

## **HYDERABAD URBAN DEVELOPMENT AUTHORITY ZONING REGULATIONS, 1981**

### CONTENTS

1. Short title, extent and commencement
2. Definitions
3. Applicability
4. Interpretation
5. Procedure for obtaining Development permit
6. Land use Zones and Uses Permitted
7. Layout and sub-division
8. Means of Access
9. Open Spaces
10. Area and Height Limitation
11. Parking spaces
12. Power of Government to exempt
13. .

## **HYDERABAD URBAN DEVELOPMENT AUTHORITY ZONING REGULATIONS, 1981**

In exercise of the powers conferred by sub-section (1) of Section 59 of the Andhra Pradesh Urban Areas Development) Act, 1975 (Act 1 of 1975), the Hyderabad Urban Development Authority with the previous approval of the Government, in supersession of Statement No.II Zoning Regulations upon Annexure-C approved in G.O.Ms.No. 414, Municipal Administration, dated 27th September 1975, hereby makes the following Regulations; namely

### **1. Short title, extent and commencement :-**

1.1 These zoning regulations may be called the Zoning Regulations of Hyderabad Development Area, 1981.

1.2. They shall apply initially to all development works within the limits of Municipal Corporation of Hyderabad and may be extended to other areas within the development area from time to time.

1. 3. They shall be read with the building bye-laws issued under Section 586 of the Hyderabad Municipal Corporation Act, 1955. All regulations and bye-laws or parts thereof which may be in conflict with these regulations will be invalid to the extent they are so inconsistent, with effect from the date from which these regulations come into force.

### **2. Definitions :-**

2.0. General 2.0.1 In these regulations, unless the context otherwise requires the following definitions shall have the meaning indicated against each of them.

2.0.2. Words and expressions not defined in these regulations shall have the meanings assigned to them in the Hyderabad Municipal Corporation Act, 1955 and the Andhra Pradesh Urban Areas (Development) Act, 1975.

2.1. "Accessory Building" means a building separated from the main building on a plot and containing one or more accessory uses.

2.2 "Accessory Use" means any use of the premises subordinate to the principal use and customarily incidental to the principal use.

2.3 "Act" means the Andhra Pradesh Urban Areas (Development) Act, 1975.

2.4 "Authority having Jurisdiction" means the Authority which has been created by a statute and which for the purpose of administering the Zoning Regulations shall be the Hyderabad Urban Development Authority.

2.5. "Building" means any structure for whatsoever purpose and of whatsoever materials constructed and every part thereof whether used as human habitation or not and includes foundation, plinth, walls, floors, roofs, chimneys, plumbing and building services, fixed platforms, verandahs, balcony, cornice or projection part of a building or anything affixed thereto or any well enclosing or intended to enclose any land or space and signs and outdoor display structures. Temporary structures for public purpose such as fairs, exhibitions, etc., in the form of tents, shamianass and tarpaulin shelters, erected for temporary and ceremonial occasions with the permission of the Authority shall not be considered as building.

2.6 " Building Height of" means the vertical distance measured in the case of flat roofs, from the average level of the ground around and contiguous to the building or as decided by the Authority to the highest point of the building adjacent to the street wall and in the case of pitched roofs, upto to the point where the external surface of the outer wall intersects the finished surface of sloping roof, and in the case of gables facing the road, the mid-point between the eaves level and the ridge. Architectural features serving no other function except that of decoration shall be excluded for the purpose of taking heights.

2.7. "Building line" means the line upto which the plinth of a building adjoining a street or an extension of a street or on a future street may lawfully extend. It includes the line prescribed, if any, in any scheme and/or development plan. The building line may change from time to time as decided by the Authority.

2.8 "Clean Industry" means industries which do not throw out any smoke, noise, offensive odour or harmful industrial wastes and employing not more than 40 workers with/without power.

2.9 "Congested Area" means the areas notified by the Commissioner Municipal Corporation of Hyderabad from time to time in consultation with B.D.A. with prior approval of the Government.

2.10. "Covered Area" means ground area covered immediately above the plinth level by the building but does not include the area covered by compound wall, gate, cantilevered porch, portico, slide swing, uncovered stair case, chajjas and the like.

2.11. "Detached building" means a building whose walls are independent of any other building with open spaces on all sides as specified.

2.12. "Development" with grammatical variations means the carrying out of building engineering mining or other operations in, or over, or under land or water, or the making of any material change, in any building or land, or in the use of any building or land, and includes re-development and layout and sub-division of any land and "to develop" shall be construed accordingly.

2.13. "Dwelling" means a building or a portion thereof which is designed or used wholly or principally for residential purposes. This shall not include boarding or rooming houses, tents, tourist camps, hotels or other structures designed or used primarily for transient residents.

2.14 "Customary home occupation" means occupation conducted only by persons residing in the dwelling, the area for such use not exceeding 25% of the total floor area of the dwelling and without any public display of goods.

2.15 "Floor" means the lower surface in a storey in a building. The general term floor unless otherwise specifically mentioned shall not refer to a mazzanine floor.

2.16 "Floor Area Ratio (F.A.R) means the quotient obtained by dividing the total covered area (plinth area) on all floors by the area of the plot.

Total covered areas on all floors

F.A.R. = \_\_\_\_\_  
plot area

2.17. "Garage, Private" means a building or portion thereof designed and used for parking of private owned motor driven or other vehicles.

2.18. "Garage Public" means a building or portion thereof designed other than a private garage, operated for gain designed or used for repairing, servicing, hiring, selling or storing or parking motor driven or other vehicles.

2.19. "Group Housing" means the development of housing on a minimum plot size of 1000 sq. mtrs. and a covered area of not more than 50 per cent subject to density not exceeding, as given in the Regulations the type of development could be in one or more blocks.

2.20 "Habitable Room" means a room occupied or designed for occupancy by one or more persons for study, living, sleeping, eating, kitchen (if it is used as a living room), but not including bathrooms, watercloset compartments, laundries serving and storage pantries, corridors, cellars, attics and spaces that are not used frequently or during extended periods.

2.21 "Licensed Town Planner/Architect/Engineer/Structural/Engineer Supervisor" means a qualified town planner, architect, engineer, structural engineer, supervisor who has been licensed by the Authority.

2.22 "Occupancy or Use Group" means the principal occupancy for which a building or a part of a building is used or intended to be used; for the purpose of classification of a building according to the occupancy, an occupancy shall be deemed to include subsidiary occupancies which are contingent upon it. Buildings with mixed occupancies are those buildings in which more than one occupancy are present in different portions of the buildings. The occupancy classification shall have the meaning given below unless otherwise spelt out in Development plan.

1. "Assembly Buildings" means and includes any building or part of a building where groups of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes: for example theatres, motion picture houses, drive-in-theatres, assembly halls, libraries,, Mangal Karyalayas, skating rinks, gymnasium, restaurants, eating houses, boarding houses, places of worship, dance hall, club rooms, gymkhana, passenger stations, and terminals of air, surface and other public transportation services, recreation piers and stadia.

2. "Business Buildings" means and includes any building or part of a building which is used for transaction of business for the keeping of accounts and records for similar purposes; offices, banks, professional establishments, court houses, shall be classified in this group in so far as principal function of these is transaction for public business and the keeping of books and records.

3. "Educational Buildings":- means any building used for school, college or day-care purposes for more than 8 hours per week involving assembly for instruction, education, or recreation incidental to educational buildings.

4. "Hazardous Buildings" means and includes any building or part of a building which is used for the storage, handling, manufacture or processing of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/or which may produce poisonous fumes or explosions for storage, handling, manufacturing or processing which involve highly corrosive toxic or noxious alkalies, acids or other liquids or chemicals producing flames, fumes, explosives, mixtures of dust or which result in the division of matter into fine particles subject to spontaneous, ignition.

5. "Industrial Buildings" means and includes any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated assembled or processed like assembly plants, laboratories, power plants, smoke houses, refineries, gas plants, mills, dairies, factories etc.

6. "Institution Buildings" means any building or part thereof which is used for purposes such as medical or other treatment or care of persons suffering from physical or mental illness,

disease of infirmity, care of infants convalescents or aged persons and for penal or correctional detention in which the liberty of the inmates is restricted and which ordinarily provide for sleeping accommodation for the occupants. It includes hospitals, sanatoria, custodial institutions and penal institutions like jails, prisons, mental hospitals, reformatories.

7. "Mercantile Buildings" means and includes any building or part of a building, which is used as shops, stores, markets, for display and sale of merchandise either wholesale or retail, office, storage and service facilities incidental to the sale of merchandise and located in the same building shall be included under the group.

8. "Multi-Storeyed Buildings" means and includes all buildings with more than four floors (including the ground floor) or whose height is 15 meters or more measured from the average level of the central line of the street on which the site abuts, provide that staircase rooms, lift rooms chimney and elevated tanks above the top most floor and architectural features shall not be included in the numbers of floors in calculating the height of building.

9. "Office Buildings (Premises)" means the premises whose sole or principal use is to be used as an office or for office purpose, office purposes' includes the purpose of administration, clerical work handling money, telephone and telegraph operating and operating computers and "clerical work" includes writing, book-keeping, sorting papers, typing, filing, duplicating, punching cards or tapes, machine calculating, drawing of matter for publication and the editorial preparation of matter for publication.

10. "Residential Buildings" means any building in which sleeping accommodation is provided for normal residential purposes with or without cooking or dining or bath facilities and it includes one or two or multi family dwellings, hostels, dormitories, apartment houses and flats, and private garages.

11. "Storage Buildings" means and includes any building or part of a building used primarily for the storage or sheltering of goods, wares merchandise, like ware-houses, cold storages, freight depots, transit sheds, store houses, public garages hangers, truck terminals, grain elevators barns and stables.

12. "Whole Sale Establishments" means and includes establishments wholly or partly engaged in whole sale trade, manufactures, whole sale outlets including related storage facilities warehouses and establishment engaged in truck transport including truck transport booking agencies.

2.23. "Open Space" means an area forming an integral part of the site left open to the sky.

2.24. "Owner" means the person who receives the rent for the use of the land or building or would be entitled to do so if they were let.

2.25. "Parking Space" means an area enclosed or unenclosed, covered or open, sufficient in size to park vehicles, together with a driveway connecting the parking space with a street or alley and permitting ingress and egress of the vehicles.

2.26. "Permanent open air Space" Air space is deemed to be permanently open if:

(a) It is a street or it is encroached upon by no structure of any kind; and

(b) Its freedom from encroachment in future by a structure of any kind is assured either by law or by contract or by the fact that the ground below it is a street or is permanently and irrevocably appropriated as an open space:

Provided that in determining the open air space required in connection with construction work on a building any space occupied by an existing structure may, if it is ultimately to become a permanently open air space, be treated as if it were already a permanently open space.

2.27. "Plinth area" means the built up covered area measured at the floor level of the basement or of any storey.

2.28. "Street" means any highway, street, lane, pathway, alley stairway, passageway,

carriageway, footway, square, place or bridge whether a thorough-fare or not over which the public have a right of passage or access or have passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme, and includes all bunds, channels, ditches, stormwater drains, culverts, sidewalks, traffic islands, roadside trees and hedges, retaining walls, fences, barriers and railings within the street lines.

2.29. "Street level or Grade" means the officially established elevation or grade of the central line of the street upon which a plot fronts and if there is no officially established grade, the existing grade of the street its mid- point.

2.30. "Street Line" means the line defining the side limits of a road/street.

2.31 "Row Buildings" means a row of houses with only front, rear and interior open spaces.

2.32. "Semi-detached Building" means a building detached on three sides with open spaces as specified.

2.33. "Service Road" means a lane from a wider street provided at the front of a plot for service purposes.

2.34. "Site of Plot" means a parcel/piece of land enclosed by definite boundaries.

2.35 "Site Corner" means a site at the junction of and fronting on two or more intersecting streets.

2.36. "Site Depth of" means the mean horizontal distance between the front and rear site boundaries.

2. 37. "Site Double Frontage" means a site, having a frontage on two streets other than a corner plot.

2.38 "Site Interior or Tandem" means a site access to which, is by a passage from a street whether such passage forms part of the site or not.

2.39. "Storage" means a place where goods are stored.

2.40. "Storey" means the portion of building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it then the space between any floor and the ceiling next above it,

2.41. "Tenement Dwelling Unit" means an independent dwelling unit with a kitchen.

2.42. "To Abut" means to abut on a road such that any portion of the building is fronting on the road.

2.43. "To Erect" to erect a building means;

(a) erect a new building on any site whether previously built upon or not;

(b) to re-erect any building of which portions above the plinth level have been pulled down, burnt or destroyed; and

(c) conversion from one occupancy to another and sub-division of occupancy into more than one.

2.44. "Water Course" means a natural channel or an artificial one formed by turning or diversion of a natural channel meant for carrying storm and waste water.

2.45. "Major Water Course" means a water course which carries storm water discharging from a contributing area of not less than 160 Ha.

2.46. "Minor Water Course" means a water course which is not a major one.

2.47. "Width of Road" means the whole extent of space within the boundaries of road when applied to a new road, as laid down in the surveys of the city or development plans or prescribed road lines by any Act or Law and measured at right angles to the course or

intended course of direction of such road.

2.48. "Non-Conforming Building or Use" means a building, structure or use of land existing at the time of commencement of these regulations and which does not conform to the regulations pertaining to the zone in which it is situated.

2.49. "Building set Back" means the distance by which any building or structure shall be separated from the boundary lines of the plot.

2.50. "Light Industry means Industries which do not throw out excessive smoke, noise offensive odour or harmful industrial wastes, employing not more than 100 workers and using power of not more than 100 H.P. Such Industries except in the case of foundaries and smithies do not consume any solid fuel.

### **3. Applicability :-**

3.1. The uses permitted in these zoning regulations are subject to overall conformity with the Development Plan which has been notified and Zonal Development Plans which are notified from time to time. These regulations will not prohibit the existing uses of lands and buildings that have been lawfully established prior to the coming into force of these regulations;

provided that where the existing use is a non-conforming one, i.e., a use under which these regulations will not be permissible, in the concerned zone, no expansion of existing use will be permissible provided further, that it will be open to the Authority to order the discontinuance or continuance subject to such restrictions and conditions as may be imposed by it, of an existing use which is non-conforming and which in its opinion is injurious to the particular use zone.

### **4. Interpretation :-**

4.1. In these regulations the use of present tense include the future tense, the masculine gender includes the feminine and the neutral, the singular number includes the plural and the plural includes the singular. The word person' includes a corporation as an individual writing' includes printing and typing and signature' includes thumb impression made by a person who cannot write if his name is written near to such thumb impression.

### **5. Procedure for obtaining Development permit :-**

5.1. No person shall carryout development without obtaining a development permit from the Authority, unless exempted by State or Central Acts/Rules/Orders.

5.2. Every person who intends to carry out development shall make an application in writing in the prescribed form (See Appendix A). The application shall be accompanied by three copies of key plan, site plan and sub-division layout plan. The colouring and notations of plans shall, be as specified in Table-I. The plans may be ordinary prints on ferro paper or any other type. All dimensions shall be in metric units.

5.2.1. Key plan (or Location) Plan A key plan drawn to a scale of not less than 1:10,000 shall be submitted along with the application for a building permit and Commencement Certificate showing the boundary locations of the site with respect to neighbourhood land marks.

**TABLE 1**

### **Colouring of Plans**

Sl. No.	Item	Site Plan			Building Plan		
		White Plan	Blue Print	Ammonia Print	White Plan	Blue Print	Ammonia Print
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
1.	Plot Lines	Thick Black	Thick Black	Thick Black	Thick Black	Thick Black	Thick Black
2.	Existing street	Green	Green	Green			

2.	Existing street	Green	Green	Green	.....	.....	.....
3.	Future street, if any	Green dotted	Green dotted	Green dotted	.....	.....	.....
4.	Permissible building lines	Thick dotted black	Thick dotted black	Thick dotted black	.....	.....	.....
5.	Open Spaces	.....	.....	No colour	.....	.....	.....
6.	Existing work	Black (outline)	White	Blue	Black	White	Blue
7.	Work proposed to be demolished	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched	Yellow hatched
8.	Proposed work	Red filled in	Red	Red	Red	Red	Red
9.	Drainage and Sewerage work	Red dotted	Red dotted	Red dotted	Red dotted	Red dotted	Red dotted
10.	Water Supply work	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin	Black dotted thin
11.	Deviations	Red hatched	Red hatched	Red hatched	Red hatched	Red hatched	Red hatched
12.	Recreation ground	Green wash	Green wash	Green wash	Green wash	Green wash	Green wash

5.2.2. Layout/Sub-division Plan In the case of development work the notice shall be accompanied by the layout/sub-division plan which shall be drawn on a scale of not less than 1:500 containing the following.

(a) Scale used and North Point.

(b) The location of all proposed and existing roads with their existing and proposed prescribed widths within the land.

(c) Dimensions of plot along with building lines showing the setbacks with dimensions within each plot:

(d) The location of drains, sewers, public facilities and services, and electrical lines, etc.;

(e) Table indicating size, area and use of all the plots in the sub-division layout plan;

(f) A statement indicating the total area of the site area utilized under roads, open spaces for parks, playgrounds, recreation places and development plan reservations, schools, shopping and other public places along with their percentage with reference to the total area of the site proposed to be sub-divided;

(g) In case of plots which are sub-divided in built-up areas in addition to the above, the means of access to the sub-division from existing streets.

5.2.3. Site Plan The site plan submitted with the application for permit shall be drawn to a scale of 1:500 and shall show:

(a) The boundaries of the site and of any contiguous land belonging to the owner thereof:

(b) the position of site, in relation to neighbouring street:

(c) the name of the street in which the building is proposed to be situated, if any:

(d) all existing buildings, standing on, over or under the site:

(e) the position of the building, and of all other buildings (if any) which the applicant intends to erect upon his contiguous land referred to in relation to (a):

(i) the boundaries of the site and in case which the site has been partitioned, the boundaries of the portion owned by the applicant and also of the portions owned by others:

(ii) all adjacent streets, buildings (with number of storeys, and height) and premises within a distance of 12 m of the site and of the contiguous land (if any) referred to in (a); and

(iii) if there is no street within a distance of 12m. of the site, the nearest existing street.

(f) the means of access from the street to the building, and to all the buildings (if any) which the applicant intends to erect upon his contiguous land referred to in (a):

(g) space to be left about the building to secure a free circulation of air, admission of light and access for scavenging purpose and projection (if any) on to the open space;

(h) the width of the street (if any) in front and of the street (if any) at the side or near the buildings;

(i) the direction of north point relative to the plan of the building;

(j) any existing physical features, such as wells, drains, trees, etc.;

(k) the ground area of the whole property and the breakup of covered area on each floor with the calculations of percentage covered in each floor in terms of the total area of the plot as required under the regulations governing the coverage of the area;

(l) aerial, electrical supply line, water supply and drainage line.

(m) such other particulars as may be prescribed by the Authority.

5.3. Signing the Plans All the plans shall be duly signed by the owner and the licensed Town Planner/Architect/Engineer/Structural Engineer/Surveyor as the case maybe and shall indicate their names, addresses and licence numbers allotted by the Authority.

5.4. Qualifications and competence of the licensed Town Planner/Architect/Engineer/ Structural Engineer/Surveyor Architects, engineers, structural engineers and supervisors, etc. referred to under 5.3 shall be licensed by the Authority as competent to do the various works as given in Appendix B. The qualifications and procedure for licensing shall be as given in Appendix B.

5.5. Schedule of fees

5.5.1. Development Permit Fee

5.5.2. Development of land/sub-division layout of land The fees for submitting proposals of development of land/sub-division layout of land shall be as prescribed by the Government.

5.6. Grant of Permit or Refusal

5.6.1. The Authority may either sanction or refuse the plans and specifications or may sanction them with such modifications or directions as it may deem necessary and there upon shall communicate its decision to the person giving the notice in the prescribed form.

5.6.2. If within ninety days of the receipt of the notice under 5.2 Regulations, the Authority fails to intimate in writing to the person who has given the notice, of its refusal or sanction the notice with its plans and statement, shall be deemed to have been sanctioned provided nothing shall be construed to authorize any person to do anything on the site of the work in contravention of or against the terms of lease or titles of the land or against any regulations bye-laws or ordinance.

5.6.3. Once the plan has been scrutinized and objections have been pointed out, the owner making application shall modify the plan, comply with the objections raised and re-submit it. No new objections shall be raised when they are resubmitted after compliance of earlier objections. The Authority shall scrutinize the re-submitted plan and if there be further



objections, the plan shall be rejected.

#### 5.7. Advisory Board

5.7.1. If any applicant is aggrieved by an order granting permission on conditions or refusing permission may prefer an appeal to the Authority within 30 days of the date of the communication of the order to him, and the Authority may review its order by taking the advice of an Advisory Board set by the State Government; for the proper interpretation of the regulations. The Advisory Board shall consist of the D.T.P. Chief City Planner, MCH, Chief Planning Officer, BDA, consulting Architect to the Government of A.P., and one representative of the Institute of Town Planners, Andhra Pradesh Chapter. Such appeal be made in such manner and accompanied by such fees (if any) as may be prescribed. The appeal shall be cleared within sixty days of receipt of appeal.

#### 5.8. Duration of Sanction (As per the Act)

#### 5.9 Revocation (As per the Act)

5.10. Penalties In the event of violation of these regulations if the owner is guilty of an offence the Authority shall take action against him as per Section 41 of the Act.

### **6. Land use Zones and Uses Permitted :-**

6.1. In these regulations, the land use shall be as per the following zones.

I. Residential	Purely Residential (R 1)
	Residential with shop line at Ground floor (R 2)
II. Commercial	Local Commercial (C 1)
	District Commercial (C 2)
	General Commercial (C 3)
III. Industrial	Service Industry (I 1)
	Light Industry (I 2)
	General Industry (I 3)
	Special Industry (I 4)
IV. Recreational	
V. Agricultural (Green)	
VI. Special Reservation	

6.1.1. The zones are located and bounded as shown on the Development plan.

6.1.2. The various building and occupancy uses to be permitted in these zones shall be as given in Appendix-C.

6.1.3. The occupancy uses listed in Appendix-C shall not be treated as exhaustive. Similar occupancies not listed and their accessory occupancies shall be permitted in the appropriate zones as decided by the Authority.

6.2. No building or occupancy shall be changed to a use not in conformity with the permitted uses of Regulation 6.1.2.

6.3. Uses as Specifically Designated in Development Plan:

#### 6.3.1.

(a) Where the use of a site is specifically designated on the Development plan, it shall be used only for the purpose so designated.

(b) Where a site is designated for one specific public purpose on the Development plan, the Authority may use the structure existing or to be built thereon or permit the use of the structure in combination with other purposes provided the same is in conformity with these

rules and the zone in which the site falls;

(c) In the case of specific designation in Development plan for schools and their playgrounds or markets and service industries, the Authority may inter-change their uses provided the designations are on adjoining or nearby building or premises.

(d) Construction of multi-storeyed garages may be permitted on parking lots.

6.3.2. Uses to be in conformity with the zone Where the use of buildings or premises is not specifically designated on the development plan, it shall be in conformity with the land use zones in which they fall:

Provided that any lawful use of premises existing prior to the date of enforcement of these regulations may continue;

Provided further that a non-conforming use shall not be extended or enlarged except as provided in Regulations 6.4.1 and 6.4.2 and that when a building containing non-conforming use is pulled down or has fallen down, the use of new building shall be in conformity with these regulations. In congested areas, the Authority shall have discretion to permit such use depending on the prevailing land uses and building pattern in the adjoining area.

6.3.3. Widths of Roads in the Development Plan Notwithstanding anything contained in the Development Plan or in these regulations the Authority may from time to time prescribe regular lines of streets of widths different from those shown in the Development plan.

6.4. Non-conformity uses : -

6.4.1. Industries Where a non-confirming industry has been granted a written permission without a condition for its shifting to a confirming zone at the end of a specified period, additions thereto for the manufacture of new articles or for starting new process may be permitted by the Authority when:

(a) Such scheme form an integral part of and are directly connected with the process carried on in the existing unit;

(b) Such schemes of additions do not envisage appreciable increase in the employment and undue increase in traffic loads;

(c) Such addition is for preventing undue loss or for improving the working efficiency or the conditions of existing unit or for balancing the existing production units for the industry;

(d) Open spaces of 6 m. are maintained from boundaries of the plot as well as between two buildings;

(e) Satisfactory means of access as required (Sec.8) for industrial zones is provided and maintained, and

(f) Parking, loading and unloading spaces are provided as required (See 11) Before permitting any such additions, the Authority shall first satisfy that the degree of nuisance from existing unit will in no way be increased by such additions.

6.4.2. Others (Non-Conforming users other than industries) Where non-conforming user existing prior to the date of enforcement of these regulations is allowed to be continued in the Development Plan, any additions to such non-conforming use (other than those provided in 6.4.1.) not exceeding the permissible Floor Area Ratio may be permitted subject to the following terms and conditions, namely

(a) The whole building is owned and occupied by owner only;

(b) The proposed additions are for preventing undue loss or for improving working efficiency or conditions of existing user;

(c) The additions and alterations are meant for the existing user and not proposed to be let out;

- (d) Open spaces and parking spaces required under the regulations shall be provided; and
- (e) The change in ownership of the establishment shall be permissible provided there is no change of uses.

**7. Layout and sub-division :-**

7.1. Layouts or sub-division proposed shall be submitted for the following;

(a) When more than one building is proposed on any land excepting for accessory building in the case of residential buildings, the owner of the land shall submit proposal for proper layout of buildings or sub-division of his entire contiguous holding.

(b) When development and re-development of any tract of land which includes division and sub-division into plots for various land uses within a colony.

7.2.1. The width of street/public and internal access way including pathway shall conform to provisions of Regulation 8.

7.2.2. In addition to the provision of means of access cul-de-sacs with a width of not less than 6 m. upto a length 100 m. and 9 m. upto a length of 200 m. also be allowed in residential provided that the cul-de-sac shall be permitted only on the straight roads and the dead end of cul-de-sac shall be higher in level of the starting point suitable turning space shall also be provided at the end of the cul-de-sac.

7.2.3. Intersection of Road At junctions roads meeting at right angles the rounding off of intersection shall be done, unless otherwise directed by the Authority, with the tangent length from the point of intersection to the curve as shown in Fig.1. Fig. I. Rounding off intersections at Junctions

7.2.3.1. For junctions of roads meeting at other than right angles, the rounding off or cut off or similar treatment shall be done, to the approval of the Authority, depending upon the widths of roads, the traffic generated, the sighting angle, etc.

7.2.4. Building lines shall be set back at least 3 m. from the intersecting, curve.

7.3. Size of plots

7.3.1. Residential zone The plot size in residential layouts for housing by public agencies shall be as follows

<b>Plot area</b>	<b>Type of Development</b>
50-100 sq. m.	Row Housing
100-200 sq. m.	Semi Detached
above 200 sq. m.	Detached

(a) Minimum plot width shall be 4.5 m. to 8 m. for Row-Housing; not more than 8 plots shall be developed in a row as Row-Housing and the separation between blocks, in a row shall be not less than 6 m.

(b) Minimum plot width shall be 8 m. to 12 m. for semi-detached and detached buildings, Plots greater than 12 m. widths shall be developed as detached buildings only; not more than 8 plots shall be developed for semi-detached and detached buildings; there shall be a separation between blocks of not less than 6 m.

(c) Corner plots shall be splayed with 3 m. off set or round off. For Building by private individuals the minimum building site or plot for various class of buildings shall be shown as below: 125 sq. m. for domestic use i.e. for residential purpose means for a single family the Authority may however reduce the plot area to not less 50 sq. m. depending upon the circumstances and the locality.

7.3.2. Commercial The plot area shall be not less than 50 sq. m. with minimum plot width of 6

m.

7.3.3. Industrial The plot area for industrial buildings other than listed in Appendix-E shall not be less than the following:

Light/Service Industry	450 sq. m. with a plot width of 20 m.
General Industry	2000 sq. m. with a plot width of 60 m.
Special Industry	2000 sq. m. with a plot width of 60 m.

7.3.4. Assembly Buildings The plot area for cinema/assembly hall/auditorium buildings shall be atleast at the rate of 3 sq. m. /seat per person, however the minimum size of plot shall be 1000 sq. m.

7.3.5. For petrol filling stations The minimum plot size shall be:-

(a) 500 sq. m. without service facilities and a minimum width of 16 sq. m.

(b) 1000 sq. m. with service facilities and a minimum width of 30 m.

7.3.6. For other buildings, the plot size shall be as decided by the Authority.

7.4. Amenities and Facilities for layouts

7.4.1. Shopping Centre In the case of layouts or sub-division of areas in excess of 2 Ha. and upto 4 Ha. in residential and commercial zones, plots shall be provided for shopping centres, such area may be upto 5% of the area of the plot. Further the following provisions shall apply :

(i) The shopping centre area 5% may be distributed within the layout of making it available within accessible distances from the different parts of the layout.

(ii) These shops shall not abut on roads more than 18 m. in width.

(iii) Within a layout, the shopping centre shall be provided on floor I and upper floors may be utilised for residential purposes and conveniences like Banks, place for Doctors and Medical Practitioners.

7.4.2. In any layout or sub-division of plot 2 Ha or more, a suitable site for an electric sub-station shall be provided.

7.4.3. In industrial zones exceeding 0.8 Ha. upto 4 Ha. the amenity open space shall be 5 per cent of the plot. These amenities should include park, canteen, welfare centres, parking etc.

7.4.4. Amenities and facilities for Layouts of Larger Areas For layouts of larger areas (more than 4 Ha.) in residential, commercial and industrial zones, provisions may be made for the amenities and facilities as given in Table 2.

**TABLE - 2**

Community Facilities and other Sub-Division Requirements in Large (more than 4/Ha) Residential, Commercial and Industrial Plots

Sl. No.	Facilities Required		Scale of Provision (No. Required)	Minimum area required and Remarks
	Main Type	Sub-Type		
(1)	(2)	(3)	(4)	
<b>A. RESIDENTIAL AND COMMERCIAL ZONES</b>				
1.	Educational facilities	Nursery Schools (3 to 5 age group)	1 for 4,000 population	0.1 Ha.
		Primary School (5 to 11 age group)	1 for 4,000 population	0.6 Ha. for density

				upto 250 P/Ha. 0.5 Ha. for 251 to 500P/Ha. 0.4 Ha. for 501 P/Ha. and above
		High School (11 to 16 age group)	1 for 16,000 population	2.0 Ha. for density upto 250 P/Ha.
				1.8 Ha. for 251 to 500 P/Ha. 1.6 Ha. for 501 P/Ha. and above
		Degree College	1 for 80,000 to 1,00,000 population	4 to 6 Ha.
2.	Health Facility	Health Centre General Hospital	1 for every 16,000 population	1.0 Ha. with Residential Staff quarters.
			1 for every 80,000 to 1,00,000 population	4.0 Ha. for 200 Beds with ancillaries
3.	Commercial Facilities	Convenience Shopping Centre	Upto 20 shops for 16,000 population	0.05 to 0.1 Ha
	Including shopping Facilities	Local shopping centre	Upto 20 shops for 16,000 population	0.04 Ha.
		Zonal shopping centre	Upto 80 to 100 shops for 80,000 population	2.5 Ha.
4.	Communication facilities and essential services	Sub-Post-Office, Post & Telegraph office-cum-Delivery and Booking including telephone Exchange of 1,000 lines	1 for every 1,00,000 population	1.0 Ha.
		Electric sub-station, Police Station with staff quarters. Police Post with staff quar-with Staff Quarters	1 in all shopping centre 1 for every 50,000 population 1 for every 20,000 population 1 for every 5 km. radial distance.	12 m. x 12 m. 0.8 Ha. 0.4 Ha. 0.8 Ha.
5.	Social and cultural facilities	Religious building	1 for every 15,000 population	0.8 Ha. location not at inter-section of roads and 60 m. away from junctions
		Community hall and Library	1 for every 15,000 population	0.3 Ha.
				0.30 Ha. with parking

		Cinema	1 for every 25,000 population	location in zonal shopping centre, business and commercial not in residential zone.
6.	Recreation	Parks		10 per cent of the area
<b>B. INDUSTRIAL ZONES</b>				
1.	Facilities for industrial zones	Labour welfare centres convenience shops Bus Station	1 for every 40 Ha.	0.2 Ha 5 shops of 10 sq. m. 0.2 Ha.
		Health centre, post office, Telephone exchange, Bank	1 for every 200 Ha.	0.6 Ha. 0.04 Ha. 0.04 Ha.
		Petrol-cum-service stn. Police stn. with staff qts fire stn. with Staff Quarters		200 sq. m. 30 x 45 0.4 Ha. and 0.8 Ha.

### **8. Means of Access :-**

8.1. Every building existing or proposed in the case of layout of sub-divided area shall have the means and access.

8.2. Every person who erects a building shall not at any time erect or cause or upon permit to erect or re-erect any building which in any way encroaches upon or diminishes the area set apart as means of access.

8.3. Width of means of Access The plots shall abut on a public means of access like street.

8.3.1. Plots which do not abut on a street shall abut-front on a means of access, the width and other requirements of which shall be as given in Table-3.

**TABLE**

<b>Means of Access Width of means of Access in Mts.</b>	<b>Length of means of Access in Mts.</b>
6 mts.	Upto 50 mts.
9 mts.	51 mts. to 100 mts.
13 mts.	101 mts. to 150 mts.
16 mts.	151 mts. to 300 mts.
19 mts.	301 mts. to 450 mts.
25 mts.	451 mts. to 600 mts.

Provided further that for all industrial buildings, theatres, cinema houses, assembly halls, stadia, educational buildings, markets other buildings which attract large crowd, the means of access shall not be less than 12 m. serving upto a length of 200 m. and for length higher than 200 m. the width shall not be less than 15 m. Further in no case shall be the means of access be lesser in width than maximum width of the internal access ways in layouts and a sub-division.

8.3.2. Pathways The approach to the buildings from road/street the internal means of access shall be through paved pathway of width not less than 1.5 m. provided its length is not more

than 30 m.

8.3.2.1. In case special housing schemes for Low Income Group and Economically Weaker Sections of Society developed upto two storeyed Row Housing Scheme, the pathway' width shall be 3 m. which shall not serve more than 50 m. and 8 plots on each side of pathway.

8.3.3. The length of the means of access shall be determined by the distance from the farthest plot (building) to the public street. The length of the subsidiary access way shall be measured from the point of its origin to the next wider road on which it meets.

8.3.4. In the interest of general development of an area, the authority may require the means of access to be of larger width than that required under 8.3.

8.3.5. In existing built-up area, in the case of plots facing street of width less than prescribed by the Authority, the plot boundaries shall be shifted, subject to compensation in total floor areas as decided by the Authority.

8.3.6. Notwithstanding the above, in partially built-up plots, if the area still to be built upon does not exceed 5,000 sq. m. an access of 3.6 m. width may be considered as adequate means of access, provided such area is used for Low Income Group Housing.

8.3.7. In case where a private passage is unrestrictedly used by public for more than 10 years as a means of access of width not less than 9 m. to a number of plots the Authority may improve the passage at the Municipal cost and thereafter take steps under the provision of Act to declare it as public street.

8.4. Means of access shall be free of encroachment by any structure or fixture so as not to reduce its width below the minimum required under 8.3 and shall be maintained in a condition to the satisfaction of the Authority.

8.4.1. If any structure or fixture is set up on a means of access so as to reduce its width below the minimum required, the Authority may remove the same further and recover the expenses so incurred from the owner.

8.5. Access from Highways/important Roads No premises other than highway amenities like petrol pumps, motels; etc., shall have an access direct from highways and such other roads not less than 30 mtr. in width which the authority shall specify from time to time. The Authority shall maintain a register of such roads which shall be open to public inspection at all times during office hours. The portion of such roads on which direct access may be permitted shall be as identified in the development plan. However, in case of existing development on highways/other roads referred above, the operation of the above regulation shall be exempted. The above will be subject to the provisions of the State High Way Act, and the National High Way Act.

## **9. Open Spaces :-**

9.1. General The provisions of open spaces around and inside buildings shall be according to 9.2. to 9.9.

9.2. Residential buildings Every room intended for human habitation shall abut on an interior or exterior open space or an open verandah open to such interior or exterior open space.

9.2.1. Exterior open Spaces \*[Subject to Reg. 9.2.5, exterior open spaces in respect of plots having an area more than 400 sq. m.] the exterior open spaces shall be provided at the front, sides and rear of the buildings within the plot boundaries as appropriate to detached, semi-detached or row-housing schemes as detailed below :

(i) Front open space (a) Every building abutting one or more roads shall have a minimum depth of set back from the nearest edge of the road (i.e.) front open space forming an integral part of the site as indicated below:

<b>Sl.No.</b>	<b>Width of the road</b>	<b>Minimum depth of set back from the nearest</b>
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		<b>edge of the road</b>
1.	Upto 12 metres	3 metres
2.	More than 12 and upto 18 metres	4 metres
3.	More than 18 metres	6 metres

(b) In the case of semi-detached building and row housing schemes, the Authority shall have power to enforce a building line with respect to width of street fronting it subject to the minimum front open space.

(c) In the case of existing built up areas facing on street of width less than 5 metres, the new building schemes shall not be permitted closer than 3.0 mtrs. from the central line of the street and this shall not conflict with the road widening schemes of the Authority and the provision made in the Master Plan.

(ii) Rear Open Space Every building shall have a rear open space of an average width of 3 metres forming an integral part of the site and at no place measuring less than 1.5 mtrs. except in the case of back to back site the width of the rear yard shall be 3 m. throughout subject to the condition of free ventilation. The open space left up to half the width of the plot shall also be taken into account for calculating the average width of the rear open space.

(iii) Side open spaces Every semi-detached and detached building shall have a permanently open air space, forming integral part of the site as given below : In the case of semi-detached buildings, the open space provided on one side be not less than 1/4 of the narrow side and all habitable rooms shall abut either on this exterior open spaces or an interior open space. In the case of detached buildings the aggregate side open spaces shall not be less than 1/3 of the frontage (narrow side) subject to a minimum of 1.5 m. for any side open space.

(iv) The open spaces mentioned in 9.2.1. (i) (ii) and (iii) shall be for buildings upto a height of 10 metres. For height of buildings above 10 m. and upto 15 m. in addition to the minimum open spaces required for height of 10 m. there shall be an increase in the minimum open spaces at the rate of 1 m. per every 3 m. or fraction thereafter heights above 10 m. For height of buildings above 15 m. the special regulations regarding multi-storeyed buildings will apply.

9.2.2. Interior open space The whole of one side of one or more rooms intended for human habitation and not abutting on either the front rear or side open spaces shall abut on an interior open space whose minimum width shall not be less than 1/4 of the frontage subject to a minimum of 1.5 m.

9.2.3. Exemption to Open Spaces The following exemption to open space shall be permitted:

(i) Projections into open spaces Every open space provided either interior or exterior shall be kept free from any erection thereon and shall be open to the sky and no cornice, projection, roof or weather shade more than 0.75 m. wide shall overcharge or project over the said open space so as to reduce the width to less than the minimum required.

(ii) A cantilever portico of upto 1.5 m. width 5 m. length may be permitted within the side set back over the entrance with no access to the top of the portico for use as a sit out place and the height of the portico shall be at 2.1 m. from the plinth level. A garage may be permitted at the rear end of side open spaces which will be accountable in the total built up area.

(iii) Corner Site When the site fronts on two streets, the frontage would be as one on the street having the larger width. In cases where the two streets are of the same width than the larger depth of the site will decide the frontage and open spaces. In such cases the location of a garage (in a corner plot) if provided within the open spaces shall be located diagonally opposite the point of inter sections.

(iv) Balcony projection upto a width of 0.9 m. upto 50 percent of the length of open spaces may be permitted.

(v) A well, latrine, ash pit, cow-shed and not exceeding height of 2.5 m. above ground level,



may be constructed in the rear open space for semi-detached and detached buildings:

Provided that the aggregate area covered by such structures shall not exceed one-fourth of the area of such open space, with no opening to any sort facing or over looking the property of the neighbours; provided further that no such construction shall be in the open space abutting another street.

9.2.4. No portion of any building shall project beyond the line of the street except sun-shades extending not more than 23 cm. at a height not less than 4.3 m.

9.2.5. The exterior open-spaces in respect of plots having an area upto 400 square metres (both residential and non-residential) shall be provided at the front, sides and rear of the buildings within the plot boundaries according to the size of the plots as appropriate to detached, semi-detached or row housing schemes as detailed below

Sl. No.	Plot Area	Maximum Building coverage	Front open spaces	Side spaces	Rear open spaces	Maximum height of the building to be permitted
(1)	(2)	(3)	(4)	(5)	(6)	(7)
	<b>For Residential Building:</b>					
1.	Below 50 Sq. Mts.	80%	0.75 Mts.	Nil	Nil	7.00 Mts.
2.	Above 50 sq. Mts.	75%	1.00 Mts.	0.50 Mts.	1.0 Mts.	7.00 Mts.
3.	Above 75 Sq. Mts. upto 100 Sq.Mts.	70%	1.25 Mts.	0.75 Mts.	1.5 Mts.	7.00 Mts.
4.	Above 100 Sq. Mts. upto 150 Sq. Mts.	65%	1.5 Mts.	1.00 Mts.	2.0 Mts.	7.00 Mts.
5.	Above 150 Sq. Mts. upto 200 Sq. Mts.	60%	2.0 Mts.	1.25 Mts.	2.5 Mts.	7.00 Mts.
6.	Above 200 Sq. Mts. upto 300 Sq. Mts.	55%	3.00 Mts.	1.5 Mts.	3.0 Mts.	10.00 Mts.
7.	Above 300 Sq. Mts. upto 400 Sq. Mts.	50%	3.00 Mts.	1.5 Mts.	3.0 Mts.	10.00 Mts.
	<b>For Non-Residential Buildings</b>					
1.	Below 50 Sq. Mts.	80%	1.00 Mts.	Nil	Nil	7.00 Mts.
2.	Above 50 Sq. Mts. upto 75 Sq. mts.	75%	1.00 Mts.	0.50 Mts.	1.0 Mts.	7.00 Mts.
3.	Above 75 Sq. Mts. upto 100 Sq.Mts.	70%	1.75 Mts.	0.75 Mts.	1.5 Mts.	7.00 Mts.
4.	Above 100 Sq. Mts. upto 150 Sq. Mts.	65%	2.00 Mts.	1.00 Mts.	2.0 Mts.	7.00 Mts.
5.	Above 150 Sq. Mts. upto 200 Sq. Mts.	60%	2.50 Mts.	1.25 Mts.	2.5 Mts.	7.00 Mts.
6.	Above 200 Sq. Mts. upto 300 Sq. Mts.	60%	3.00 Mts.	1.5 Mts.	3.0 Mts.	10.00 Mts.
7.	Above 300 Sq. Mts. upto 400 Sq. Mts.	55%	3.00 Mts.	1.5 Mts.	3.0 Mts.	10.00 Mts.

### 9.3. Industrial Buildings

9.3.1. In the absence of provisions in the Development Plan the open spaces shall be as given in Table-4.

Sl. No.	Plot size	Front	Rear	Side
1.	From 450 sq. m. to 1,000 sq. m.	6.0 m.	4.5 m.	3.0 m.
2.	From 1,000 sq. m. to 5,000 sq. m.	9.0 m.	4.5 m.	4.5 m.
3.	From 5,000 sqm. to 30,000 sq. m.	9.0 m.	9.0 m.	4.5 m.
4.	Above 30,000 sq. m.			

9.4. Mercantile (Commercial) Buildings In the case of commercial areas for shopping centre other than integrated shopping centre development schemes, the open spaces shall be 3 m. minimum in front and rear. Side spaces may not be necessary if it is developed as shopping area under row-building schemes. However, the appropriate space for lighting and ventilation shall be provided through interior open spaces as specified in 9.2.2. The provision of the rear open space shall not be applicable to back shopping centre schemes, developed by public agency for approved as an integrated shopping centre scheme by a private agency.

9.5. Educational Buildings There shall be a minimum front open space of 6 m. and rear and side spaces of 4.5 m. but for high schools/colleges the open space at front shall not be less than 9 m. and 6 m. for side and rear open spaces.

9.6. Assembly Buildings In assembly buildings the open spaces shall not be less than 9 m. 6 m. respectively for front, side (s) and rear respectively.

9.7. Business (Office and Public) Buildings The open spaces for business buildings for offices and other public buildings shall not be less than 6 m. 4.5 m. on front side (s), and rear respectively.

9.8. Institutional Buildings For institutional buildings like hospitals, the open space shall not be less than 9 m. 6 m. for front, side (s) and rear respectively.

9.9. The set back requirements for individual occupancies depending upon the zones and width of road fronting the same shall be decided by the authority keeping in view the provisions of Master Plan.

#### 9.10. Group Housing

9.10.1. Group Housing Development normally and preferably in two and multi-storeyed blocks shall not be a customary sub-division of land into street and plots. The layout shall be governed by good design standards suiting the site and socio-economic requirements of the occupants to be decided by the Authority.

9.10.2. Access to dwellings in housing for low cost or weaker section of the society shall be provided with foot paths and their widths shall be governed by design requirements. The footpaths shall open on a residential street or cul-de-sac or loop street preferably 9 m. width.

9.10.3. The minimum size of the site for this type of development shall be 1000 sq. metres.

9.10.4. No limit to floors and height shall be applicable except in areas near protected monuments and air ports, and other restricted zones as specified etc., but the coverage and FAR various densities shall be as per the following regulation, given in table 5 below:

Sl.No.	Group Residential Density	Maximum Coverage in	Percent	F.A.R
	Persons/Acre	Persons/Hect		
(1)	(2)	(3)	(4)	(5)
1.	50	125	25	0.75
2.	100	250	30	1.25
3.	150	425	33	1.50
4.	200	500	35	1.75
5.	250	625	35	2.00

(a) floor area is calculated as area on all floor unless specifically excluded.

(b) The coverage shall be calculated on the basis of the whole area reserved for group housing after deducting

(i) The area of any highway or any road upto 25 m. and major residential roads of 18 m. wide road around the Group Housing Area (residential street, loop street, cul-de-sac, service lanes and footpaths shall not be deducted).

(ii) The area of school (excluding sites for Nursery Schools) and other community facilities within the Group Housing Area; and

(iii) The open spaces except play ground and totlots of local nature.

(c) Any further provisions of master plan and zonal development plan.

**10. Area and Height Limitation :-**

Floor area ratio and coverage The floor area ratio (FAR) and coverage for different use groups shall be as given in Table (6).

**11. Parking spaces :-**

11. 1. Each off-street parking space provided for major vehicle shall not be less than 20 sq. m. area, and for scooters and cycles the parking space provided shall not be less than 3 sq. m. and 1.4 sq. m.

11.2. For building of different occupancies, off-street parking space for vehicles shall be provided as stipulated below :

(i) Motor Vehicles-space shall be provided as specified in Table 7 for parking motor vehicles.

**TABLE - 7**

**Off-street Parking Spaces**

<b>Sl. No.</b>	<b>Occupancy</b>	<b>One parking space for every</b>
<b>(1)</b>	<b>(2)</b>	<b>(3)</b>
1.	Residential	
	(i) Multi-family residential	1 tenement exceeding 200 sq. m. area or 1 for two flats of 200 sq. m. each
	(ii) Lodging establishments, tourist homes and hotels with lodging accommodation	6 guest rooms
	(iii) Restaurant	1 for 20 seats
2.	Educational	100 sq. m. carpet area of fraction thereof of the administrative office area and Public service areas
3.	Institutional (Medical)	20 beds
4.	Assembly	30 seats
5.	Government or Semi-public business	100 sq. m. carpet area or fraction thereof
6.	Merchantile	100 sq. m. carpet area or fraction thereof
7.	Industrial	200 sq. m. carpet area or fraction thereof
8.	Storage	100 sq. m. upto 500 sq. m. area and every 200 sq. m. thereafter

(ii) Other Types of Vehicles For non-residential and non- assembly occupancies in addition to the parking areas provided under 11.2(i), 100 per cent additional parking space shall be provided for parking other types of vehicles. Of this, a minimum of 60 per cent shall be set apart exclusively for cycles.

11.3. Off-street parking space shall be provided with adequate vehicular access to a street,

and the area of drives, aisles and such other provisions required for adequate manouvering of vehicles shall be exclusive of the parking space stipulated in these Regulations.

11.4. If the total parking space required is provided by a group of property owners for their mutual benefit, such use of this space may be construed as meeting the off-street parking requirements, subject to the approval of the Authority.

11.5. In addition to the parking space, provided for buildings of merchantile (commercial), industrial and storage, at the rate of one such space for loading and unloading activities for each 1,000 sq. m. of floor area or fraction thereof exceeding the first 200 sq. m. of floor area, shall be provided. The minimum space shall be 7.7 x 3.7 m.

11.6. Parking lock-up garages shall be included in the calculation for Floor space for FAR unless they are provided in the basement of a building or under a building constructed on stills with no external walls.

11.7. The parking space in cinemas, theatres and place of public assembly shall be provided as under:

Sl. No.	Type of vehicle	No. of the vehicles for which parking space shall be provided
1.	Cars	3.3%
2.	Scooters	10 of the seating capacity
3.	Cycles	25%

11.8. The space to be left out for parking as given in 11 shall be in addition to the open spaces left out for lighting and ventilation purposes as given in 9.

## **12. Power of Government to exempt :-**

12.1. No Regulation shall be relaxed and applications or representations for the grant of relaxations from any of these regulations received by the Government after the 31st May, 1987, shall not be considered by the Government.

12.2. Notwithstanding anything in Regulation No.12.1 it shall be lawful for the Government to consider wholly or partially on the merits of each case, the applications or representations for the grant of relaxations from the provisions of any of these regulations received prior to the 31st May, 1987 in respect of the cases of unauthorised constructions made in violation of these regulations before the 31st May, 1987 and detected either before or after the said date or the applications or representations for the grant of relaxations from these regulations received with reference to the directions from the courts or the applications or representations in respect of the properties affected by the road widening schemes undertaken by the Municipal Corporation of Hyderabad, the Hyderabad Urban Development Authority or any other Government agency, subject to the payment of the compounding fees to the Authority as indicated in the following table:

Sl. No.	Nature of Violation	In case development or building is already made or started unauthorisedly
(1)	(2)	(3)
1.	Violation of the stipulated FSI excess coverage of built-up area and the encroachment into the mandatory open-spaces to be provided in and around the building relating to ground floor only.	Rs. 100/- per sq. ft. or extra FSI or extra coverage built over and above the permissible limits.
	Violation of the stipulated FSI, excess	

2.	coverage of built-up area and the encroachment into the mandatory open spaces to be provided in and around the Building relating to upper floors.	Rs.50/- per sq. ft. of extra coverage built over and above permissible limits.
3.	Providing less parking area than stipulated in the regulations	Rs.200/- per sq. ft. of shortage of parking area
4.	Conversion of covered parking space into living space	Rs. 250/- sq. ft.
5.	Conversion of covered parking space into shops for commercial or other use	Rs. 500/- per sq. ft.
6.	Conversion of residential building or flats into office building or for other uses	Rs. 50/- per sq. ft.

12.3. The limitations for the grant of relaxation from the provisions of any of the regulations for the cases referred to in Regulation 12.2 shall be as follows :

Sl. No.	Plot Area	Extent of relaxation for residential buildings	Extent of relaxation for non-residential buildings	Extent of relaxations for other buildings or uses
(1)	(2)	(3)	(4)	(5)
1.	Less than 250 Sq. Mts.	No limit	Upto 60%	--
2.	Between 250 & 500 Sq. Mts.	Upto 50%	Upto 40%	--
3.	Above 500 Sq. Mts.	Upto 30%	Upto 20%	--
4.	For religious uses	--	--	Upto 60% irrespective of the area of the plot
5.	Parking spaces for residential buildings or flats	--	--	Upto 30%
6.	Parking spaces for offices, commercial and other non-residential buildings	--	--	Upto 20%

### **13. . :-**

Conservation of listed buildings, areas, artefacts, structures and precincts of Historical and/or Aesthetical and/or architectural and/or Cultural value (Heritage Buildings and Heritage precincts) including rock formations.

1. Applicability:- This regulation will apply to those buildings, artefacts, structures and/or precincts of historical and/or aesthetical and/or architectural and/or cultural value (hereafter referred to as Heritage Buildings and Heritage Precincts) which will be listed in notification (s) to be issued by the Government. The Authority shall invite public objections and suggestions in three local daily newspapers before finalising the list. Restrictions on Heritage Buildings and Heritage precincts shall be in force with effect on and from the date of first notification.

2. Restriction on Development/Redevelopment/Repairs, etc:-

(i) No Development or redevelopment or engineering operation or additions, alterations, repairs, renovation including the painting of buildings, replacement of special features or demolition of the whole or any part of thereof or plastering of said Heritage buildings or Heritage precincts shall be allowed except with the prior written permission of the Vice-Chairman, Hyderabad, Urban Development Authority. The Vice-Chairman, Hyderabad Urban Development Authority shall act on the advice of/in consultation with the Heritage

Conservation Committee to be appointed by Government (hereafter called and#147;the said Heritage Conservation Committee:.) Provided that in exceptional cases, for reasons to be recorded in writing, the Vice-Chairman, Hyderabad Urban Development Authority may overrule the recommendation of the Heritage Conservation Committee: Provided further that the power to overrule the recommendations of the Heritage Conservation Committee shall not be delegated by the Vice-Chairman, Hyderabad Urban Development Authority to any other Officer.

(ii) In relation to religious buildings in the said list, the changes, repairs, additions, alterations and renovations, required on religious grounds mentioned in sacred texts, or as a part of holy practices laid down in religious codes shall be treated as permissible, subject to their being in accordance and consonance with the original structure and architecture, designs, aesthetics and other special features thereof. Provided that before arriving at his decision, the Vice-Chairman, Hyderabad Urban Development Authority shall take into consideration the recommendations of the Heritage Conservation Committee.

3. Preparation of list of Heritage Buildings and heritage Precincts:- The said list of buildings, artefacts, structures and precincts of historical, and/or aesthetical, and/or architectural and/or cultural value including rock formations to which this regulation applies shall not form part of the Regulation, for the purpose of Section 59 of the Andhra Pradesh Urban Areas (Development) Act, 1975. Modifications to the list shall not amount to modification to Zoning Regulations. This list may be supplemented, altered, deleted or modified from time to time by Government on receipt of proposals from the Vice-Chairman, Hyderabad Urban Development Authority or from the said Heritage Consideration Committee or by Government suo motu, provided that before the list is supplemented altered, deleted or modified, objections and suggestions from the public be invited and duly considered by the Vice-Chairman, Hyderabad Urban Development Authority and/or by Government.

4. Power to Alter, Modify or Relax Regulations:- With the approval of Government and after consultation with the said Heritage Conservation Committee, the Vice-Chairman, Hyderabad Urban Development Authority shall have the power to alter, modify or relax the provisions of other Regulations of the Hyderabad Urban Development Authority Zoning Regulations, 1981 (hereafter referred to as and#147;the said Regulationsand#148;) if it is needed for the conservation, preservation or retention of historical, aesthetical, cultural or architectural quality of any Heritage buildings as Heritage Precinct including rock formations.

5. Permission to demolish or to make major alterations to Heritage Buildings may be granted only in exceptional cases by the Vice-Chairman, HUDA after obtaining the opinion of Heritage Conservation Committee and after inviting public objections and suggestions in three local daily newspapers.

6. Grant of Transferable Development Rights in cases of loss of Development Rights:- If any application for development is refused under this Regulation or conditions are imposed while permitting such development which deprives the owner/lessee of any unconsumed Floor Space Index the said owner/Lessee shall be compensated by grant of Development Rights Certificate (hereafter referred to as and#147;Transferable Development Rightsand#148;) subject to the Regulations as provided in Appendix and#145;Fand#146; the Transferable Development Rights from Heritage Building may be consumed in the same municipal ward from which it originated. The extent of Transferable Development Rights Certificates to be granted may be determined by the Vice-Chairman, Hyderabad Urban Development Authority in consultation with the Heritage Conservation Committee and will not be awarded unless sanctioned by the Government.

7. Maintaining Sky Line:- Building included in Heritage Precincts shall maintain the sky line in the precinct (without any high-rise development) as may be existing in the surrounding area, so as not to diminish or destroy the value and beauty of the said/listed Heritage buildings Heritage precincts and rock formations by Municipal Administration and Urban Development. The development within shall be in accordance with guidelines framed by Vice-Chairman, Hyderabad Urban Development Authority in consultation with Heritage Conservations

Committee.

8. Repair Fund:- Building included in the said list shall be repaired by the owners/lessee of the said buildings themselves or occupiers of the old buildings, with a view to give monetary held for such repairs a separate fund may be created, which would be kept at the disposal of Vice-Chairman, Hyderabad Urban Development Authority, who will make disbursement from the funds in consultation with Heritage Conservation Committee. Provisions for such fund may be made through the budget of the Authority.

9. Grading of the Heritage Buildings/heritage Precincts:- Heritage Buildings/precincts may be graded into three categories. The meaning of these Grades and basic category for development permissions are as follows:-- Listing does not prevent change of ownership or usage. However such usage should be in harmony with the said listed precinct/buildings. Care will be taken to ensure that the development permission relating to these buildings is given without delay.

<b>Grade-I</b>	<b>Grade-II</b>	<b>Grade-III</b>
<p>A. Definition:- Heritage Grade-I comprises of buildings, and precincts of national or historical importance, embodying excellence in architectural style design technology and material usage they may be associated with a great historical even personality, movement or institution, they have been and are the prime land marks of the City.</p>	<p>Heritage Grade-II (A &amp; B) comprises of buildings or regional or local importance, possessing special architectural or aesthetical merit, cultural or historical value, though of a lower scale than in Heritage Grade-I. They are local landmarks, contributing to the image and identity of the City. they may be the work of master craftsmen, or may be models of proportion and ornamentation, or designed to suit a particular climate.</p>	<p>Heritage Grade-III comprises of buildings, and precincts of importance for town scape including rock formations they evoke architectural aesthetic or sociological interest though not as much as in Heritage Grade-II. These contribute to determine the character of the locality, and can be representative of life style of a particular community or region and, may also be distinguished by setting on a streetline, or special character of the facade and uniformity of height, width and scale</p>
<p>B. Objective:- Heritage Grade-I richly deserves careful preservation.</p>	<p>Heritage Grade-II deserve intelligent Conservation.</p>	<p>Heritage Grade-III deserves protection of unique features and attributes.</p>
<p>C. Scope for changes:- No interventions would be permitted either on the exterior or interior unless it is necessary in the interest of strengthening, and prolonging, the life of the buildings or precincts or any part or features thereof. For this purpose, absolutely essential and minimal changes would be allowed and they must be in accordance with original.</p>	<p>Grade-II(A) Internal changes, and adaptive reuse will be generally allowed, but external changes will be subject to scrutiny. Care would be taken to ensure the conservation of all special aspects for which it is included in Heritage Grade-II. Grade-II (b) In addition to above extension or additional buildings in the same plot or compound could, in certain circumstances, be allowed provided that extension/additional building is in harmony with (and does not detract from) existing heritage building(s) or precincts especially in terms of height and facade.</p>	<p>External and internal changes and adaptive reuse would generally be allowed. Changes can include extensions, additional buildings in the same plot or compound provided that extension/additional building is in harmony with and does not detract from the existing heritage building/precinct especially in terms of height and/or facade. Reconstruction may be allowed when it has been affected by accidental fire or any other calamity or if reconstruction is required to consume the permissible Floor Space Index and no option other than reconstructions is available.</p>
<p>D. Procedure:- Development permission for the changes would be given by Vice-Chairman, Hyderabad Urban Development Authority on the advice of the Heritage Conservation Committee to be appointed by State Government.</p>	<p>Development permission for the changes would be given by Vice-Chairman, Hyderabad Urban Development Authority in consultation with a sub-committee of the Heritage Conservation Committee.</p>	<p>Development permission would be given for changes by Vice-Chairman, Hyderabad Urban Development Authority itself but in consonance with guidelines, which are to be laid down by Government in consultation with the Heritage Conservation Committee.</p>
<p>E. Vistas/Surrounding Development:- All development in areas surrounding Heritage Grade-I shall be regulated and controlled, ensuring that it does not mar the</p>		

grandeur of or views from, Heritage Grade-I.]		
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