

4. SHELTER



The Plan policy regarding “Shelter” is based on The National Housing and Habitat Policy, which has the ultimate goal to ensure ‘Shelter for All’ by harnessing the potential of the public, private/ corporate and household sectors. It aims to ensure effective housing and shelter options for all citizens, especially for the vulnerable groups and the poor, by creation of adequate housing stock on either rental or ownership basis. It further envisages the role of the public agencies as facilitator through policy and strategic interventions.

Housing has a strong spatial relationship to employment, social services and other urban activities. Seen in this context, the policy for development of housing could act as major tool for influencing the efficiency and equity of urban areas, besides its direct role in the provision of shelter.

4.1 HOUSING NEED

As per the Census 2001, Delhi has 24.5 lakh Census houses under the category of residence and residence-cum-other uses in which 25.5 lakh households are residing. This reflects a net housing shortage of about 1 lakh houses/dwelling units. The houses are accommodated in a variety of housing typologies including different categories of planned built housing, squatter settlements, unauthorized colonies, traditional areas and villages. The Sub-group on Shelter noted that housing stock up to the year 1991 indicates that the contribution through institutional agencies was only 53% (this excludes squatter housing). Therefore, the component of housing through non-institutional sources viz. unauthorized colonies, squatter/JJ clusters, etc., is quite significant. This trend has continued in the current decade as well and has

to be kept in view while determining the plan and strategy for housing/shelter for the period 2001-2021.

Based on the projected population of 230 lakh by 2021, the estimated additional housing stock required will be around 24 lakh dwelling units. This includes an estimated housing requirement of 20 lakh DUs for additional population added during 2001 to 2021 and backlog of about 4 lakh units. The 4 lakh backlog as per Census 2001 comprises of 1 lakh net shortage and the rest by way dilapidated and Kutchha structures requiring replacement.

It has also been assessed that around 20 and 40 percent of housing need respectively can potentially be satisfied by the development of accommodation in the adjacent NCR cities (CNCR) and through redevelopment/up gradation of existing areas of Delhi. The study on holding capacity also supports that 40% of additional housing needs may be met in the present urban limits of A to H divisions and in the sub cities of Dwarka, Rohini, Narela. This implies that the remaining 40% of the requirement would have to be met through 10 lakh new housing units that will have to be provided in new areas to be developed.

For development of new housing, a major aspect would pertain to housing for the urban poor. Keeping in view the socio-economic composition of the population, it is estimated that around 50-55 percent of the housing requirement would be for the urban poor and the economically weaker sections in the form of houses of two rooms or less. In this context, and based on past experience, it is also necessary to distinguish between the urban poor comprising the inhabitants of squatter settlements/pavement dwellers, etc. and other economically weaker sections of the society conventionally classified in the form

of EWS, LIG, etc. The role of the government would have to be both as a provider and facilitator. The category of the urban poor is to be broadly catered in old and new urban areas through Slum & JJ housing, up gradation of old/traditional areas, employers and industrial housing, group housing and also in unauthorised regularised colony infills.

With the above background a possible indicative scenario in terms of mode of housing supply in different typologies of development for the next two decades emerges as under:

Table 4.1 Indicative Distribution in Housing Types of DU's to be added during Plan period (2001-2021)

Sr.No	Housing Type	Development Agencies	%
1	Slum & JJ 1. Relocation/ Reconstruction 2. In-situ Rehabilitation 3. Up-gradation	Public Agency Private Agency Co-op Society	25
2	Houses on Independent Plots & Redevelopment	Public Agency Private Agency	8

3	Group Housing (35% of total DUs not to exceed 2 room sets)	Public Agency Private Agency Co-op Society	42
4	Employer Housing	Central/State Govt.	4
5	Unauthorised Regularised colonies infill	Co-op Society/ Residents' Association	15
6	Other Housing areas, Upgradation of Old areas/ Traditional areas/ Villages	Public Agency Private Agency Co-op Society	6
	TOTAL		100

4.2 HOUSING STRATEGY

The Housing strategy of this Plan incorporates specific approaches for development of new housing areas, upgradation and intensification through redevelopment of existing housing areas including unauthorized colonies, housing in urban villages and Special Area. Looking to the possible distribution of housing types the future requirement of shelter provision will be dominated by small dwelling units.

Scenario for distribution of housing in different typologies is given in table 4.1. As would be seen from this, a multi-pronged housing strategy is to be adopted for provision of housing stock and for delivery of serviced land, involving the private sector to a significant extent, public agencies and co-operative societies etc.

Planning norms, use zoning, use permissibility, density, FAR, and building controls are to be reviewed for housing both in new areas to be opened up and for redevelopment of existing areas. In the context of the housing strategy, the planning norms,

especially net residential density, related to different categories of housing in terms of FAR is to be reviewed. It has been observed that the practice of prescribing FAR/density norms without distinguishing between housing categories in terms of plinth area, can result in over population or under population on the one hand, and non-optimal design and utilisation of the utility network on the other. Keeping in view the important aspect of affordability, the construction typologies will have to vary. This means one-two room tenements can be provided only in Ground+3 or 4 storeyed walk-up structures, without lift, while the higher categories of housing can be provided in high rise construction. A fixed FAR could, thus, also lead to under utilisation of FAR or imposition of artificial limits to optimal use of land, which is a scarce commodity. Therefore, the following density norms, with corresponding category of dwelling unit (DU) sizes as permissible FAR, are proposed:

Slum/EWS housing (upto 25sq.m)-600 DUs/Ha

Category I (25- 40 sqm) – 500 DUs/ Ha

Category II (50- 70 sqm) – 250 DUs/ Ha

Category III (85sqm and above) – 175 DUs/Ha

For plotted development the permissible number of DUs is as per the different plot sizes given in the development controls.

4.2.1 NEW HOUSING AREAS

Even if the assumptions regarding the extent of housing that could be met in the NCR, or by redevelopment of the existing areas, as stated earlier, actually materialize, there would still be a need for the development of housing to the extent of at least 50000 DUs per annum in different categories. This implies that specific plans would have to be made and action taken with reference to the following:

- (i) **Determination of area requirement;**

- (ii) **Identification of the areas for urbanization/housing development;**
- (iii) **Evolving the pattern and norms for new housing development;**
- (iv) **Determination of the mode and manner of development, and the role of the private and public sectors in this process.**

As already indicated more than 50 per cent of the new housing would be in the form of one and two bedroom units with average plinth area of about 25 sq. m. to 40 sq.m. The average plinth area per house to be achieved in various neighbourhoods will also depend on composition of various income groups to be accommodated in the composite housing schemes. It is not necessary that all the new areas to be opened up should automatically follow a provision of providing minimum 50-55 per cent houses for lower income groups and below. Looking at the locational characteristics of the new areas to be opened up, some neighbourhoods could have more than 75 per cent of low income housing while some other can have either MIG or HIG housing in higher proportion.

In the total hierarchy of development of the new urban area, a community module of housing areas is to be developed, and preferably be made self-sustainable in all aspects, with 1 lakh population containing a cross section of all income groups. Each module should at least have 30-35 % DUs of area below 40 sq.m. It will also cater to special needs like accommodation for single, elderly, handicapped population, etc., as hostels or walk-up apartments.

Taking these aspects and planning norms the land required to be developed in new housing will be to the tune of around 450-500 ha per annum.

4.2.2 RESTRUCTURING AND UPGRADATION OF THE EXISTING AREAS

In Delhi, a large number of areas are old and are characterized by poor structural condition of buildings, sub-optimal utilisation of land space, congestion, poor urban form, inadequate infrastructure services, lack of community facilities, etc. The housing stock in both planned and unplanned areas can be enhanced through various approaches as given below.

(I) PLANNED AREAS

(i) Plotted/group housing

The flats built by DDA, particularly those which have become aged, may be redeveloped with permission and on condition that structural safety of other flats is not impinged.

Already developed group housing inclusive of public (DDA and others), co-operative housing may be redeveloped on the basis of present group housing norms and regulations by formulating co-operative societies or self-managing communities. The funds for redevelopment to be contributed on the basis of self- financing.

(ii) Employer Housing

In Delhi after Independence, substantial areas were developed at low density and have potential for densification. These are mainly government and cantonment areas. In order to optimally utilise these prime lands there is need of intensive development. On a conservative estimate their present housing stock can be increased to more than double. The infrastructure enhancement and the housing provision for new intensive development can be financed from the funds generated through cross-subsidisation of

commercial use as provided in the hierarchal level of development.

(iii) Bungalow Area

Lutyens Bungalow zone comprises of large size plots and has a very pleasant green environment. The essential character of wide avenues, large plots, extensive landscape and low rise development, has a heritage value which has to be conserved in the process of redevelopment of this area. Subdivision of plots is not permitted and the area would be only residential in land use. Mixed use, high intensity development along MRTS corridor and de-densification of trees/reduction of green cover is not permitted at all. Civil Lines also has bungalow area of which the basic character has to be maintained. The strategy for development in this zone will be as per the recommendations of the Committee constituted.

(II) TRADITIONAL INNER CITY AND UNPLANNED AREAS

The congested areas of the city house a number of areas that have predominant residential component like Walled city, its Extensions & Karol bagh (Special Area), villages. The unauthorised/regularised colonies which are also unplanned areas have a major role to play as a housing stock provider. All these areas are to be redeveloped ensuring modern services and amenities for a residential environment, in the process, thereby, eliminating risk generating structures and activities. For this, the owners can jointly redevelop on the basis of the Guidelines prescribed in the section on Redevelopment of Existing Areas.

(i) Special Area and Urban Villages

In the old city areas, walled city and its extensions, Karol Bagh (designated as

Special Area) are fast changing their residential character to non-residential. However, these still have a major residential component. The non-residential uses of varying degrees have developed with time depending on their strategic location related with accessibility and the established trade. The urban villages are also considered at par with these as they also have the same traits. The socio-economic changes in these old unplanned areas and especially in urban villages have been substantial. The redevelopment plans at scheme level should ensure that the permissibility of mixed use zoning at property or within the premise level should not be detrimental to the predominant residential areas in terms of the traffic movement and provision of social infrastructure and civic services. The redevelopment in these areas will be on individual schemes based on the Guidelines stated in the chapter on Redevelopment of existing Areas.

(ii) Unauthorized/Regularised Colonies

There are a variety of reasons for the phenomenon and growth of unauthorised colonies in Delhi. Apart from the propensity for illegal colonization and related malpractices, to an extent, this can also be attributed to the policies and provisions pertaining to implementation of the Master Plan and prevention of unplanned development including the policy of Large Scale Acquisition and Development. The latter aspect would need to be addressed at a policy level, particularly with reference to the aspect of land acquisition and assembly, and bringing in a greater element of private sector participation in this process as well as in the process of actual development, particularly the development of housing.

The issue of existing unauthorized colonies has engaged attention since the mid seventies when a policy for regularization was formulated. 567 out of 607 listed unauthorized colonies were regularised till October, 1993, but many more unauthorized colonies have come up since then. 1071 such colonies were identified in a survey conducted in 1993, but in the absence of consensus about how to deal with them and go about the process of regularization, the number would have grown further, both in terms of new colonies having sprung up and densification of the identified colonies. Based on an aerial survey carried out in March, 2002, guidelines for the regularization of unauthorised colonies had been prepared, but these have not yet been finalised for implementation.

The present method of regularization of unauthorized colonies is for the provision of basic infrastructure to improve the environment. However regularization has not really brought in any tangible improvement. Effectively, the process has only led to de-facto tenure rights on the land and access to services. For redevelopment in unauthorised colonies, it is necessary to achieve the desired densification while ensuring proper road widths, parking facilities, community facilities and services on the basis of prescribed differential / reduced space standards. A process to achieve these objectives will need to be ensured.

Guidelines for Redevelopment in Unauthorised Colonies

In all unauthorised colonies, whether on private or public land, regularization to be done subject to the preparation of proper layout and service plans in order to ensure that the minimum necessary/ feasible level of services and community facilities are

provided. The resident societies would get the layout and services plan approved by the concerned local body/DDA. They would also undertake the developmental works of services. The development of infrastructure/community facilities is essential for regularisation of the unauthorised colonies.

Planning & Building Guidelines:

(i) Infrastructure:

For improvement of physical and social infrastructure, unauthorized colonies should provide modern services and amenities.

- a. **Physical:** For provision of services connections to each and every plot, minimum road width required should of 4.5 m. Wherever the road width is less than 4.5 m., no individual service connection would be provided. However, community service provision will be made by the resident society for which the land would be provided by the resident society.
- b. **Social:** For provision of educational facilities the reduced space standards shall be adopted. Depending on the availability of the land, the facilities like community hall, dispensary etc may be grouped together. However, all the land required for such facilities and utilities will be provided by the Residents Society of the concerned unauthorized colony.

(ii) Circulation:

As per the fire safety and disaster management requirements, the distance of roads having less than 9 m width should not be more than 100 m from an approved road of 9 m width.

- (iii) **Control for building/buildings within the use premises:**

- a. **For plots facing road width less than 9.0m, ground coverage upto maximum 100%, subject to the maximum permissible FAR as per Master Plan of Delhi (MPD)/Building Bye laws (BBL) and a maximum height of 8.0 metres.**
- b. **On the plots facing 9.0 m and above roads, the construction can go up to 12.0 metres height, subject to maximum permissible FAR as per MPD-BBL.**
- c. **No projection outside plot line, except sunshade of 0.60 metres on openings will be permissible**

Planning Norms for Facilities/Social Infrastructure (Applicable for Collective Community Rehabilitation/Relocation as In-situ upgradation of Slums, JJ & Resettlement Colonies, Urban Villages, Special Area & Unauthorised Colonies)

1. Primary school - 800 sq.m./5000 population
2. Senior Secondary School - 2000 sqm/10,000 population

The following multi facilities can be clubbed in a composite facility centre – (500 – 1000 sq.m.)

- i. Multi-purpose community hall - 100 sqm.
- ii. BastiVikas Kendra - 100 sqm.
- iii. Religious site - 100 sqm.
- iv. Police Post - 100 sqm.
- v. Health Centre - 100 sqm.
- vi. Park/Shishu Vatika- 200 sqm.
- vii. Area for essential retail outlets e.g. Dairy, Fair Price Shop, Kerosene shop, etc. may be provided.
- viii. Provisions for informal trade units and weekly market to be made wherever necessary.

4.2.3 HOUSING FOR THE URBAN POOR

The category of the urban poor, for purposes of the Plan, would mainly comprise the inhabitants of squatter settlements and informal service providers - such services could include domestic help, hawkers and vendors, low paid workers in the industrial, commercial and trade/business sectors, etc. These include both present and the likely future inflows of migrant employment seekers. In terms of housing requirements of the city, this continues to be the single biggest challenge and would require a mix of approaches and innovative solutions.

Rehabilitation/Relocation of Slum & JJ Clusters

In so far as the existing squatter settlements are concerned, the present three-fold strategy of relocation from areas required for public purposes, in-situ upgradation at other sites to be selected on the basis of specific parameters, and environmental upgradation up-to basic minimum standards, as an interim measure, in rest of the clusters till they are covered by either of the first two components of the strategy, should be continued.

During the period covered by MPD-2001, a sites and services based relocation approach was employed in which resettlement was done on 18 sq. m and 12.5 sq. m plots allotted to eligible persons on a licence basis. This has led to a number of aberrations, and there are several aspects, due to which this approach needs to be progressively abandoned and substituted by an alternate approach. Broadly speaking this alternate approach should have the following components:

- (i) Resettlement, whether in the form of in-situ upgradation or relocation, should be based mainly on built up accommodation of around 25 sq. m with common areas and facilities, rather than on the model of horizontal plotted development.
- (ii) The concept of land as a resource should be adopted to develop such

accommodation with private sector participation and investment, to the extent possible.

- (iii) Incentives by way of higher FAR, part commercial use of the land and, if necessary and feasible, transfer of Development Rights, should be provided.
- (iv) A cooperative resettlement model should be adopted with tenure rights being provided through the institution of Cooperative Societies.
- (v) The provision of accommodation should be based on cost, with suitable arrangements for funding/financing keeping in view the aspect of affordability and capacity to pay.
- (vi) In cases of relocation, the sites should be identified with a view to developing relatively small clusters in a manner that they can be integrated with the overall planned development of the area, particularly keeping in view the availability of employment avenues in the vicinity. Very large resettlement sites could lead to a phenomenon of planned slums.
- (vii) Suitable arrangement for temporary transit accommodation for families to be rehabilitated is to be made. This may preferably be near or at the same site and the utilization of these may be synchronised with the phases of implementation of the scheme of in-situ Upgradation.
- (viii) Community Based Organisations (CBOs) and Non-Governmental Organisations (NGOs) should be closely involved in the resettlement process.

Institutional Arrangement:

With a view to ensuring planned and systematic action, an institutional mechanism, in the form of a Slum Clearance and Urban

Renewal Authority, or a Corporate Body, should be created under a statute, or under the Companies Act, as the case may be. The charter of such an institution should include redevelopment and urban renewal in selected existing old urban settlements.

Resettlement Colonies

The Environmental Improvement Schemes for the extension of minimum basic amenities for JJ clusters are to be limited to short term basis only. The immediate need of the resettlement colonies is individual service i.e. water, sewerage and electricity. Regular sewerage network provision may not be possible immediately in many areas because of non-availability of connecting lines and financial constraints. In such cases, the low cost sanitation on individual or collective basis should be adopted. To ensure hygienic conditions, the construction of houses needs to be based on approved/standard building plans. Co-operative society/ private developer/ govt. agency may come forward for redevelopment based on the incentives as applicable for the Squatter Rehabilitation Scheme.

New Housing for Urban Poor

Adjacent NCR areas can accommodate a part of resettlement of squatters outside Delhi; however, provisions will still need to be made in the new housing developments. The issue to be confronted here would be the manner in which the housing needs should be provided and catered to.

This category constitutes bulk of the housing stock that has to be catered at a affordable price to the lowest income bracket as Housing for Economically Weaker Sections (EWS). This is often done by cross-subsidization. It is recommended that in every housing scheme taken up by any agency at least 10 per cent of the saleable net residential land should be reserved for EWS housing and pooled on a zonal basis to have its even spread in

different parts of the city and not concentrate in one place. This may be in old built up areas as redevelopment schemes or industrial housing, etc., and in urban extensions. The acquisition and development cost of this land should be borne by rest of the project. Such reserved lands should be handed over to a designated agency to be created for promoting housing for low income and weaker sections.

Both walk-up apartments and plotted developments may be opted. Resources for financing new EWS housing are to be generated through measures like contribution of EWS fund, plan funds, institutional financing, etc.

Guidelines for Collective Community Rehabilitation/Relocation - In-situ Upgradation/ Rehabilitation of Slum & JJ Clusters & Resettlement Colonies

Agency/ Corporate Body may work out schemes for the same and explore the possibility of involving private sector/slum cooperatives. The existing resettlement colonies that are also overdue for redevelopment and regular servicing and maintenance. The redevelopment is to be based on the Guidelines and incentives as applicable for the Squatter Rehabilitation Scheme.

Keeping in view the above, these Guidelines with site-specific relaxations may be adopted as required. Regular monitoring of executed schemes and revision of these guidelines at the time of preparation of new schemes is essential.

- (i) Maximum density of the dwelling units- 600 units per hect. \pm 10% variation.
- (ii) The scheme is to be designed in a composite manner with an overall Max. FAR of 167 for Collective Community rehabilitation and 250 for in-situ rehabilitation.

- (iii) Mixed land use Commercial component upto 10%.
- (iv) Specific situations may require clubbing of scattered squatters JJ sites in the neighbourhood to work out an overall comprehensive scheme.
- (v) The minimum component of the land area for rehabilitation of squatters has to be 60% and maximum area for remunerative use has to be 40%.
- (vi) Area of Dwelling Unit for rehabilitation not to exceed 25 sq. m.
- (vii) The space standards are to be following as per IS Code 8888, (1993).
- (viii) Common parking is to be provided which can be relaxed wherever required, except for the parking for remunerative component.
- (ix) No restriction on ground coverage (except set backs)
- (x) Schemes to be approved by specified body.

Norms for Utilities

- i) Common toilets - Jan Suvidha Complex
- ii) 1 WC for 10 families
- iii) 1 Bath for 20 families
- iv) **Individual WC and water connection can be provided by the owners at their own cost.**

4.3 DEVELOPMENT CONTROLS FOR RESIDENTIAL USE ZONE

In the residential use zone there are two sub-zones, RD - Residential Area with density (including villages within Laldora located in any use zone) and RF - Foreign Mission. Permission of use premises in sub-use zone RD shall be as per permissibility given in the chapter on Development Controls.

4.3.1 PERMISSION OF USE PREMISES IN

THE SUB USE ZONE – FOREIGN

MISSION ZONE RF

Use premises in the Foreign Mission sub use zone as part of the approved layout plan.

- i) **Foreign Mission**
- ii) **Housing (for the Mission Employees)**
- iii) **Guest House**
- iv) **Local Shopping**
- v) **Bank**
- vi) **Recreational Club**
- vii) **Health Centre - Hospital, Dispensary**
- viii) **Integrated Residential School**
- ix) **Cultural and Information Centre**
- x) **Police Post and Fire Post**
- xi) **Post and Telegraph office**

4.3.2 SUB-DIVISION OF RESIDENTIAL ZONE (RD) INTO USE PREMISES

The sub-division of residential use zone into use premises and subsequent approval of

Table 4.2 Infrastructure Requirement for layout at Residential Neighbourhood level

S. No.	Use Premises	No. of units	Unit Area (ha.)	Total land (ha.)
(a) EDUCATION				
1	Primary School/Middle School	2	0.20	0.40
2	Senior Secondary School	1	0.60	0.60
(b) SHOPPING				
3	Convenience shopping	2	0.10	0.20
4	Local Shopping	1	0.30	0.30
5	Service Market	1	0.20	0.20
6	Informal Bazaar	1	0.10	0.10
(c) OTHER COMMUNITY FACILITIES				
7	Milk Booth	-	As per standard design of the concerned department in LSC	
8	Multipurpose Community Hall/ Club	1	0.20	0.20
9	Religious Building	2	0.04	0.08
(d) RECREATIONAL				
10	Totlot @ 0.50sq.m/person	-	0.0125	0.5

the layout plans shall be governed by the following norms:

The residential area can have both the plotted and group housing. In case of group and cluster court housing the minimum plot size shall be 3000 sq. m. (2000 sq. m. for slum re-housing plot with differential infrastructure norms)

The provision of requisite social infrastructure shall be governed by the following norms for residential neighbourhood of 10,000 population. In any residential sub division plan the minimum area reserved for infrastructure shall be about 7 sq m per person. The distribution of infrastructure is given in the following Table 4.2.

11	Housing Area Park	2	0.5	1.0
12	Housing Area Play ground	2	0.5	1.0
13	Neighbourhood Park	1	1.0	1.0
14	Neighbourhood Play area	1	1.0	1.0
(e)	UTILITIES			
15	Dalao including segregation	1	0.02	0.02
16	Underground water tank	1	0.20	0.20
(f)	TRANSPORTATION			
17	Three wheeler and Taxi Stand	1	0.04	0.04

Notes:

- (i) These facilities should preferably be located along internal roads with minimum 12 m R/W unless specified.
- (ii) The open space at the neighbourhood level shall be provided @ 4.5 sq.m. per person

Under ground tank, sewerage-pumping system, are to be provided as per requirement.

Rainwater harvesting to be an integral part of the storm water drainage plan at the time of sanction of layout plan for all the plots.

The natural drainage pattern is not to be disturbed.

Dual pipe system of recycled water is recommended in new areas and redevelopment schemes.

Dhalaos including facility of segregation of biodegradable and recyclable solid waste are to be provided.

Electric sub station to be provided as per requirement.

Pole mounted electric transformers for augmenting electric supply in already developed areas are recommended.

Minimum size of totlot at cluster level to be 125 sq.m..

- (iii) The location of schools to be made in the layout in the cluster form so that a common parking space and playground could be shared by all the schools.
- (iv) The planning of physical infrastructure shall be governed by the following norms:

Non-conventional sources i.e. solar energy etc is recommended for public areas in all the establishments.

- (v) The planning of the residential neighbourhood regarding circulation system including safety requirements shall be governed by BIS standards or followed as per the norms disseminated by the concerned agencies.

- (vi) Suitable landscape plans for the neighbourhood shall be prepared indicating in reasonable detail, the landscape development of the parks and roadside plantation etc.

- (vii) Use of new technology and environment friendly building materials shall be promoted.

Table 4.3: Uses/Use Activities Permitted in Use Premises

USE PREMISES	DEFINITION	USE/ USE ACTIVITIES PERMITTED
Residential Plot - Plotted Housing	A Premise for one or more than one dwelling unit and may have on it one main building block and one accessory block for garages and service personnel.	Residence, mixed use activity as per the Master Plan provisions/ Registered RWA/ Society Office (50 sq.m.)
Residential Plot - Group Housing	A premise of size not less than 3000 sq.m (2000 sq.m. for Slum/ JJ rehabilitation) comprising of residential flats with basic amenities like parking, park, convenience shops, public utility etc.	Residential flat, retail shops of confectionery, grocery & general merchandise, books and stationery, Chemist, Barber, Laundry, Tailor, Vegetable Shop (On ground floor with an area upto 15 sq.m. each). Community Room, Society office (15 sq.m.), crèche/ Day Care Centre, religious
Residential Flat	Residential accommodation for one family /household as part of group housing.	Residence, Professional Activity (as given in Residential Plot).
Residential Premises Special Area	A residential premise in Special Area.	As per Special Area regulations
Slum/ JJ Rehousing	Residential accommodation provided as part of slum area resettlement/ rehabilitation	As per slum area redevelopment regulations
Foreign Mission	A Premise for the foreign mission.	Foreign Mission and related facilities.
Hostel/ Bed and Breakfast Accommodation	A premise in which residential accommodation in the form of rooms is provided, usually attached to an institution, with or without dining facility.	Hostel, Old Age Home, Watch and Ward Residence (20 sqm.) Personnel, Service Shops of Barber, Launderer, Soft Drink and Snack Stall (15 sq.m.)
Guest House, Lodging & Boarding House	A premise providing temporary accommodation for short durations.	Watch and Ward Residence (20 sqm.) Personnel, Service Shops of Barber, Laundry, Soft Drink and Snack Stall (15 sq.m.)
Dharamshala and its equivalent	A premise providing temporary accommodation for short duration on no-profit basis.	Dharamshala, Service Personnel Shops of Barber & Laundry, Soft Drink & Snack Bar (upto 15 sqm.)

4.3.4 CONTROL FOR BUILDING/ BUILDINGS WITHIN RESIDENTIAL PREMISES

RESIDENTIAL PLOT-PLOTTED HOUSING

Maximum ground coverage, FAR, number of dwelling for different size of residential plot shall be as per the following table:

	Area of Plot (sq. m)	Max. Ground Coverage %	FAR	No. of DU's
1	Below 32	75	225	1
2	Above 32 to 50	75	225	2
3	Above 50 to 100	75	225	3
4	Above 100 to 250	66.66	200	3
5	Above 250 to 500	50	150	3(4)
6	Above 500 to 1000	40	120	6(8)
7	Above 1000 to 1500	33.33	100	6(8)
8	Above 1500 to 2250	33.33	100	9(12)
9	Above 2250 to 3000	33.33	100	12(16)
10	Above 3000 to 3750	33.33	100	15(20)
11	Above 3750	33.33	100	18(24)

Notes:

(i) The above table gives maximum number of dwelling, subject to the provision of layout plan.

(ii) The permissible maximum covered area on ground floor and FAR shall in no case be less than the permissible covered area and FAR for the largest size plot in the lower category.

(iii) Height:

The maximum height of all plots shall be 12.5 metres.

(iv) In case of residential plots above 250 sq.m. facing 24m and above road, (a) the FAR shall be increased by the maximum ground floor coverage, (b) Maximum height shall be 15 m, (c) the number of dwelling units shall be as given in the brackets.

(v) Mezzanine if constructed shall be counted in the FAR.

(vi) Basement:

- Basement in case of plotted development if constructed shall not be included in FAR.
- Basement area shall not exceed the ground floor coverage and shall be below the ground floor. Basement area may however be extended below the internal courtyard and shaft.

(vii) Stilts:

If a building on a residential plot is constructed on stilts, the same shall be counted in the permissible FAR, irrespective of whether it is used for parking, landscaping or as play area etc.

(viii) Number of servant quarters shall be provided as per approved layout plan and shall be constructed within the stipulated height. However, if the garage block space is merged with the main building, no separate servant quarter block or servant quarter as part of main building shall be allowed. However, provision for a servant's room as part of the dwelling unit within the permissible coverage FAR shall be allowed.

- (ix) Each servant quarter shall comprise of one habitable room of area not less than 11 sqm. floor area, exclusive of cooking verandah, bathroom and lavatory. The maximum size of servant quarter shall be 20 sqm.

(x) **Parking:**

- a) **In respect of individual plot, the calculation for parking space shall be based on the total permissible FAR of plot size above 60 sq. m.**
- b) **In case of new plotted development scheme, the parking area is to be calculated @ 2.0 ECS/100 sq. m. of the built space permissible in the scheme and parking provision is to be made in the layout plan partly by way of pool parking and partly in the individual plot.**
- c) **Parking requirement shall not be insisted upon in case of addition/ alteration in the existing building forming part of approved layout plan.**

(xi) **Density:**

For the purpose of density calculations, the dwelling unit shall be considered to accommodate 4.5 persons and the servant quarter to accommodate 2.25 persons.

(xii) **Standard Plans:**

There are a number of standard building plans designed and approved by the Authority. Such plans shall continue to operate whenever applicable.

RESIDENTIAL PLOT – GROUP HOUSING

Minimum size of plot	3000 sq. m.
Maximum Ground Coverage	33.3%
Maximum FAR	167
Height	33 m
Parking	2.0 ECS/100 sq.m. floor area

- (i) **The density may vary (10% variation permissible in all categories) for specific categories as given below:**
 - a) **Category I (25- 40 sq.m) – 500 DU/Ha**
 - b) **Category II (50- 65 sq.m) – 250 DU/Ha**
 - c) **Category III (85 sq.m and above) – 175 DU/Ha**

In case of Bungalow area (Part zone D) and civil lines area (Part zone C), any residential density in group housing pockets shall be prescribed on the basis of detailed scheme.

- (ii) Plots for group housing should be located on roads facing a minimum width of 18 m R/W.**
- (iii) Additional FAR upto a maximum of 400 sq.m shall be allowed to cater to community needs such as community / recreational hall, crèche, library, reading room and society office.**
- (iv) Any group-housing scheme for DUs 1000 sq.ft. (92 sq. m.) or more shall contribute towards the housing fund for EWS.**
- (v) a) The Private developer shall ensure that minimum of 20% of the DUs constructed are for EWS and LIG category. Such flats should have a carpet area between 25 sq.m. minimum and 40 sq.m. maximum.**

b) Ground coverage upto 40% may be allowed to achieve low-rise high-density housing without lifts.
- (vi) Stilts**
If the building is constructed with stilt area of non- habitable height and is proposed to be used for parking, landscaping etc. the stilt floor need not be included in FAR.

CLUSTER COURT HOUSING

Minimum size of plot	3000 sq.m.
Maximum FAR	167
Maximum height for plots upto 45 sq.m.	11.0 m with maximum coverage 100% subject to light and ventilation condition
For plots above 45 sq.m.	12.5 m with maximum coverage 100% subject to light and ventilation condition

- (i) The net housing density permissible 225 DUs per ha. with a 15% variation on either side and could be averaged for more than one pocket.
- (ii) Minimum street in front of pocket: 12.0 m.
- (iii) No projection outside the building envelope.
- (iv) Each cluster courthouse is for one dwelling for a single family.

(v) Basement:

- a) Basement in case of plotted development if constructed shall not be included in FAR calculations.
- b) Basement area shall be below the ground floor. Basement area may however be extended below the internal courtyard and shaft.

(vi) Stilts:

- a) If a building on a residential plot is constructed on stilts, the same shall be counted in the permissible FAR, irrespective of whether it is used for parking, landscaping or as play area etc.
- b) In case of group housing, if the building is constructed with the stilt area of non-habitable height and is proposed to be used for parking, landscaping etc., the stilt floor need not be included in the FAR.

(vii) Parking:

- a) In respect of individual plot, the calculation for parking space shall be based on the total permissible FAR of plot size above 100 sq.m. @2.0 ECS for 100 sq.m. of total floor area.
- b) Parking provision is to be made, in the layout plan partly by way of pool parking and partly in the individual plots. For plots of 60 sq.m. and above, parking is to be provided within the plot.

(viii) Density:

For the purpose of density calculations, the dwelling unit shall be considered to accommodate 4.5 persons and the servant quarter to accommodate 2.25 persons.

(ix) Servant quarter:

No separate servant quarter block or servant quarter as part of main building shall be allowed if the garage block space is merged with the main building. Provision for a servant's room as part of the dwelling unit within the permissible coverage and FAR shall be allowed with maximum size of servant quarter as 20 sqm.

LOW INCOME HOUSING

The norms of IS-8888 formulated by the BIS shall be applicable for Low Income Housing for dwelling units up to 25 – 40 sq.m. floor area and density upto 500 DUs/ Ha (with 10% variation).

FOREIGN MISSION

Maximum Ground Coverage	25%
Maximum FAR	75
Maximum height	14 m

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

HOSTEL/ BED & BREAKFAST ACCOMODATION

Min Plot Size	800 sq.m.
Maximum ground coverage	30 %
Maximum floor area ratio	120
Maximum height	15m

GUEST HOUSE/ LODGING & BOARDING HOUSE/ DHARAMSALA

Min. Plot size	500 sq.m.
Maximum ground coverage	30%
Maximum floor area ratio	120
Maximum height	15m

Notes for Hostel/Bed & Breakfast accommodation, Guest House, Lodging & Boarding, Dharamsala:

- (i) **Parking to be provided @ 2 ECS per 100 sqm of built up area.**
- (ii) **The Guest House, Lodging/ Boarding, Dharamsala, and Bed & Breakfast accommodation is permitted in Residential Use Zone facing 18 m.R/W (13.5 m.R/W in rehabilitation colonies and 9 m.R/W in Special Area).**

