum area of subdivided plot shall not be less than 500 sq. mtr.

(ii) Proposal for Subdivision of the original plot (Plot constituted in the un amended Development Plan of Industrial Development Area) can be entertained only once. However, Sub-divided plot once leased cannot be considered subsequently for subdivision. In such cases, if no internal development provision is entailed in the Sub-division Proposal, the case may still be considered

(iii) Sub-Division of plots / premises shall not qualify the sub-divided plot to be put to any other main use category specified in this Regulation than the main use category of original plot.

3.7.3.2 Open Spaces in Subdivided Plots

(i) Where the area to be subdivided does not require any internal development works to be carried out there shall be no additional requirement of open areas.

(ii) For proposals of subdivisions that shall require internal development in the Plot, proposal of sub- division shall include an additional requirement of 5% open area in the form of plots under P1 Category or requirement as per provisions of clause 3.2.4 & 3.3.4 of Land Development Regulations, 2004 of Authority as the case may be. This shall be provided over and above the provisions of the development plan of the Area.

(iii) The open spaces provided should have at least access on one complete side-length by means of a road.

3.7.3.3 Roads in Subdivided Plots

(i) Road and access streets in the proposal shall be the same as per the provisions of the clause 3.3.3 of land development Regulation for roads in Use Zone M0-M5

(ii) If the subdivision derives advantage for means of access from a road belonging to some other agency/public body/national or state highway, then permission from that agency shall be required.

3.7.3.4 Configuration of the Subdivided Plots:

(i) Length/Breadth Ratio of Plots

The configuration of the subdivided plot shall not be beyond a length and breadth ratio of 4:1 for plots bigger than 5000 Sq. M. and 3:1 for smaller plots. The sub-division for plots larger than 1.0 Ha. Shall also have the same configuration. For deviations against odd sized/irregular sized plots, the C.E.O. may relax conditions of length/ Breadth ratio of Sub-divided plots.

3.7.3.5 Set-back Provision for Subdivided Plots

(i) The minimum side set back of a corner plots shall be equal to the front set-back of respective adjoining plots of roads. If no plot frontage is on the side road, then the side set-back shall be equal to the front set-back of the corner plot.

(ii) In case the number of plots are odd, in a block, then for plots more than 300 sq. mt., the width of the corner plot shall be more accordingly. Taking in to consideration the requirement of side set-back on both sides.

(iii) In case sub-division of any plots is proposed within an area earlier being developed in a planned manner, then status quo of existing set-back along the main road shall be maintained.

(iv) The set-back provisions of Building Regulation- 2004 shall apply to the new sub-divided plots.

(v) In sub-division layout plans the plots falling in a particular block shall be similar in area/size, and length-breadth ratio. Where irregular plot configuration are inevitable in a part of the block, the C.E.O. may relax the condition of homogeneity.

(vi) For a particular block of plots, conformity in the front set back and alignment of the building line shall be maintained.

(vii) The maximum length of a block comprising of plots less than 1000 sq. m. shall be 200 m.

3.7.4 Sub-division of plots in Facility Use Zone(F)

3.7.4.1 (i) Sub-division of plots in facility use zone (F) in the Industrial Development Area which are lying vacant for a period of three years or more after execution of lease deed with plot area not less than 2500 sq. m. may be considered for approval by Authority under the provision of this Regulation.

(ii) Proposal for Subdivision of the original plot (Plot constituted in the Development Plan of Industrial Development Area) can be entertained only once. However, Sub-divided plot once leased cannot be considered subsequently for subdivision. In such cases, if no internal development provision is required in the Sub-division Proposal, the case of subdivision of Sub-Divided Plot may still be considered by Authority.

(iii) Sub-Division of plots / premises shall not qualify the sub-divided plot to be put to any other use than the sub zone of original plot as specified in Clause 2.1.1 (iii) of Land Development Regulation, 2004 of the Authority.

(iv) Additional Sub division charges equal to the 0.5 times of the current lease premium applicable for the sector in which original plot is located for sub-division of plots with premises use falling under Facility Zone shall be charged on approval of sub division proposal by Authority. This shall be charged in addition to the Sub Division Charges as prescribed in Clause 3.7.2 (iv) of this Regulation.

(v) Technical Requirement for Building permit for sub-divided plots shall be governed by provision of chapter-3 of Building Regulation-2004 subject to condition that in any case permissible maximum F.A.R., maximum ground coverage and other parameters do not exceed such parameters permitted for the original plots.

(vi) In case the premises use sub-category of the sub-divided plot as per the provision of Land Development Regulation, 2004 is changed from that of original plot and impact fee is chargeable, the same shall be payable by allottee in accordance to the impact fee determined by the Authority and provisions of change of land use of premises by way of Amendment of Plan shall apply.

3.7.4.2 Open Spaces in Subdivided Plots

(i) Where the area to be subdivided does not require any internal development works to be carried out there shall be no additional requirement of open areas.

(ii) For proposals of subdivisions that shall require internal development for approach etc. proposal of sub- division shall include an additional requirement of 10% open area in the form of plots under P1 Category or requirement as per provisions of clause 3.2.4 & 3.3.4 of Land Development regulations of Authority as the case may be. This shall be provided over and above the provisions of the development plan of the Area.

(iii) The open spaces provided should have at least access on one complete side-length by means of a road.

3.8.0 PLANNING STANDARDS FOR AMALGAMATION OF PLOTS IN DEVELOPED AREAS OF USE ZONE M-0

i. When two or more independently leased premises are proposed to be developed in such a way that put together they become operational as a single premise/ property on which the proposal of building construction shall not have the territorial barriers/limits of the erstwhile individual premises. Amalgamation of such premise/property shall be permitted as per the terms and conditions provided in this regulation for the purpose of allowing Ground Coverage and FAR as per the provisions of Building Regulations, 2004 for the resultant premise/property.

ii CEO can effectuate proposals for amalgamation of premises/property within the provisions of this Regulation and take necessary steps for Amendment of Plan resulting from such amalgamation as per the provisions of Clause 3.3.8 of Preparation And Finalisation of Plan regulation,2004

iii Provision of amalgamation of plots is an Enabling Provision and shall not be available to applicant as a matter of right. Authority or CEO at its discretion may permit the amalgamation of plots based on consideration of factors such as transportation density, approach road, availability of infrastructure facilities, regularity of shape, parking requirement etc. of resultant plot.

3.8.1. Conditions of Amalgamation

i. Only industrial plots for which Lease Deed has been executed and registered shall be considered for amalgamation.

ii. All industrial plots that are proposed for amalgamation have to be contiguous with each other (laterally in a row or back to back in column) without any property which is not owned by /leased to the applicants, network service line or space for public use falling in-between. Such Plots that are created as a result of subdivision can be amalgamated only in the framework of the boundaries of the original premises.

iii. On approval of the proposal for amalgamation of plots, amalgamated plot may be considered as a Single Plot for the purpose of Ground Coverage, FAR and Set Back as per Building Regulations 2004 However, other terms and conditions of Lease Deed will remain same as that of the original terms and conditions of the Lease Deed.

iv. A rectification deed for amalgamated plot has to be executed and registered in favor of applicants and the revision of set backs, ground coverage and permissible FAR shall be clearly

marked in the Layout Plan. A revised Sale Plan/ Site Plan of the conjugate plots shall be issued to applicant.

v. Amalgamation of Plots can only be considered for plots that are less than 5000 sq.mtrs in area.

vi. Amalgamation of premises shall not qualify the resultant premises to be put to any other use than specified for the erstwhile un-amalgamated plots. Proposal for change of land use by way of amendment of plan of amalgamated plots shall be considered on the basis of erstwhile un-amalgamated plots and process of amalgamation of plots shall not be taken into consideration.

vii. The revision of setbacks shall be considered for the reconstituted plots as per the provisions of the Building Regulation-2004 for the amalgamated plots. Setbacks and alignment for amalgamated plots shall not be lower than required to maintain Building Line of adjoining Plots even if the provisions of the Building Regulation-2004 permit the same.

viii. Amalgamation Charges calculated as below shall be payable by Allottee:

(a) Lease Premium of the Enhanced Area at the prevailing rates calculated by deducting sum of total permissible covered area of erstwhile plots from total permissible covered area made available as a result of process of amalgamation shall be payable. No amount shall be payable in case of negative values resulting from this calculation.

(b) Impact charges @ of 5% of Lease premium of amalgamated plot at the prevailing rates shall be payable.

(c) Total amalgamation charges as sum of (a) & (b) above shall be payable by allottee on issuance of approved building plan for amalgamated plots.

NOTES:

i. Completely new setbacks may be proposed in the front, sides and rear part of the amalgamated plot as per the provisions of Building Regulations-2004 for various categories of plots.

Population/ Workers and Employee density

ii. The Gross standard for IWF shall be upset as a result of amalgamation of premises as compared to abutting/adjoining areas in the same zone/sector. Accordingly additional provisions of facilities and open spaces shall have to be provided.

3.9 PLANNING STANDARDS FOR USE ZONE: P2 (OPEN / GREEN AREAS AT SECTOR/ COMMUNITY LEVEL)

3.10 PLANNING STANDARDS FOR USE ZONE: P3 (OPEN / GREEN AREAS AT TOWN LEVEL)

Note:

**PLANNING STANDARDS FOR FACILITIES USE ZONE F3 / P2 / P3
RELATED TO DISTRICT OR REGIONAL CONTEXTS.**

Provision of facilities such as SPORTS COMPLEX, AMUSEMENT PARKS, ZOO, DRIVE IN CINEMA, THEME PARKS, etc. shall be made as per the policies resolved during the preparation of the Development Plans as per the merits and potentials of that area and the norms adopted therein shall be followed.

3.11 RAIN WATER HARVESTING:

For development of any Industrial area or an Integrated Settlement it shall be obligatory on the part of the developer to follow the guidelines and directions set-out by the CENTRAL GROUND WATER BOARD (ministry of Water Resources, Govt. of India; in the manual published by the Uttar Pradesh Housing And Development Board.

CHAPTER IV

PROCEDURAL REQUIREMENTS FOR DEVELOPMENT PERMISSION

4.1.0 Application format, Conditions of sanction, Documents required for availing permission for Development of Land/Sectors for Industrial or supportive use, Redevelopment of land, Premises Sub divisions and / or amalgamations shall be undertaken as per the procedure laid out in this chapter.

4.2.0 Procedural Requirements for Development permit for:

Sector / Layout Plans and Planned development of Bulk Area Allotments:

4.2.1 *Application for Development Permit*

- a) Two copies of Application Form on prescribed Performa (Annexure-1) and four sets of plans along with the receipt of prescribed fee paid shall be submitted for securing permission for development.

Proposed plan shall include key plan, location as per development plan, site plan, layout plan and services plan.

One set of the plans shall be kept in the Authority for record after the permission is granted.

All plans shall be prepared and duly signed by licensed / empaneled persons and shall indicate the name, address, qualification and license / registration number. Further the land/building owner shall also sign the plans.

4.2.2 ***Information and Documents:***

Application shall be submitted along with the following information and documents:

- a) Copy of the site plan issued along with lease/license deed, allotment letter and possession letter.
- b) Supporting document showing applicants' clear title / ownership of land.

4.2.2.1 ***Key Plan***—The plan indication shall show the location of land proposed to be developed / redeveloped and subdivided along with the North point and scale used. The Key Plan has to indicate/show existing peripheral network services available or nearest distance where such services are available.

4.2.2.2 ***Boundaries of the Site***

- I) Sazara No. or other local provisions along with details of neighboring land shall be given.
- II) In case the contiguous land owned by the applicant, whose subdivision had been approved earlier, the details of public amenities provided in it and all streets within it opening out in the site for which the permission is being sought, shall include
 - a) The means of access from existing street, distance from it, mentioning name and width of the street to the site proposed for development.
 - b) The position of all existing structures and features like high-tension lines, telegraph and electrical poles, under ground pipe lines, trees, buildings and railway lines etc. within a distance of 30 meters from the boundary of the site.

- c) All major physical characteristics of the land proposed to be developed which include the approximate location and size of any water body, flood affected areas, and contours at an interval of 0.3 meters in case of a site having a slope of more than 1:20.
- d) Location of the site in Development Plan / Sector Plan.
- c) North point and scale used.

4.2.2.3 **Layout Plan.** —This shall be drawn on a scale of not less than 1:500 for an area of 10 hectares and not less than 1:1000 for areas more than 10 hectares, and it shall contain the following information: -

- a) North point and scale used,

The location of all proposed and existing roads with their width,

Building plan-showing dimension within plots/premises along with setback. In case of Group Housing/Clustered development distance between blocks and corresponding height of blocks.

The location of drains, sewers, public facilities and electrical lines etc.

Analysis indicating size, area and use of all the plots and different premises uses proposed in the layout plan.

A statement indicating the total area of the site, area utilized under roads, open spaces, schools, shopping and other public uses, proposed in the lay-out plan along with their percentage with references to the total area of the site.

Details of means of access to the proposed sub-division from existing street along with map.

Landscape plan (with plantation)

4.2.2.4 **Specifications:** The following specifications and details shall be enclosed for the permission of sub-division of land:

- a) Details of general specification for development works in the proposed area viz., general specification of roads drains (side drains) and streets along with their slope, and paving provision for water supply, management and disposal of sewerage and garbage, street lighting, playground park and community facilities.

Existing external infrastructures facilities near the site such as sewerage disposal site, drainage (Nallah etc.) main road, electric supply system, source of water supply etc.

Land use plan / provisions.

In case of industrial units, type and quantities of effluents.

4.2.3 **Development Permit Fee**---Details (Calculation memo) regarding the development permit fees and other prescribed fees shall be made available to the applicant indicating clearly the basis for charging the fee (Government Orders/ Authority Orders).

4.2.4 **Agreement for Development Permit**—Before granting the development permit, an agreement with the applicant shall be executed in accordance with the prescribed conditions.

4.2.4.1 **Duration of Development Permit.** —

- a) Development permit once granted shall be valid for a period of two years during which development works shall be completed and completion certificate shall be obtained from the authority on prescribed Performa in accordance with the procedure laid out.
- a) The authority may revalidate after charging the prescribed fee the permit for one year at a time subject to a maximum of three times, on request made by the applicant.

4.2.4.2 **Information of Commencement of Development work.**—As per the permit, information of commencement of development work shall be given in the prescribed format (Annexure-No.2).

4.2.4.3 **Deviation During Development work.**—During the course of development work, if any deviation from the sanctioned plan is intended to be made, the permission of the Authority shall be obtained before the proposed deviation is executed.

4.2.4.4 **Completion Certificate**—The information regarding completion of development works shall be submitted by the licensed personal on prescribed format (Annexure No.3) and the corporation/authority shall issue the completion certificate.

4.3.0 **Requirements for Subdivision of Plots/Premises Procedural:**

Subdivision entails carving out smaller parcels of an erstwhile premise for reasons of salability, efficiency of use, or suitability of the existing demand etc. without changing the land use, and making each smaller lot independently serviceable.

4.3.1 **Application for permit:** Same as for layout plans: 4.2.1

4.3.2 **Information and Documents:** Same as for layout plans: 4.2.2

4.3.2.1 **Site plan:** The site plan based on actual field surveys and reconciled with the revenue map / existing Layout Plan of adjoining areas if any, showing the premise that is proposed to be sub-divided shall be drawn to a scale as follows:

| Plot / Area to be Subdivided | Scale |
|------------------------------|--------|
| Upto 0.1 Ha. | 1:200 |
| 0.1 Ha – 1.0 Ha. | 1:500 |
| More than 1.0 Ha.. | 1:1000 |

4.3.2.2 **Boundaries of the site:** Same as for development plans: 4.2.4

4.3.2.3 **Sub Division Plan:** The proposals may be submitted in drawings to the scale mentioned above. However if the Proposals for sub division of land which entails any of the following;

- i. Provision of internal roads.
- ii. Provision of park/open spaces.

Annexure-1

FORM FOR DEVELOPMENT / RE-DEVELOPMENT

To,

The Authorised Officer,

----- Development Area Office,

..... District.....

Uttar Pradesh State Industrial Development Authority,

Uttar Pradesh.

Sir,

I hereby give application (in two copies) that I intend to develop / redevelop the land on Plot No. in Sector of U.P. State Industrial Development Area in accordance with the U.P. State Industrial Development Area Land Development Regulation-2004 forward herewith the following plans and specifications (Items 1 to 6) in quadruplicate duly signed by me and (name in block letters) the Licensed Architect / Engineer / Town Planer/ Group-License NO. who will supervise the development work and a copy each of Statements / Documents (Items 7 and 9)is enclosed the herewith:-

- 1. Key Plan
- 2. Site Plan

3. Location in Master Plan,
4. Layout Plan
5. Services Plan
6. Specifications
7. Ownership Title
8. Attested copy of Receipt of Payment of Application Fee.
9. Other Essential information / Documents.

I request that the scheme may be approved and permission accorded to me to develop the land.

Signature of Owner

Name of Owner

(in BLOCK LETTERS)

Address of Owner

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Dated

Annexure-2

FORM FOR NOTICE FOR COMMENCEMENT OF LAND DEVELOPMENT WORKS.

To,
The Authorised Officer,
----- Development Area Office,
..... District.....
Uttar Pradesh State Industrial Development Authority,
Uttar Pradesh.

Sir,

I hereby give application (in two copies) that I intend to develop / redevelop the land on Plot No. in Sectorof U.P. State Industrial Development Area will be commenced on as per your permission and plans sanctioned, vide no. dated under the supervision of

..... Licensed Architect / Engineer / Town Planer/ Group-License
no. ..

Signature of Owner

Name of Owner

(in BLOCK LETTERS)

Address of Owner

.....

.....

Dated

Annexure-3

FORM FOR COMPLETION PLAN

To,

The Authorised Officer,

----- Development Area Office,

..... District.....

Uttar Pradesh State Industrial Development Authority,

Uttar Pradesh.

Sir,

I hereby give application (in two copies) that I intend to develop / redevelop the land on Plot No. in Sectorof U.P. State Industrial Development Area in accordance with the U.P. State Industrial Development Area Land Development Regulation-2004 forward herewith the Completion Plan and specifications (Items I to 6) in quadruplicate duly signed by me and (name in block letters) the Licensed Architect / Engineer / Town Planer/ Group-License NO. The Plans were sanctioned vide letter No. dated and the work has been completed to my best satisfaction. The workmanship and all the materials, which have been used, are strictly in accordance with the general, detailed specifications. No provision of the regulations,

directions, no requisition made, conditions, prescribed or order issued there under have been transferred in the course of work.

- 10. Layout Plan
- 11. Services Plan
- 12. Specifications
- 13. Attested copy of Receipt of Payment of Completion Plan Fee.
- 14. Other Essential information / Documents.

I request that the Completion Plan may be approved.

Signature of Owner

Name of Owner

(in BLOCK LETTERS)

Address of Owner

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Dated