REVISED CLAUSES AS APPROVED IN 34TH BOARD MEETING OF UPSIDA

Şŗ	Existing Clause	Clause			Revised Clause	se	
3		Clause Description	-		Clause No	Description	
	Z		٠				
	NEW AC	NEW ADDITIONS	6				
حر	.1	,	-		· Chapter 14	14.0 Mructural Safety - Fire Safety and Service	
	/+ .					14.1 File Safety Requirements	Hites
		(٠,	· · ·	(a) 3uilding snall be so pla	be so planned, designed and constructed so as to ensure fire
					:	safety and this shall be the National Building (safety and this shall be done in accordance with Part IV 'Fire Protection' of the National Building Code of India as amended from time to time.
					•	(b) In case of multi-store	${\sf u}^{\rm i}{\sf d}$ -storeyed ${\sf b}{\sf u}^{\rm i}{\sf d}$ ings ${\sf ab}$ and ${\sf 1.5}$ metre in height, building
			•			square metres ground	which are more than three-groreys and building with more than 400 square metres ground floor to overage and all other buildings of industrial,
·i	·*					storage, assembly and	storage, assembly and nazaro bus type building scheme, provisions of Uttar
	٠,				•	abt A.	www.an.au. ~6to au assire Adilliudi (Act 110, 6 of 2003) sidi
						14.2 Structural Design	
	· · · · · ·					The structural design steel in a building s	The structural design of any item of masonry, timber, plain concrete and steel in a building shall be carried out in accordance with Part VI
			•			(Structural Design, 9	(Structural Design, Section-1, Boards, Section-2, Section-5,Contrete,
	/ t			•	· .	Section-6 Steel, as the National Building Code	Section-6 Steel, as the case may be) of National Building Code of India <i>National Building Code</i> -2005(as amemnded) prepared by Indian Standard
<u></u>						Institution and as prev	Institution and as prevalent at the time of execution of the works.
						14.3 Quality of Material and Workmanship	nd Workmauship
					-	f.i materials and wo	and work maniship shall be of good quality conforming

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:	

(2) Every factory building within the area shall be provided with such	! 							
(1) Subject to the provision of any law for the time being in force, the sanitary fittings and installations in building shall be in accordance with the provisions of National Building Code as amended from time to time.		···					/>	<u>, , , , , , , , , , , , , , , , , , , </u>
Sanitary Fitting	14.7	•			٠			
The requirements of water supply in a building shall be in accordance with the provision of National Building Code as amended from time to time.								
Water supply requirements	14.6		. :			•	1/1	;
National Building Code of India prepared by Indian Standard Institution as amended from time to time.	•						·	,
The planning design, construction and installation of water supply, drainage and sanitation and gas supply system in building shall be in		·	···					
Plumbing	14.5	· .					/1	
National Building Code of India 2005 prepared by Indian Standard Institution and as prevalent at the time of execution of the work.			•					
Section 2, Electrical Installations, Section 3, Air-conditioning and heating, Section-5. Installation of lifts and escalators, as the easy may be of	<u>·</u>		· .				:	:
conditioning and heating work, installation of lifts and escalators in a conditioning shall be carried out in accordance with Part VIII (Building Services,			•	5. _{1.}	· · · · · · · · · · · · · · · · · · ·	4	:	;
The planning design and installation of electrical installations, air-			· . ;	•				
Building Services	14.4					Τ,	/*	
Building Materials and Part VII Constructional Practices and Safety of National Building Code of India 2005 as amended from time to time.		· · · · · ·	*					
Pradesh, Indian standards Specifications and Codes as included in Part V		• · ·			•			
generally to accepted standards of Public Work Department of Uttan								

(1) No construction of any kind shall be permitted beyond the building				(*)		
6.3.3.1 Other Provisions for Industrial buildings:	Industrial					
Provisions For Clause 6.2.43, 6.2.44, 6.2.45, 6.2.46, 6.2.47, 6.2.48, and 6.2.64	6.3.3				2.	
				······································		
given as per Appendix-7.				· · ·		
14.5, 14.6, 14.7, 14.8, 14.9 & 14.10. A certificate to this effect shall be				•		
provisions				1/1/2		
14.11 Note: The Owner Technical Person shall be fully responsible for all		•			: .	
per Appendix-7.				· : · : ·		
time. The technical person shall be responsible for ensuring the same as				·		
provided in these regulations shall be as per the provisions of National Building Code in these regulations shall be as per the provisions of National	میسو پیر		,			
14.10 Note:- All the provisions made in the building which are not specifically						
Part III, Annex D of National Building Code-2005(as amemned).	<u> </u>			-		
buildings and facilities used by public in accordance with the provision of		,		/v // // // // // // // // // // // // /	•	
Provisions for physically handicapped persons shall be made in all					•	٠.
14.9 Provision for Physically Handicapped						
relevant codes and guidelines are given in Appendix 11-A/B/C/D.						
safety and natural hazards protection of buildings. The details of the		•				
Code and Guidelines and other documents shall be observed for structural			٠.			
transmission towers, the requirements specified in the Indian Standard						
tank telephone exchange bridges and culverts electric substation				/ v		
						•
14.8 Structural Safety for Natural Hazard Protection-	· · · · · · · · · · · · · · · · · · ·					
time.			٠		,	
provisions of the Factories Act 1948 as amended from time to						
		- Control of the Cont				

															
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upto	Ab up		<u>. </u>		<u> </u>			\dashv				:			월
		Above		Upto	•			_		5	₹	.≝	ii) groun	. :	e (on
upto 25 acres	upto 10 acres	Above 0.5 acr		Upto 0.5 acres		•		Plot Size	shelte	v) Maxir watch	iv) No pi	iii) Watc	ii) Unde ground level	i) A Ch roof	e (on setback
25 acres	Above 10 acres	Above 0.5 acres		Upto 0.5 acres	•			Plot Size	shelter and v	v). Maximum h watch tower	iv) No projection allowed out:	ii)Watchman	ii) Undergrour ground level.	i) A Chajja (pr roof level. I	e (on setbacks) exce
		S.	metres		watci	shelt	•		shelter and watch t	v) Maximum height o watch towers 15 n	iv) No projection of w	ii)Watchman Shelter	ii) Underground wate ground level.	i) A Chajja (projection roof level. No con	envelope (on setbacks) except
	o to acres metres	Above 0.5 acres 30 square	metres	Upto 0.5 acres 15 square	watch tower	shelter and	•		shelter and watch towers a	v) Maximum height of watch watch towers 15 metres.	iv) No projection of watchma allowed outside—the plot	iii) Watchman Shelters and W	ii) Underground water tanks ground level.	i) A Chajja (projection) of ma roof level. No construction	e (on setbacks) except
metres	metres 45 square	es 30 square		15 square	watch tower	<u></u>	watchman	Total area for	shelter and watch towers as follow	v) Maximum height of watchman she watch towers 15 metres. Total are	iv) No projection of watchman shelts allowed outside—the plot line.	iii) Watchman Shelters and Watch To	ii) Underground water tanks with top ground level.	i) A Chajja (projection) of maximum roof level. No construction of any permitted over projections other t	e (on setbacks) except
metres		S.	metres metres		watch tower shelter	<u></u>	watchman	Total area for	shelter and watch towers as follows:	v) Maximum height of watchman shelter sha watch towers 15 metres. Total area, as m	iv) No projection of watchman shelters and allowed outside—the plot line.	iii)Watchman Shelters and Watch Towers wit	ii) Underground water tanks with top flush w ground level.	 A Chajja (projection) of maximum width or roof level. No construction of any type or permitted over projections other than men 	e (on setbacks) except
metres metres	metres metres 45 square 24 square	es 30 square 24 square	metres	15 square 15 square		watchman	watchman under each	Total area for Maximum area	shelter and watch towers as follows:	v) Maximum height of watchman shelter shall be 4 i watch towers 15 metres. Total area, as mentioned number.	 No projection of watchman shelters and watch t allowed outside the plot line. 	iii) Watchman Shelters and Watch Towers with following	ii) Underground water tanks with top flush with the a ground level.	 A Chajja (projection) of maximum width of 0.75 m roof level. No construction of any type or any maximum mentioned has been permitted over projections other than mentioned has been permitted over projections. 	e (on setbacks) except
metres metres	metres 45 square	es 30 square		15 square		watchman	watchman under each	Total area for	shelter and watch towers as follows:	v) Maximum height of watchman shelter shall be 4 meters and for watch towers. 15 metres, total area, as mentioned below, under such shelters shall be split in desired number of watch man	iv) No projection of watchman shelters and watch towers shall be allowed outside—the plot line.	iii) Watchman Shelters and Watch Towers with following provisions:	ergrot	 A Chajja (projection) of maximum width of 0.75 metre at lintel or roof level. No construction of any type or any material shall be permitted over projections other than mentioned herewith. 	e (on setbacks) except

Above 50 acres for

an additional 50

10 square An additional

24 square meter

5 square

upto 50 acres Above 25 acres

60 square metres

metres 24 square

metres 5 square

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			,		
(3) Floor Area Ratio shall not include:	ij Mezzanine ii) The shafts provided for lifts shall be taken for covered area calculations only on one floor and included in ground coverage. iii) Pergola, shall be counted towards Floor Area Ratio if closed from three or more than three sides. iv) Meter room as per Electricity Authority norms.	equipment, feeder pillars, telephone distribution equipment may, be permitted in open setback as a service utility provided after leaving clear space for fire tender. (2) Floor Area Ratio shall include	fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide swing, culverts on drains. e) Any other feature, primarily ornamental in nature, not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case to case basis. f) Open generator set, filtration plant, Electrical distribution	a) Meter room as per norms of Electricity Authority. b) Open transformers without any permanent enclosure keeping in view the necessary safety requirements. c) Other features as mentioned in Table 3. d) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank,	acres metres and part thereof vi) The following features shall be permitted after leaving minimum
	be taken for covered area cluded in ground coverage. oor Area Ratio if closed from norms.	hone distribution equipment etback as a service utility e for fire tender.	te, slide swing, culverts on te, slide swing, culverts on ornamental in nature, not of commercial use may be ve Officer on case to case vant. Electrical distribution	tricity Authority. any permanent enclosure fety requirements. Fable 3. s, water pool, swimming pool atform around tree, tank,	metres

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A cantilever projection at any level (in setbacks) of a width of 0.75 merer. No construction of any type or any material shall be permitted over projections. Resement(s) shall be permissible within the setback line on each floor. However macknum permissible area under basefrient shall be limited up to: a blasement area, if used for services, storage etc. then maximum area under such facilities shall be equivalent to maximum permissible ground coverage. b) Basement area/podium parking as defined in parking table, if used for parking, then area equivalent to parking requirement shall be permitted. c) In plots bigger than 1000cqmtrs. The basement shall be allowed in setback area after leaving a minimum setback of 6.0 mtrs. c) Basement, if used for any other use other than mentioned above, shall be included in the FAR of the building. Stilt area of non-habitable height 2.40 metres from bottom of beam proposed to be used for parking landscaping etc. v) Balconies (Up to 1.5 metre width free) may be projected in open setbacks provided femts, clear space is available for fire tender notwerned. vi) Octaer features as mentioned in Table 3. vii) Octaer features as mentioned in Table 3. viii) Rollery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, beneut, related to the parking table, and unerclosed by side walls, compound well, greak label, swing, uncovered.	xcept					- :	
	compound wall, gate, slide, swing, uncovered staircase				/ *		
	bench, chabutra with open top and unenclosed by side walls,						
	uncovered), uncovered platform around tree, tank, fountain,	•					
	Rockery, well and well structures, water pool, swimming pool (if	· vii)	· ·		- · - · ·		
	Other features as mentioned in Table 3.						
	הוטימוויים						
· . ·	setbacks provided emtrs, dear space is available for fire tender			•			
•	Balconies (Up to 1.5metre width free) may be projected in open	5		4			
•	הפפווז ליוס ליספמונס אב מאבמיניו לפואווים, ומוזמאים ליום ביני.				<u> </u>		
•	Stilt area of non-habitable height 2.40 metres from bottom of	 <u>\s</u>					
	snall be included in the FAK of the building.	. 		,* ·*,		- -	
1) A cantilever projection at any level (in setbacks) of a width of 0.75 metre. No construction of any type or any material shall be permitted over projections. 8 assement(s) shall be permissible within the setback line on each floor. However maximum permissible area under basement shall be limited up to: a) Basement area, if used for services, storage etc. then maximum area under such facilities shall be equivalent to maximum permissible ground coverage. b) Basement area/ Podium parking as defined in parking table, if used for parking, then area equivalent to parking requirement shall be permitted. c) In plots bigger than 10000sqmtrs. The basement shall be allowed in setback area after leaving a minimum setback of 6.0mtrs.	Basement, if used for any other use other than mentioned above,	ij		•	-		
	o.onikis.	• .			-		
	allowed in setback area after leaving a minimum setback of	_					***
A cantilever projection at any level (in setbacks) of a width of 0.75 metre. No construction of any type or any material shall be permitted over projections. Basement(s) shall be permissible within the setback line on each floor. However maximum permissible area under basement shall be limited up to: a) Basement area, if used for services, storage etc. then maximum area under such facilities shall be equivalent to maximum permissible ground coverage. b) Basement area/ Podium parking as defined in parking table, if used for parking, then area equivalent to parking requirement shall be permitted.					. ^		
A cantilever projection at any level (in setbacks) of a width of 0.75 metre. No construction of any type or any material shall be permitted over projections. **Rasement(s) shall be permissible within the setback line on each floor. However maximum permissible area under basement shall be limited up to: **a) Basement area, if used for services, storage etc. then maximum area under such facilities shall be equivalent to maximum permissible ground coverage. **b) Basement area/ Podium parking as defined in parking table, if used for parking, then area equivalent to parking.	requirement shall be permitted.		•				
A cantilever projection at any level (in setbacks) of a width of 0.75 metre. No construction of any type or any material shall be permitted over projections. (i) Rasement(s) shall be permissible within the setback line on each floor. However maximum permissible area under basement shall be limited up to: (a) Basement area, if used for services, storage etc. then maximum area under such facilities shall be equivalent to maximum permissible ground coverage. (b) Basement area/ Podium parking as defined in parking table, if	for parking, then area equivalent to						
A cantilever projection at any level (in setbacks) of a width of 0.75 metre. No construction of any type or any material shall be permitted over projections. (i) Rasement(s) shall be permissible within the setback line on each floor. However maximum permissible area under basement shall be limited up to: (a) Basement area, if used for services, storage etc. then maximum area under such facilities shall be equivalent to maximum permissible ground coverage.							
i) A cantilever projection at any level (in setbacks) of a width of 0.75 metre. No construction of any type or any material shall be permitted over projections. ii) Rasement(s) shall be permissible within the setback line on each floor. However maximum permissible area under basement shall be limited up to: a) Basement area, if used for services, storage etc. then maximum area under such facilities shall be equivalent to	maximum permissible ground coverage.					<u>.</u>	<u></u>
	maximum area under such facilities shall be equivalent to			,	-		·· ·
A cantilever projection at any level (in setbacks) of a width of 0.75 metre. No construction of any type or any material shall be permitted over projections. i) Basement(s) shall be permissible within the setback line on each floor. However maximum permissible area under basement shall be limited up to:	a) Basement area, if used for services, storage etc. then			٠.	··		
A cantilever projection at any level (in setbacks) of a width of 0.75 metre. No construction of any type or any material shall be permitted over projections. (i) Basement(s) shall be permissible within the setback line on each floor. However maximum permissible area under basement shall	be limited up to:						
i) A cantilever projection at any level (in setbacks) of a width of 0.75 metre. No construction of any type or any material shall be permitted over projections. ii) Sasement(s) shall be permissible within the setback line on each	floor. However maximum permissible area under basement shall						•
i) A cantilever projection at any level (in setbacks) of a width of 0.75 metre. No construction of any type or any material shall be permitted over projections.	Basement(s) shall be permissible within the setback line on each						
i) A cantilever projection at any level (in setbacks) of a width of 0.75 metre. No construction of any type or any material shall be	permitted over projections.	· .	·	•			·
i) A cantilever projection at any level (in setbacks) of a width of	0.75 metre. No construction of any type or any material shall be			•			
	A cantilever projection at any level (in setbacks) of a width of						

					-	_
cantilevered and no structure on it having a size of 2.4metre x 4.5metre shall not be counted in Ground Coverage.						
of any type shall be permitted over the canopy. Canopy, if						
				٠		
shall include the following built structures. The structures on ground will be counted in Ground Coverage						
15% of prescribed FAR shall be added towards common areas, which	4					
service floor shall be 2.40 mtrs.from floor to bottom of the beam.					/ y	
				-		<u> </u>
xii) In multistorey buildings service floor may be allowed after 4						
sqmtrs.	•					
xi) Additional 5% of the plot area as ground coverage will be allowed	•	• ;				
Chief Executive Officer on case to case basis.					_/*	
0						
x) Any other feature purely ornamental in nature and not enclosing						
coverage.		į		,		
coverage, its respective area shall be added in total FAR & ground						
area or any other structure which is counted in FAR & ground					-	
any commercial activity is proposed in Atrium or any saleable				_		
(x) Atrium shall be kept free from FAR and ground coverage. In case						
on case to case basis.			-	. ` `	/9	-
it can be landscaped with approval of the Chief Executive Officer			e súmbore a			
the ramp shall not be used for any commercial purpose, however			-	•		
height as per requirement may be considered. The space under	•••		J pomejoki			
used for approach to the entrance of the building, then the					_	
viii) Open ramps with no area enclosed below it of usable height, if						
buildings, open shafts, culverts on drains.						
high railing/wall and open to sky), overhead tanks on top of	٠,					
					/,	

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within a radius of one and half kilometer from the boundary line of such buildings by recording reasons.				
	(6)		·/•	,
allottee may provide or propose more than 16mtrs. space between two blocks.	· .			
spacing shall be increased by 1mitrs.for every addition of 3 mitrs, in height of building subject to a maximum spacing of 16 mitrs, as per clause 8.2.3.	· ·			
Distance between two adjacent building blocks shall be minimum 6 mtrs. and maximum 16 mtrs. depending on the height of blocks. For building height up to 18 mtrs. the spacing shall be 6mtrs, and thereafter the	, <u>. </u>		14	<u>.</u>
Distance between two adjacent building blocks	(5).			
13) Any other utilities and facilities as decided by the Chief Executive Officer depending on its requirement.	<u>.</u>			
12) Covered Walkways and pathways.				
n w	·			
 Refuge area as per definition for fire evacuation and National Building Code 2005. 	:		*	
Numty, machine room for lifts. Cunboards upto a death of 0.60mtr and 1.80mtr in length.		•	-	
7) Toilet blocks for visitors, drivers, guards etc on ground floor only.				
	·.	· · ·		
_				
			(y	
2) Loft up to maximum height of 1.5 metre				

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				<u> </u>		(9)	(8)			(7)
ű,	:	P	s.No.	(11) Minim requir Under	(10) At least one of th		_	techno	hydrar height height autom	·
Exceeding 10000 Sq. Mtrs. but not exceeding 20000 Sq. Mtrs.	Exceeding 4000 Sq. Mtrs. but not exceeding 10000 Sq. Mtrs.	Upto 4000 Sq. Mtrs;	SIZE OF PLOT (SQ. MTRS.)	Minimum requirement for sanction/completion: Minimum covered area required for completion shall be as per lease deed or Memorandum of Understanding or as follows:-	one of the lifts provided shall be of	Toilet block for visitors, drivers etc. comprising of minimuna bath and 2 urinals shall be provided on the ground floor.	The height of basement shall be maximum 1.5metres upto bottom of the slab above the plinth of boundary wall. In case the basement is flush with the ground level adequate light and ventilation shall be ensured.	technology and requirement of space	neight of equipments such as electric generator, air conditioner, fire hydrant erc. is more than 4.5 metre. Additional height equivalent to height of equipments may be permitted. In case of Automatic/semi automatic/ mechanised parking facility also more than 4.5 mtrs, height may be allowed by the Chief Executive Officer depending upon the	The internal height of the basement (flo
35%	40%	50%	MINIMUM BUILT UP AREA(AS %OF TOTAL PERMISSIBLE FAR)	mpletion: Minimum covered area lease deed or Memorandum of	e lifts provided shall be of the specification of goods lift.	visitors, drivers etc. comprising of minimum a water closet, inals shall be provided on the ground floor.	asement shall be maximum 1.5metres upto bottom of the plinth of boundary wall. In case the basement is flush with el adequate light and ventilation shall be ensured.		may be allowed by the Chief Executive Officer depending upon the	ght of the basement (floor to ceiling) shall be minimum bottom of beam and maximum 4.5 metre. Except wherever

ت	spectively or directions issued from time to time whichever is	respectively or directions issue		-	 ·				/# (5		
	erking and landscaping as per lable no. 5 and lable no. o	Farking and landscaping as pe	خ								
		Plumbing work to be complete.	131)								
		Electrical wiring)	Ξ								
		common areas or public use areas	<u>:</u>								
<u> </u>	Flooring;/ i.e hard surface and completely finished floors for	Flooring;/ i.e hard surface and									.—.—
		completion retaincare.	Ç.							 -	
	following item in building shall be mandatory for issue of	, -,,	2	(12)		:		· . ·	 . ·		
	ty during construction period.	blocks for the purpose of security during construction period.						`,'	- <u>-</u> / *		
	provisions of services and the allottee shall segregate these,	provisions of services and the		-		æ.		• . :			
	built up area, the building completed with all mandatory	built up area, the building						•		•	
	Occupancy may be allowed subject to a minimum of 1,00,000sqm	o. =	318)							··	
<u>.</u>	II the projects of 40 hertares and above, block wise temprorary	<u> </u>	ij				•	:			
	ultiples of 5 years after taking completion of minimum area,		i.						<u></u>		
·	y be granted to the allottee in	However validity of plans may be granted to the allottee	:								
	be followed.	lease deed or previous options shall be followed.	· —						<u>-/</u>		
	e provisions of project report or	allotments. In the old allotments, the provisions of project report or	<u>a</u>	•							
	ent shall be applicable in all	mentioned completion requirement shall be	. 3								
	ble mentioned above. The above		ğ,							<u> </u>	
	further time extension shall be required if the completion has	i) No further time extension shall b	=:	_					-;		
			Note:								
· ;	15%	Above 400000 Sq. Mtrs.	7.				***************************************				
		not exceeding 400000 Sq. Mtrs.							/ v		
	20%	Exceeding 200000 Sq. Mtrs. but	6		:					<u></u>	,
··		not exceeding 200000 Sq. Mtrs.							<u>:</u> :		
	25%	Exceeding 100000 Sq. Mtrs. but	5.		· · · · · · · · · · · · · · · · · · ·				<u> </u>		
		not exceeding 100000 Sq. Mtrs.					,				<u></u>
	30%	Exceeding 20000 Sq. Mtrs. but	4								-

Maximum height of watchman shelter shall be 4 meters and for	<)						r* 1
No projection of watchman shelters and watch towers shall be allowed outside the plot line.	iv)						
Watchman Shelters and Watch Towers with following provisions:	= :-						
Underground water tanks with top flush with the adjoining ground level.							
A Chajja (projection) of maximum width of 0.75 meter at lintel or roof, level. No construction of any type or any material shall be permitted over projections other than mentioned herewith	=			· .	· · · · · · · · · · · · · · · · · · ·		
onstruction of any kind shall be permitted beyond the building envelope setbacks) except	(1) No construction (on setbacks) e	:				·	· · · · · · · · · · · · · · · · · · ·
Provisions:	24.4.1 Other Provisi	Commeriacal					
Provisions For Clause -6.2.39	Provisions Fo	6.3.4			•	l	ω
						,	
requirement mentioned in the same shall be applicable.			:				
to be removed. In case if any special clause is mentioned in the	>						
Any other special provision as mentioned in the lease deed; In case of completion of whole project, all temporary structures	<u>×</u> ×	-					
time of issue of occupancy certificate;					./#		 -
fixing of glass in the windows pane shall not be mandatory; No violation should be there in the overall building or site at the	×.	•					
shall be provided. In case grill is provided in the windows the							
Buildings shall be lockable i.e. all external doors and windows	viii)						
Roundardwall and gates shall be mandatory:	á.		٠.			**************************************	
Internal and external finishing (Plastering may not be	∠.						
or direction issued from time-to-time;							
nigher; Number plate and illumination board as per direction amended	٤				/#		

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	.s	Plot Size	Total area for	‰aximum area	Maximum
	No.	. ,	watchman	under each	area under
	•		shelter and	watchman	each watch
			watch tower	shelter	tower
	ы	Upto 0.5 acres	15 square	15 square met <i>res</i>	5 square
			metres ·		metres
· -	۲,	Above 0.5	30 square	24 square metres	5 square
<u></u> -	-	acres upto 10	metres		metres
<u>.</u>		acres			
	ω	Above 10 acres	45 square	24 square metres	5 square
	,	upto 25 acres	metres		metres
	4	Above 25 acres	60 square	24 square metres	5 square
		upto 50 acres	metres		metres
	5	Above 50 acres	An additional	24 square meter	5 square
		for an	10 square		metres
		additional 50	metres and		•
		acres	part thereof		

watch towers 15 meters. Total area, as mentioned below, under

such shelters shall be split up in desired number of watch man

snelter and watch towers as follows:

. tayanı

Other features as mentioned in Table 3

keeping in view the necessary safety requirements.

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6 mtrs. open corridor for fire tenders.

Meter room as per norms of Electricity Authority.

Open transformers without any permanent enclosure

The following features shall be permitted after leaving minimum

			ii) B	ר. מ	(3) Floor Are	ii) M	(2) Floor Area			
b) Basement area/ Fodium parking as defined in parking course	maximum permissible ground coverage.	 a) Basement area, if used for services, storage etc. then maximum area under such facilities shall be equivalent to 	Basement(s) , shall be permissible within the setback line on each floor. However maximum permissible area under basement shall be limited up to:	A cantilever projection at any level (in setbacks) of a width of 0.75 metre. No construction of any type or any material shall be permitted over projections.	Floor Area Ratio shall not include:	rine sharts provided for first shart we taken for covered or calculations only on one floor and included in ground coverage. Pergola, shall be counted towards Floor Area Ratio if closed from three or more than three sides. Meter room as per Electricity Authority norms.	` 15 - - 1	f) Open generator set, filtration plant, Electrical distribution equipments, feeder pillars, telephone distribution equipments may be permitted in open setback as a service utility provided after leaving clear space for fire tender	e) Any other feature, primarily ornamental in nature, not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case to case basis.	 d) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide swing, culverts on drains.

Atrium shall be kept free from FAR and ground coverage. In case any commercial activity is proposed in Atrium or any saleable area or any other structure which is counted in FAR & ground coverage, its respective area shall be added in total FAR & ground	· ·x			·				
it can be landscaped with approval of the Chief executive officer on case to case basis.	,							
height as per requirement may be considered. The space under the ramp shall not be used for any commercial purpose, however the ramp shall not be used for any commercial purpose, however			-			/s		
Open ramps with no area enclosed below it of usable height, if listed for approach to the entrance of the building, then the	viii)							
and open to sky), overhead tanks on top of buildings, open shafts,								
compound wall, gate, slide, swing, uncovered staircase (unenclosed		· 						
uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls,		· ·				*/y		
Rockery, well and well structures, water pool, swimming pool (if	VII)				•	_ _ -,		
Other features as mentioned in Table 3.	vi)	: 						
Balconies (Up to 1.5meter width free from FAR)_may be projected in open setbacks provided 6mtrs, clear space is available for fire tender movement.	5					<u> </u>	-	
Stilt area of non-habitable height 2.40 metres from bottom of beam proposed to be used for parking, landscaping etc.	<u>.</u> <u>S</u>	·				1/8		l
sasement, if used for any other use other than mentioned above, shall be included in the FAR of the building.	33							
c) In plots bigger than 10000sqmtrs. The basement shall be allowed in setback area after leaving a minimum setback of	, •							
if used for parking, then area equivalent to parking requirement shall be permitted.	·					./		

centre Electric sub-station, service ducts.				
			•	
10. Refuge area as per definition for fire evacuation and National Building				
 Cuphoards into a depth of 0.60mtr and 1.80mtc in length. 	-			
 Toilet blocks for visitors, drivers, guards etc on ground floor only. 				
6. Fire escape staircases			*	
excluding area of corridor, beyond the lift).				
5. Garbage shafts , lift shafts and 10sqmtr lobby infront of each lift(•			
4. Watchmen/ Security shelters and watch towers				
works, water tank etc.				
3. Air-conditioning plant, electrical installation, generator room, water				
2. Loft up to maximum height of 1.5 meter.				
not be counted in Ground Coverage.				
cantilevered and no structure on it having a size of 2.4m x 4.5m shall				
of any type shall be permitted over the canopy. Canopy, if	~		*	
1. Canopy projections of area as mentioned in table 4, no construction			<u>.</u>	
			-	
be counted in Ground Coverage				
shall include the following built structures. The structures on ground will			•	-
1 15% of prescribed FAR shall be added towards common areas, which	7			
service floor shall be 2.40 mtrs.from floor to bottom of the beam.				
Service floor shall not be counted in FAR and maximum height of				
floors. Maximum of 3 service floors may be allowed in a building.			\(\frac{f_*}{\cdot}\)	
xii) In multi storey buildings service floor may be allowed after 4				· · · · · · · · · · · · · · · · · · ·
10000sqmtrs.		•		
for dedicated multi level varking in plots bigger than				
xi) Additional 5% of the plot area as ground coverage will be allowed	•			
executive offices of case pasts.	•		٠.	
covering space of commercial use may be permitted by the Chief				
Any other feature purely ornamental in nature and not enclosing or				
COver age.			•	
2000				

. (9)	(%)		(7)	(6)				(5)
Toilet block for visitors, drivers etc. comprising of minimum a water closet, a bath and 2 urinals shall be provided on the ground floor.	The height of basement shall be maximum 1.5metres upto bottom of the slab above the plinth of boundary wall. In case the basement is flush with the ground level adequate light and ventilation shall be ensured.	height of equipments may be permitted. In case of Automatic/serni automatic/ mechanised parking facility also more than 4.5 mtrs, height may be allowed by the Chief-Executive Officer depending upon the technology and requirement of space.	The internal height of the basement (floor to ceiling) shall be minimum 2.4mtrs from bottom of beam and maximum 4.5 meter. Except wherever height of equipments such as electric generator, air conditioner, fire hydrant etc. is more than 4.5 metre. Additional height equivalent to	The Authority shall have a right to impose such restriction and limitations as to the number of storey and extent of height of the building as he considers fit where protected areas, ancient or historical monuments lie within a radius of one and half kilometer from the boundary line of such buildings by recording reasons.	the blocks have dead-end sides facing each other, than the spacing shall be maximum 9 mtrs. instead of 16 mtrs. Moreover, the allottee may provide or propose more than 16mtrs. space between two blocks.	≃ - ω	Distance between two adjacent building blocks shall be minimum 6 mtrs. and maximum 16 mtrs, depending on the height of blocks. For building height up to 18 mtrs, the spacing shall be 6mtrs, and thereafter the	13. Any other utilities and facilities as decided by the Chief Executive Officer depending on its requirement. Distance between two adjacent building blocks

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	=	Note:		7.	ση	'n	.هو	w	2.	ا د.	-	S.NO.	(11) Mini requ Und	(10) At least
all discribing. In the old discribing, the provisions of project	No further time extension shall be required if the completion has been taken by the allottee as per table mentioned above. The above mentioned completion requirement shall be applicable in allottees to be about the provisions of project of the project.			Above 400000 Sq. Mitrs.	Exceeding 200000 Sq. Mtrs. but not exceeding 400000 Sq. Mtrs.	Exceeding 100000 Sq. Mtrs. but not exceeding 200000 Sq. Mtrs.	Exceeding 20000 Sq. Mtrs. but not exceeding 100000 Sq. Mtrs.	Exceeding 10000 Sq. Mtrs. but not exceeding 20000 Sq. Mars.	Exceeding 4000 Sq. Mtrs. but not exceeding 10000 Sq. Mtrs.	Upto 4000 Sq. Mtrs.		SIZE OF PLOT(SQ, MTRS.)	Minimum requirement for sanction/completion: Minimum covered area required for completion shall be as per lease deed or Memorandum of Understanding or as follows:-	At least one of the firs provided shall be of the specification goods into
and or project	uired if the completion has ple mentioned above. The nent shall be applicable in the provincions of project		15%		20%	25%	30%	35%	40%	50%	TOTAL PERMISSIBLE FAR)	MINIMUM BUILT UP AREA(AS %OF	n; Minimum covered area deed or Memorandum of	illifation to Boods Hit:

requirement mentioned in the same shall be applicable.					
lease deed or Memorandum of Understanding then the					
to be removed. In case if any special clause is mentioned in the					
xi) In case of completion of whole project, all temporary structures					
 x) Any other special provision as mentioned in the lease deed; 					
time of issue of occupancy certificate;					
ix) No violation should be there in the overall building or site at the			- /		
fixing of glass in the windows pane shall not be mandatory;			*		, -
shall be provided. In case grill is provided in the windows the			·		
wiii) Explidings shalf be loc/able se all external doors and windows					
vii) Boundary wall and gates shall be mandatory;					
mandatory):					
vi) Internal and external finishing (Plastering may not be	•				
or direction issued from time-to-time;			_		
v) Number plate and illumination board as per direction amended	•		•		
higher;			_	-	
respectively or directions issued from time to time whichever is			/# . N		
iv) Parking and landscaping as per Table no. 5 and Table no. 6					
iii) Plumbing work to be complete.					
ii) Electrical wiring;	•	:			
common areas or public use areas.					-
i) Flooring;/ i.e hard surface and completely finished floors for	,				
completion certificate.	,		 		
(12) Provision of following item in building shall be mandatory for issue of			•		
plocks for the purpose of security during construction period.	•		. `		
provisions of services and the allottee shall segregate these					
built up area, the building completed with all mandatory	٠.				
	,				•
temprorary.					
iii) In all the projects of 40 hectares and above, block wise					
raultiples of 5 years after taking completion of minimum area,					
ii) However validity of plans may be granted to the allottee in	,	٠.			
report or lease deed or previous options shall be followed.			-	_	

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				t merikalmalikalisi te sairi bida		alam antama da la desagrafia	A STATE OF THE STA		Institutional Buildings	6.3.5
L	No.	<u> </u>	₹.			······································	(1) No envelope (on	6.3.5.1 Oth		Provisions F
Upto 0.5 acres	Plot Size	Maximur watch to such she shelter a	No proje allowed (ground level. Watchman S	permitte	A Chajja roof leve	construction of any l	6.3.5.1 Other Provisions:	2.17, 6.2.18, 6 2.27, 6.2.28, 6 2.37, 6.2.38, 6	or Clause 6.2.9
15 square metres	Total area for watchman shelter and watch tower	Maximum height of watchman shelt watch towers 15 metres. Total area such shelters shall be split up in de shelter and watch towers as follows:	projection of watchman owed outside the plot line.	an Shelters and Watc	d over projections of sund water tanks v	(projection) of maxir	of any kind shall l		6.2.16, 6.2.17, 6.2.18, 6.2.19, 6.2.20, 6.2.2 6.2.26, 6.2.27, 6.2.28, 6.2.29, 6.2.30, 6.2.3: 6.2.36, 6.2.37, 6.2.38, 6.2.49 and 6.2.63), 6.2.10, 6.2.11, 6.
15 square metres	Maximum area under each watchman shelter	Maximum height of watchman shelter shall be 4 metres and for watch towers 15 metres. Total area, as mentioned below, under such shelters shall be split up in desired number of watch man shelter and watch towers as follows:	projection of watchman shelters and watch towers shall be wed outside the plot line.	ground level. Watchman Shelters and Watch Towers with following provisions:	permitted over projections other than mentioned herewith. Underground water tanks with top flush with the adjoining	A Chajja (projection) of maximum width of 0.75 metre at lintel or roof level. No construction of any type or any material shall be	No construction of any kind shall be permitted beyond the building (on setbacks) except		6.2.16, 6.2.17, 6.2.18, 6.2.19, 6.2.20, 6.2.21, 6.2.22, 6.2.23, 6.2.24, 6.2.25, 6.2.26, 6.2.27, 6.2.28, 6.2.29, 6.2.30, 6.2.31, 6.2.32, 6.2.33, 6.2.34, 6.2.35, 6.2.36, 6.2.37, 6.2.38, 6.2.49 and 6.2.63	Provisions For Clause 6.2.9, 6.2.10, 6.2.11, 6.2.12, 6.2.13, 6.2.14, 6.2.15
5 square met <i>res</i>	Maximum area under each watch tower	metres and for d below, under of watch man	owers shall be	ing provisions:	the adjoining	etre at lintel or aterial shall be	d the building		2.24, 6.2.25, 2.34, 6.2.35,	6.2.15,

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a) The follow 6 mtrs. op 6 mtrs. op 6 mtrs. op b) Open keepin c) Other d) Rocke (if ur founts side of drains e) Any of encloopermi basis. f) Open equip utility	Above 50 acres for an additional 50 acres	Above 25 acres upto 50 acres	Above 10 acres upto 25 acres	Above 0.5 acres upto 10 acres
The following features shall be permitted a 6 intrs. open consider for fire tenders. a) Meter room as per norms of Electricity. b) Open transformers without any perception in view the necessary safety reactly and well structures, wate (if uncovered), uncovered platform fountain, bench, chabutra with open the side walls, compound wall, gate, slice drains. e) Any other feature, primarily ornamenclosing or covering space of compermitted by the Chief Executive Off basis. f) Open generator set, filtration plant, equipments may be permitted in open utility provided after leaving clear space utility provided after leaving clear space.	An additional 10 square metres and part thereof	60 square metres	45 square metres	30 square metres
ollowing features shall be permitted after leaving minimum s. open corridor for fire tenders. Meter room as per norms of Electricity Authority. Open transformers without any permanent enclosure keeping in view the necessary safety requirements. Other features as mentioned in Table 3 Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank, fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide swing, culverts on drains. Any other feature, primarily ornamental in nature, not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case to case basis. pen generator set, filtration plant, Electrical distribution equipments, feeder pillars, telephone distribution equipments may be permitted in open setback as a service utility provided after leaving clear space for fire tender	24 square meter	24 square metres	24 square met <i>res</i>	24 square metres
aving minimum ity. ient enclosure ients. swimming pool nd tree, tank, lunenclosed by ng, culverts on in nature, not il use may be n case to case n case to case cal distribution e distribution ack as a service re tender	.5 square metres	5 square met <i>res</i>	5 square met <i>res</i>	5 square met <i>res</i>

/• · · · · · · · · · · · · · · · · · · ·							/1		//			
		iv)	ii.		· · · · · · · · · · · · · · · · · · ·			j)	(3) Floor Area	(ii)	ii) 0	(2). Floc
	Balconies (Up to 1.5meter width free from FAR) may be	Stilt area of non-habitable height 2.40 metres from bottom of beam proposed to be used for parking, landscaping etc.	6.0mtrs. Basement, if used for any other use other than mentioned above, shall be included in the FAR of the building.	c) In plots bigger than 10000sqmtrs. The basement shall be allowed in setback area after leaving a minimum setback of	 Basement area/ Podium parking as defined in parking table, if used for parking, then area equivalent to parking requirement shall be permitted. 	 a) Basement area, if used for services, storage etc. then maximum area under such facilities shall be equivalent to maximum permissible ground coverage. 	Basement(s), shall be permissible within the setback line on each floor. However maximum permissible area under basement shall be limited up to:	A cantilever projection at any level (in setbacks) of a width of 0.75 metre. No construction of any type or any material shall be permitted over projections.	Area Ratio shall not include:	Pergola, shall be counted towards Floor Area Ratio if closed from three or more than three sides. Mater room as her Electricity Authority norms.	Niezzanine The shafts provided for lifts shall be taken for covered area calculations only on one flood and included in ground coverage.	Floor Area Ratio shall include

Service floor shall be 2.40 mtrs. from floor to bottom of the	<u>-</u>				
In multi storey buildings service floor may be allowed after 4	· xii)				
Additional 5% of the plot area as ground coverage will be allowed for destinated multi-level parking in plots bigger	×i)			/*	
Chief Executive Officer on case to case basis:					
	×				
coverage.					
coverage, its respective area shall be added in total FAR & ground		٠		· ;	
any commercial activity is proposed in Atrium or any saleable				18	
Atrium shall be kept free from FAR and ground coverage. In case	ix)	·			
on case to case basis.				,	
it can be landscaped with approval of the Chief Executive Officer		:			
height as per requirement may be considered. The space under the ramp shall not be used for any commercial purpose, however					
used for approach to the entrance of the building, then the		:			
Open ramps with no area enclosed below it of usable height, if	viii)			./*	
			•		
high railing/wall and open to sky), overhead tanks on top of					
compound wall, gate, slide, swing, uncovered staircase		•			
bench, chabutra with open top and unenclosed by side walls,	·	-			
uncovered), uncovered platform around tree, tank, fountain,					
Rockery, well and well structures, water pool, swimming pool (if					··········
Other features as mentioned in Table 3:	vi)				

shall includ be counted 1. Canopy of any cantile 4.5met 2. Loft up 3. Air—con works, 4. Watch 5. Garbag excludi 6. Fire est 7. Toilet t 8. Mumty 9. Cupbo 10. Bay wii 11. Refuge Code 2 12. Sewag centre 13. Covere 14. Any of Distance by and maxim height up spacing sha of Develop	the blocks have dead-end sides facing each other, than the spacing shall be maximum 9 mtrs. instead of 16 mtrs. Moreover, the allottee may			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
shall be co 1. 2. 3. 4. 4. 5. 7. 7. 8. 9. 110. 111. 114. Dist and heig	of Development Control Rules, part 3 of National Building Code -2005. If				
shall be of 1. 1. 2. 3. 4. 4. 5. 7. 8. 9. 10. 11. 11. 11. Dist and heige	of building subject to a maximum spacing of 16 mtrs. as per clause 8.2.3.				,
shall be of 1. 1. 2. 2. 3. 3. 10. 111. 112. 12. 13. 114. Dist and	spacing shall be increased by 1mtrs.for every addition of 3 mtrs. in height				
shall be of 1. 1. 2. 3. 4. 4. 5. 6. 7. 8. 9. 10. 11. 11. Dist	height up to 18 mtrs., the spacing shall be 6mtrs.and thereafter the			•	
shall be co 1. 1. 2. 2. 5. 5. 7. 8. 9. 110. 111. 112. 113. 114. Dist	and maximum 16 mtrs. depending on the height of blocks. For building				
shall be of 1. 1. 2. 3. 4. 4. 5. 7. 8. 9. 10. 111. 112. Dist	Distance between two adjacent building blocks shall be minimum 6 mtrs.	-			
shall be co 1. 2. 2. 3. 3. 5. 6. 6. 7. 10. 111. 113. 113.	Distance between two adjacent building blocks	(5)		• •	
shall be co 1. 1. 2. 2. 3. 3. 5. 5. 7. 8. 9. 110. 111. 112. 113. 114.	Officer depending on its requirement.				·,
shall be co 1. 1. 2. 2. 3. 3. 5. 7. 8. 9. 110. 111. 112. 113.					
shall be of 1. 2. 2. 3. 5. 6. 7. 8. 9. 10. 11.	Covere				
shall be of 1. 2. 3. 3. 5. 5. 7. 7. 8. 9. 10. 111.	centre			,	
shall be of 1. 1. 2. 3. 3. 5. 6. 7. 7. 10.	Sewag		٠,	<u>(</u>	
shall be of 1. 1. 2. 3. 3. 5. 6. 7. 10.	Code 2005.		• •		
shall be of 1. 2. 3. 3. 5. 5. 6. 8. 9. 9. 10.	•				
shall be of 2. 3. 5. 5. 5. 6. 8. 9.	. Bay wi				-
shall be co 2. 3. 5. 5. 5. 8.	Cupbo				
shall be co 2. 2. 3. 5. 5. 5.	8. Mumty, machine room for lifts.		· ·		
shall be co 2. 2. 3. 5. 6.	7. Toilet blocks for visitors, drivers, guards etc on ground floor only.	–			· · · · · · · · · · · · · · · · · · ·
shall be of 2. 2. 3. 4. 4.	-				
shall be co	excluding area of corridor beyond the lift).			,	·
	-	-		./*	
	4. Watchmen/ Security shelters and watch towers		· :		:
	works, water tank etc.				· · ·
		***************************************			7
	Loft up			-	
•	4.5metre shall not be counted in Ground Coverage.		•		
			;		
	-			',	•
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	shall include the following built structures. The structures on ground will		ı,	•	
72% %C1	15% of prescribed FAX shall be added towards collinion aleas, which	(4)			

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		(11)	(10)	(9)	(8)		(7)		(6)	
	s.no.	Minim require Unders	At least	Toilet l a bath	The he slab ab the gro	height hydran: height automa may bu techno	The inter	conside within : building	The Aut	provide
Upto 4000 Sq. Mtrs.	SIZE OF PLOT(SQ. MTRS.)	Minimum requirement for sanction/completion: Minimum covered area required for completion shall be as per lease deed or Memorandum of Understanding or as follows:-	At least one of the lifts provided shall be of the specification of goods lift.	Toilet block for visitors, drivers etc. comprising of minimum a water closet, a bath and 2 urinals shall be provided on the ground floor.	The height of basement shall be maximum 1.5metres upto bottom of the slab above the plinth of boundary wall. In case the basement is flush with the ground level adequate light and ventilation shall be ensured.	height of equipments such as electric generator, air conditioner, fire hydrant etc. is more than 4.5 metre. Additional height equivalent to height of equipments may be permitted. In case of Automatic/semi automatic/ mechanised parking facility also more than 4.5 mtrs, height may be allowed by the Chief Executive Officer depending upon the technology and requirement of space.	The internal height of the basement (floor to ceiling) shall be minimum 2.4mtrs from bottom of beam and maximum 4.5 metre. Except wherever	considers fit where protected areas, ancient or historical monuments lie within a radius of one and half kilometer from the boundary line of such buildings by recording reasons.	The Authority shall have a right to impose such restriction and limitations as to the number of storey and extent of height of the building as he	provide or propose more than 16mtrs, space between two blocks
50%	MINIMUM BUILT UP AREA(AS %OF TOTAL PERMISSIBLE FAR)	ion: Minimum covered ar e deed or Memorandum	specification of goods lift.	of minimum a water clos ound floor	Smetres upto bottom of t the basement is flush wi shall be ensured.	rator, air conditioner, fitional height equivalent n case of Automatic/sen nore than 4.5 mtrs, heighter depending upon the control of the con	ceiling) shall be minimu 4.5 metre. Except wherev	or historical monuments in the boundary line of sui	h restriction and limitation as h	etween two blocks.
				. et,	<u> </u>	. त झ ≅. ठ त	<u>.</u> 3	<u> </u>	. જ	

2. Exceeding 4000 Sq. Mtrs. but not 40% exceeding 10000 Sq. Mtrs. but not 35% acceeding 10000 Sq. Mtrs. but not 35% exceeding 20000 Sq. Mtrs. but not 30% 4. Exceeding 20000 Sq. Mtrs. but not 25% exceeding 20000 Sq. Mtrs. but not 25% exceeding 200000 Sq	pletely finished floors for	Flooring;/ i.e hard surface and completely finished floors for common areas or public use areas.	ొ					*	
Z		ertificate:	pletion ce	com					
	e mandatory for issue of	period. on of following item in building shall b		(12)					•
Excee	curity during construction	these blocks for the purpose of sec							
Excee	the allottee shall segregate	mandatory provisions of services and t							
Excee how fi been abov all al repo How mult	Iding completed with all	1,00,000sqm built up area, the bui							
Excee	and above, block wise	In all the projects of 40 hectares		<u></u>				*	
Excee	etion of minimum area,	multiples of 5 years after taking comple							
Excee Excee excee excee excee excee excee excee Above Above all al	ranted to the allottee in	However validity of plans may be g	Ξ	•					
Excee above all al	is shall be followed.	report or lease deed or previous option		<i>-</i> -	,				
Excee Excee excee excee excee excee excee excee excee No fi	the provisions of project	· all allotments. In the old allotments,	٠.		-				
Excee Excee excee excee excee excee excee Above	nent shall be applicable in	above mentioned completion requiren		_				- •	
Excee Excee excee excee excee excee Above	ble mentioned above. The					.:			
Exceeding 4000 Sq. Mtrs. but not exceeding 10000 Sq. Mtrs. but not exceeding 20000 Sq. Mtrs. but not exceeding 20000 Sq. Mtrs. but not exceeding 100000 Sq. Mtrs. but not exceeding 100000 Sq. Mtrs. but not exceeding 200000 Sq. Mtrs. but not exceeding 200000 Sq. Mtrs. but not exceeding 200000 Sq. Mtrs. Exceeding 200000 Sq. Mtrs. but not exceeding 400000 Sq. Mtrs.	uired if the completion has	No further time extension shall be requ							
Exceeding 4000 Sq. Mtrs. but not exceeding 10000 Sq. Mtrs. but not exceeding 20000 Sq. Mtrs. but not exceeding 20000 Sq. Mtrs. but not exceeding 100000 Sq. Mtrs. but not exceeding 100000 Sq. Mtrs. but not exceeding 200000 Sq. Mtrs.			Note:	<u></u>		,		<u>/₩</u> *	
Exceeding 4000 Sq. Mtrs. but not exceeding 10000 Sq. Mtrs. but not exceeding 20000 Sq. Mtrs. but not exceeding 100000 Sq. Mtrs. but not exceeding 100000 Sq. Mtrs. but not exceeding 200000 Sq. Mtrs.	15%	Above 400000 Sq. Mtrs.	7.	•		<i>:</i>			
Exceeding 4000 Sq. Mtrs. but not exceeding 10000 Sq. Mtrs. but not exceeding 20000 Sq. Mtrs. but not exceeding 20000 Sq. Mtrs. but not exceeding 100000 Sq. Mtrs. but not exceeding 100000 Sq. Mtrs. but not exceeding 200000 Sq. Mtrs. but not exceeding 200000 Sq. Mtrs. but not exceeding 200000 Sq. Mtrs. but not		exceeding 400000 Sq. Mtrs.	-			·			
Exceeding 4000 Sq. Mtrs. but not exceeding 10000 Sq. Mtrs. but not exceeding 20000 Sq. Mtrs. but not exceeding 20000 Sq. Mtrs. but not exceeding 100000 Sq. Mtrs. but not exceeding 100000 Sq. Mtrs. but not exceeding 100000 Sq. Mtrs.	20%	Exceeding 200000 Sq. Mtrs. but not	6				***************************************		
Exceeding 4000 Sq. Mtrs. but not exceeding 10000 Sq. Mtrs. but not exceeding 20000 Sq. Mtrs. but not exceeding 20000 Sq. Mtrs. but not exceeding 100000 Sq. Mtrs. but not exceeding 100000 Sq. Mtrs. but not	•	exceeding 200000 Sq. Mtrs.							
Exceeding 4000 Sq. Mtrs. but not exceeding 10000 Sq. Mtrs. but not exceeding 20000 Sq. Mtrs. but not exceeding 20000 Sq. Mtrs. but not exceeding 20000 Sq. Mtrs. but not exceeding 10000 Sq. Mtrs.	25%	Exceeding 100000 Sq. Mtrs. but not	5		•				
Exceeding 4000 Sq. Mtrs. but not exceeding 10000 Sq. Mtrs. • Exceeding 20000 Sq. Mtrs. but not exceeding 20000 Sq. Mtrs.		exceeding 100000 Sq. Mtrs.			,· .			/# ->	
Exceeding 4000 Sq. Mtrs. but not exceeding 10000 Sq. Mtrs. • Exceeding 10000 Sq. Mtrs. but not exceeding 20000 Sq. Mtrs.	30%	Exceeding 20000 Sq. Mtrs. but not	4.						
Exceeding 4000 Sq. Mtrs. but not exceeding 10000 Sq. Mtrs. • Exceeding 10000 Sq. Mtrs. but not		exceeding 20000 Sq. Mtrs.	,						
Exceeding 4000 Sq. Mtrs. but not exceeding 10000 Sq. Mtrs. •	35%	Exceeding 10000 Sq. Mtrs. but not	ω		,				
Exceeding 4000 Sq. Mtrs. but not		exceeding 10000 Sq. Mtrs. •	•						
	40%	Exceeding 4000 Sq. Mtrs. but not	2.		-				

ii) Underground water tanks with top flush with the adjoining ground level.			
 (1) No construction of any kind shall be permitted beyond the building envelope (on setbacks) except. i) A Chajja (projection) of maximum width of 0.75 metre at lintel or roof level. No construction of any type or any material shall be permitted over projections other than mentioned herewith. 		/ \$	
Provisions For Clause 6.2.52, 6.2.53, 6.2.54, 6.2.55, 6.2.56, 6.2.57, 6.2.58, 6.2.59, 6.2.60, 6.2.61, 6.2.62 6.3.6.1 Other Provisions for green areas:	6.3.6 Green area		ر. د
iii) Plumbing work to be complete. iii) Parking and landscaping as per Table no. 5 and Table no. 6. respectively or directions issued from time to time whichever is higher; Number plate and illumination board as per direction amended or direction issued from time-to-time; Internal and external finishing (Plastering may not be mandatory); Boundary wall and gates shall be mandatory; Buildings shall be lockable i.e. all external doors and windows shall be provided. In case grill is provided in the windows the fixing of glass in the windows pane shall not be mandatory; No violation should be there in the overall building or site at the time of issue of occupancy certificate; Any other special provision as mentioned in the lease deed; In case of completion of whole project, all temporary structures to be removed. In case if any special clause is mentioned in the lease deed or Memorandum of Understanding then the requirement mentioned in the same shall be applicable.			

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		5		4		ω		2		.1	<u> </u>			No.	Sr.			. ;	· ·		
acres	an additional 50	Above 50 acres for	50 acres	Above 25 acres upto	25 acres	Above 10 acres upto	10 acres	Above 0.5 acres upto		Upto 0.5 acres					Plot Size	shelter and wa	watch towers	v) Maximum hei		iv) No projection	iii) Watchman Sh
metres and part thereof	10 square	An additional	metres	60 square	metres	45 square	metres	30 square	met <i>res</i>	15 square		watch tower	shelter and	watchman	Total area for	shelter and watch towers as follows:	watch towers 15 metres. Total area, as mentioned below, under	Maximum height of watchman shelter shall be 4 metres and for	allowed outside the piot line.	No projection of watchman shelters and watch towers shall be	Watchman Shelters and Watch Towers with following provisions:
·	meter	24 square	metres	24 square	metres	24 square	metres	24 square	metres	15 square .	shelter	watchman	each	area under	Maximum)W5:	area, as mentione n desired number	shelter shall be 4		Iters and watch	owers with follow
	metres	5 square	met <i>res</i>	5 square	met <i>res</i>	5 square	metres	5 square	metres	5 square		tower	each watch	area under	Maximum		of watch man	metres and for		towers shall be	ing provisions:

<u>≤</u>.

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

Basement, if used for any other use other than mentioned above,	ii)					
Basement area equivalent to maximum permissible ground coverage for services, storage and parking.	ij				/4	
A cantilever projection at any level (in setbacks) of a width of 0.75 metre. No construction of any type or any material shall be permitted over projections.	0			***************************************		
Area Ratio shall not include:	(3) Floor Area					
	ν <u>=</u>				/#	
Mezzanine The shafts provided for lifts shall be taken for covered area calculations only on one floor and included in ground coverage.	. S-					
Area Ratio shall include	(2) Floor					
f) Open generator set, filtration plant, Electrical distribution equipments, feeder pillars, telephone distribution equipments may be permitted in open setback as a service utility provided after leaving clear space for fire tender.		· :		,	/+	
enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case to case basis.						
drains. e) Any other feature, primarily ornamental in nature, not						
fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide swing, culverts on		,	-	:	/•	
d) Rockery, well and well structures, water pool, swimming pool (if uncovered), uncovered platform around tree, tank,			-Apr			:
. —						
b) Open transformers without any permanent enclosure	· · · .					
a) Meter room as per norms of Electricity Authority.					-	
,						

viii) Open ramps with no area enclosed below it of usable height, if used for approach to the entrance of the building, then the height as per requirement may be considered. The space under the ramp shall not be used for any commercial purpose, however it can be landscaped with approval of the Chief Executive Officer on case to case basis. ix) Any other feature purely ornamental in nature and not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case to case basis.		νί). Other features as mentioned in Table 3	ν) Balconies (Up to 1.5 metre width free fi projected in open setbacks provided for available for fire tender movement.	iv) Stilt area of non-habitable height 2.40 metres from beam proposed to be used for parking, landscaping etc.
r approach to the entrance of the building, then the sper requirement may be considered. The space under p shall not be used for any commercial purpose, however e landscaped with approval of the Chief Executive Officer to case basis. Let reature purely ornamental in nature and not enclosing er feature of commercial use may be permitted by the ecutive Officer on case to case basis.	ed), uncovered platform around tree, tank, fountain, habutra with open top and unenclosed by side walls, and wall, gate, slide, swing, uncovered staircase used and uncovered on three sides except for 0.9 metre ling/wall and open to sky), overhead tanks on top of s, open shafts, culverts on drains.	atures as mentioned in Table.3 et al. and well and well structures, water pool, swimming pool (if	(Up to 1.5metre width free from FAR.) may be in open setbacks provided 6mtrs, clear space is or fire tender movement.	of non-habitable height 2.40 metres from bottom of cosed to be used for parking, landscaping etc.

ground will be counted in Ground Coverage

1. Canopy projections of area as mentioned in table 4, no construction

of any type shall be permitted over the canopy. Canopy, if cantilevered and no structure on it having a size of 2.4 metre x 4.5 metre shall not

which shall include the following built structures. The structures on

15% of prescribed FAR shall be added towards common areas,

	not exceeding 100000 Sq. Mtrs.			·	,		, ,		
30%	Exceeding 20000 Sq. Mtrs. but	4.							
%	Exceeding 10000 Sq. Mtrs. but not exceeding 20000 Sq. Mtrs.	'n					/ 9		
40%	Exceeding 4000 Sq. Mtrs. but not exceeding 10000 Sq. Mtrs.	2.				, .			
50%	Upto 4000 Sq. Mtrs.	۲.						·:	
PERMISSIBLE FAR)						•			
MINIMUM BUILT UP AREA(AS %OF TOTAL	SIZE OF PLOT(SQ. MTRS.)	s,NO.					<u>(*</u>		
pletion: Minimum covered area ease deed or Memorandum of	Minimum requirement for sanction/completion: Minimum covered area required for completion shall be as per lease deed or Memorandum of Understanding or as follows:-	Minim require Unders	(11)						
າe specification of goods lift.	ne of the lifts provided shall be of the specification of goods lift.	At least one of	(10)				•		· .
for visitors, drivers etc. comprising of minimum a water closet, urinals shall be provided on the ground floor.	Toilet block for visitors, drivers etc. comprising of minimula bath and 2 urinals shall be provided on the ground floor.	Toilet block a bath and 2	(9)						
asement shall be maximum 1.5metres up to bottom of the slabbilinth of boundary wall. In case the basement is flush with the sladguate light and ventilation shall be ensured.	height of basement shall be maximum 1.5metres up to bottom of the slab- above the plinth of boundary wall. In case the basement is flush with the ground level adequate light and ventilation shall be ensured.	The height of ba above the p ground leve	1 (8)						
Officer depending upon the		may be all technology							
equipments may be permitted. In case of Automatic/semi mechanised parking facility also more than 4.5 mtrs, height	_	height of automatic/	~ 	-			1/4	:	
uipments such as electric generator, air conditioner, fire is more than 4.5 metre. Additional Height equivalent to	· ã	height of e hydrant etc							
um 4.5 metre. Except wherever	<u> </u>	2.4mtrrs fr							
height of the hasement (floor to reiling) shall be minimum		The inte	(7)				-		

						-	_
from time to time whichever is	respectively or directions issued from time to time whichever is					/*	
Table no. 5 and table no. 0	Parking and landscaping as per table no. 5						
- - - - - - - - - - - - - - - - - - -	Plumbing work to be complete.	(iii)					
	Electrical wiring;	. =					
	common dreas or public use dreas.						
completely finished floors for	Flooring:/ i.e hard surface and completely finished floors for						
	ate:	certificate					
•	•	completion					
all be mandatory for issue of	sion of following item in building shall be mandatory for issue of	(12) Provision				14	
during construction period.	blocks for the purpose of security during construction period.	•		-			•
allottee shall segregate these	provisions of services and the allottee shall segregate these	,					
ompleted with all mandatory	built up area, the building completed with all mandatory						
t to a minimum of 1,00,000sqm	Occupancy may be allowed subject to a minimum of 1,00,000sqm			-			
	temprorary		-	<i>:</i>			
tares and above, block wise	In all the projects of 40 hectares and above, block wise	· HI)		•			
impletion of minimum area,	multiples of 5 years after taking completion of minimum area.			-		_	
be granted to the allottee in	However validity of plans may be granted to the allottee in	E				14	
ptions shall be followed.	report or lease deed or previous options shall be followed						
nts, the provisions of project	all allotments. In the old allotments, the provisions of			:			
uirement shall be applicable in	above mentioned completion requirement shall be applicable in						-
r table mentioned above. The	been taken by the allottee as per table mentioned above. The						
required if the completion has	No further time extension shall be required if the completion has	ټ			***************************************		
		Note:		٠		·· <u>,</u>	
					•		
			,				
						18	
15%	Above 400000 Sq. Mtrs.	7.					
	not exceeding 4,00000 Sq. Mitrs.	· ·	,	٠.			
20%	Exceeding 200000 Sq. Mitrs. but	6					:
	0			•			
	not exceeding 200000 Sq. Mars.			٠,			
10.00							

·							
watch towers 15 metres. Total area, as mentioned below, under						-	
Maximum height of watchman shelter shall be 4 metres and for	<u>چ</u>						
allowed outside the plot line.							
No projection of watchman shelters and watch towers shall be	<u>s</u>			·			
Watchman Shelters and Watch Towers with following provisions:	■			٠			
Underground water tanks with top flush with the adjoining ground level.	ij .	. ,				/*	
A Chajja (projection) of maximum width of 0.75 metre at lintel or roof-level. No construction of any type or any material shall be permitted over projections other than mentioned herewith.	, ÷.		•				
No construction of any kind shall be permitted beyond the building e (on setbacks) except	envelope (on						
Provisions:	6.3.7.1 Other Provisions:	Transportation				/*	
Provisions For Clause 6.2.40, 6.2.41, 6.2.42	Provisions For	6.3.7		-		;	6
					<i>;</i>		
requirement mentioned in the same shall be applicable.					٠		
lease deed or Memorandum of Understanding then the							
to be removed. In case if any special clause is mentioned in the				·			
In case of completion of whole project, all temporary structures	. xi)						
Any other special provision as mentioned in the lease deed;	×.					./*	
time of issue of occupancy certificate:	ı (X)	-					
rixing or glass in the windows pane shall not be mandatory,							
shall be provided. In case grill is provided in the windows the	·	•		. • •			
Buildings shall be lockable i.e. all external doors and windows	viii) .		•				
Boundary wall and gates shall be mandatory;	víi)						
mandatory);						,	
Internal and external finishing (Plastering may not be	. ∀)		,	•			
or direction issued from time-to-time;	•		•		•		
	(۷					/1	

/ *		./4	/•
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	٠		
S	4 4	2 1	No.
Above 50 acres for an additional 50 acres	Above 10 acres upto 25 acres Above 25 acres upto 50 acres	Above 0.5 acres upto	shelter and watch t
An additional 10 square metres and part thereof	45 square metres 60 square metres	עו ויי פו ו	m
24 square meter	24 square metres 24 square metres	metres 24 square metres	ntal area for Maximum Maximum area under area under each watch watch tower shelter s square
5 square metres	5 square metres 5 square metres	metres 5 square metres	Maximum area under each watch tower

Missigny .

vi)

6 mtrs. open corridor for fire tenders.

Meter room as per norms of Electricity Authority.

Open transformers without any permanent enclosure

Other features as mentioned in Table 3

keeping in view the necessary safety requirements.

Rockery, well and well structures, water pool, swimming pool

(if uncovered), uncovered platform around tree, tank

The following features shall be permitted after leaving minimum

Tienicia .			
a) basement area, it used for services, storage etc. their maximum area under such facilities shall be equivalent to maximum permissible ground coverage. b) Basement area/ Podium parking as defined in parking table, if used for parking, then area equivalent to parking requirement shall be permitted.			. /*
cantilever projection at any level (in setbacks) of a will etre. No construction of any type or any materiermitted over projections, assement(s), shall be permissible within the setback liboor. However maximum permissible area under base e limited up to:			/4
Area Ratio shall not include:	(3) Floor Area		
Mezzanine The shafts provided for lifts shall be taken for covered area calculations only on one floor and included in ground coverage. Pergola , shall be counted towards Floor Area Ratio if closed from three or more than three sides. Meter room as per Electricity Authority norms.	(2) Floor i) ii) iii)		· /y
utility provided after leaving clear space for fire tender.			
basis. f) Open generator set, filtration plant, Electrical distribution equipments, feeder pillars, telephone distribution		·	
drains. e) Any other feature, primarily ornamental in nature, not enclosing or covering space of commercial use may be permitted by the Chief Executive Officer on case to case			1,
fountain, bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide swing, culverts on			
			٠.

Any other feature purely ornamental in nature and not enclosing	×		- ,	18	
area or any other structure which is counted in FAR & ground coverage, its respective area shall be added in total FAR & ground coverage.					
Atrium shall be kept free from FAR and ground coverage. In case any commercial activity is proposed in Atrium or any saleable	ž				
the ramp shall not be used for any commercial purpose, nowever it can be landscaped with approval of the Chief Executive Officer on case to case basis.	•	• •		(6	
used for approach to the entrance of the building, then the height as per requirement may be considered. The space under	· · · ·			·	
buildings, open shafts, culverts on drains. Onen ramps with no area enclosed below it of usable height, if	viii)		· . ·	•	
and uncovered on the second of		÷			
bench, chabutra with open top and unenclosed by side walls, compound wall, gate, slide, swing, uncovered staircase					
Rockery, well and well structures, water pool, swimming pool (if	vii)	:	·		-
Other features as mentioned in Table 3.	vi)				
projected in open setbacks provided 6mtrs. clear space is available for fire tender movement.					
Balconies (Up to 1.5metre width free-from-FAR-)-may-be-	(A :		•	<u>/(*</u>	
Stilt area of non-habitable height 2.40 metres from bottom of beam proposed to be used for parking, landscaping etc.	<u>~</u>	·.			
Shall be included in the FAR of the building.	<u></u>	•			
6.0mtrs.	ļ (
 c) In plots bigger than 10000sqmtrs: The basement shall be allowed in setback area after leaving a minimum setback of 	•				

 Covered wantweys and pactivelys. Any other utilities and facilities as decided by the Chief Executive 										
centre E					i					
11. Sewage treatment plant, water treatment plant, garbage collection	. <u></u> -				•					
Code 2005.								•		
10. Refuge area as per definition for fire evacuation and <i>National Building</i>										
 Outperform to a depth of 0 60mtr and 1.80mtr.in length. 	•			•			<u>/*</u> _			
7. Toilet blocks for visitors, drivers; guards etc on ground floor only.		, .		•						
6. Fire escape staircases						,	•			
excluding area of corridor beyond the lift).	<u>, </u>							•		٠,
5. Garbage shafts , lift shafts and 10sqmtr lobby infront of each lift(· :		
Morks, water tank etc. Marchmen / Security shelters and watch towers	· 									
 Air-conditioning plant, electrical installation, generator room, water 										
2. Loft up to maximum height of 1.5 metre.			·.·							
4.5metre shall not be counted in Ground Coverage.							, V	/*		
cantilevered and no structure on it having a size of 2.4metre x										-
of any type shall be permitted over the canopy. Canopy, if			.,							
 Canopy projections of area as mentioned in table 4, no construction 	<u> </u>							-	•	
be counted in Ground Coverage		•								
shall include the following built structures. The structures on ground will							:	•		
15% of prescribed FAR shall be added towards common areas, which	<u> </u>			•						
X COLUMN				· -;					· . ,	
hearn				•			:	:,,		
service floor shall be 2.40 mtrs. from floor to bottom of the					-			· .		٠.
Service floor shall not be counted in FAR and maximum height of				*,	:		:	:		
floors. Maximum of 3 service floors may be allowed in a building.				٠.					•	
xii) In multistorey buildings service floor may be allowed after 4		٠	•	:						
sqmtrs.			· · ·				•			
for dedicated multi-level parking in plots bigger than 10000	· 							,	,	
xi) Additional 5% of the plot area as ground coverage will be allowed			'							
CIRCL EVERGENCE CONTROL OF STATE OF STA	******		· .			•	. •	′1		
or covering space of commercial use may be permitted by the	<u> </u>							,		
									1	

Missing

					<i>(</i> ,				7.	
5>	(10) At least one of the lifts provided shall be of the specification of goods lift.	(9) Toilet block for visitors, drivers etc. comprising of minimum a water closet, a bath and 2 urinals shall be provided on the ground floor.	(8) The height of basement shall be maximum 1.5metres up to bottom of the slab above the plinth of boundary wall. In case the basement is flush with the ground level adequate light and ventilation shall be ensured.	automatic/ mechanised parking facility also more than 4.5 mtrs, height may be allowed by the Chief Executive Officer depending upon the technology and requirement of space.	(7) The internal height of the basement (floor to ceiling) shall be minimum. 2.4mtrrs from bottom of beam and maximum 4.5 metre. Except wherever height of equipments such as electric generator, air conditioner, fire hydrant etc. is more than 4.5 metre. Additional height equivalent to height of equipments may be permitted in case of Automatic/semi-	(6) The Authority shall have a right to impose such restriction and limitations as to the number of storey and extent of height of the building as he considers fit where protected areas, ancient or historical monuments lie within a radius of one and half kilometer from the boundary line of such buildings by recording reasons.	the blocks have dead-end sides facing each other, than the spacing shall be maximum 9 mtrs. instead of 16 mtrs. Moreover, the allottee may provide or propose more than 16mtrs. space between two blocks.	spacing shall be increased by 1mtrs.for every addition of 3 mtrs. in height of building subject to a maximum spacing of 16 mtrs. as per clause 8.2.3. of Development Control Rules, part 3 of National Building Code -2005. If	Distance between two adjacent building blocks shall be minimum 6 mtrs. and maximum 16 mtrs. depending on the height of blocks. For building height up to 18 mtrs., the spacing shall be 6mtrs.and thereafter the	(5) Distance between two adjacent building blocks

of 40 hectares and above, block wise temprorary)							_
phone block wise temprorary		In all	Ξ						_
irea,		years	 j					1/\$	
f plans may be granted to the allottee in multiples of o	However validity of plans may be granted to	Howe							
	options shall be followed.	optio	<u></u> ·						
ort or lease deed or previous	allotments, the provisions of project report or lease deed or previous	allotn							
e in all allotments. In the old	completion requirement shall be applicable in all allotments. In the old	comp	•						
d if the completion has been dabove. The above mentioned	No further time extension shall be required if the completion has been taken by the allottee as per table mentioned above. The above mentioned	No fu taken	· =:						
			Note:						
15%	Above 400000 Sq. Mtcs.	.7			•			/5	
20%	Exceeding 200000 Sq. Mtrs. but not exceeding 400000 Sq. Mtrs.	6.			·	·			
25%	Exceeding 100000 Sq. Mtrs. but not exceeding 200000 Sq. Mtrs.	٠,	. 						
30%	Exceeding 20000 Sq. Mtrs. but not exceeding 100000 Sq. Mtrs.	4	 ;		٠.			- /9	
35%	Exceeding 10000 Sq. Mtrs. but not exceeding 20000 Sq. Mtrs.	ņ	,						
40%	Exceeding 4000 Sq. Mtrs. but not exceeding 10000 Sq. Mtrs.	2.							
50%	Upto 4000 Sq. Mtrs.	٠		•					
AREA(AS %OF TOTAL PERMISSIBLE FAR)	SIZE OF PLOT(SQ. MTRS.)	s.no.		•		·		/*	
	Understanding or as follows:-	Unders							
se deed or Memorandum of	required for completion shall be as per lease deed or Memorandum of	require	É	,					_

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submission of application for building plan approval. Details (Calculation memo)		below at the time of submission of application for building		
Occupiers shall pay all the charges as mentioned in the table below at the time of		Occupiers shall pay all the charges as mentioned in the table		
(A) Building Permit Fee	5.4.5	Building Permit Fee	5.4.5	7
		MODIFICATION	MOL	
requirement mentioned in the same shall be applicable.		14	/-	
lease deed or Memorandum of Understanding then the				
to be removed. In case if any special clause is mentioned in the			,	
x) Any other special provision as mentioned in the lease deed;				
ix) No violation should be there in the overall building or site at the				
fixing of glass in the windows pane shall not be mandatory;				
viii) Buildings shall be lockable i.e. all external doors and windows			/•	
_				
vi) Internal and external finishing (Plastering may not be				
or direction issued from time-to-time;				
. v) Number plate and illumination board as per direction amended				
higher;				
٦			·	
7				
iii) Plumbing work to be complete.			./.	
ii) Electrical wiring;	<u> </u>			
common areas or public use areas.	,			
i) Flooring,/ i.e hard surface and completely finished floors for				
꽃				
construction period.				
the allottee shall segregate these blocks for the purpose of security during				
area; the building completed with all mandatory provisions of services and			7	

Building Permit fees and other prescribed fees shall be made available to the occupier by authorized officer on demand indicating clearly the basis of charging the fee. Building permit fee shall be charged for all land uses permitted in development plan on the basis of table given below:

	1	y .			/\$		/1	·
2							-	S.No
Inspection Charges	Processing Fee Institutional	Processing Fee Commercial-On covered	Processing Fee Industrial (more than 1000 sq.mt.)	Processing Fee Industrial (less than or equal to 1000sq.mt.)	Processing Fee: Group Housing-On covered area	Processing Fee Residential (more than 300 sq.mt.)	Processing Fee Residential (less than or equal to 300 sq.mt.)	Building Permit Fee
18.00 per sq. mtr	85.00 per sq. mtr	area 90.00 per sq.	20000.00	5000.00	80.00 per sq. mtr	13.50 per sq. mt	8.50 per sq. mtr	Rate (in INR)
Covered area	Covered area	Covered area	-		Covered area	Plot area	Plot area	Applic ability

regarding the Building Permit fees and other prescribed fees shall be made available to the occupier by authorized officer on demand indicating clearly the basis of charging the fee. Building permit fee shall be charged for all land uses permitted in development plan on the basis of table given below:-

											
5	4	LJ	2				,			<u> </u>	S.No
External Development Charges on Plot Area*	Infrastructure Up-gradation Charge	Material Stacking Charges	Inspection Charges	Processing Fee Institutional	Processing Fee Commercial- On covered	Processing Fee Industrial (more than 1000 sq.mt.)	Processing Fee Industrial (less than or equal to 1000sq.mt.)	Processing Fee: Group Housing-On covered area	Processing Fee Residential (more than 300 sq.mt.)	Processing Fee Residential (less than or equal to 300 sq.mt.)	Building Permit Fee
600.00 per sq. mtr	15.00 per sq. mtr	37.50 per sq. mtr	18.00 per sq. mtr	85.00 per sq. mtr		20000.00	5000.00	80.00 per sq. mtr	13.50 persq.:mt	8.50 per sq. mtr	Rate (in link)
Plot area	Plot area	Covered area	Covered area	Covered area	Covered area			Covered area	Plot area	Plot area	Аррисавику
	External Development Charges 600.00 per sq. mtr on Plot Area*	Infrastructure Up-gradation 15.00 per sq. mtr Charge External Development Charges 600.00 per sq. mtr on Plot Area*	Material Stacking Charges 37.50 per sq. mtr Infrastructure Up-gradation 15.00 per sq. mtr Charge External Development Charges 600.00 per sq. mtr on Plot Area*	Inspection Charges 18.00 per sq. mtr Material Stacking Charges 37.50 per sq. mtr Infrastructure Up-gradation 15.00 per sq. mtr Charge External Development Charges 600.00 per sq. mtr on Plot Area*	Processing Fee Institutional 85.00 per sq. mtr Inspection Charges 18.00 per sq. mtr Material Stacking Charges 37.50 per sq. mtr Infrastructure Up-gradation 15.00 per sq. mtr Charge External Development Charges 600.00 per sq. mtr on Plot Area*	Processing Fee Commercial area 90.00 per sq. mtr On covered Processing Fee Institutional 85.00 per sq. mtr Inspection Charges 18.00 per sq. mtr Material Stacking Charges 37.50 per sq. mtr Infrastructure Up-gradation 15.00 per sq. mtr Charge External Development Charges 600.00 per sq. mtr on Plot Area*	Processing Fee Industrial 20000.00 (more than 1000 sq.mt.) Processing Fee Commercial- area 90.00 per sq. mtr On covered Processing Fee Institutional 85.00 per sq. mtr Inspection Charges 18.00 per sq. mtr Infrastructure Up-gradation 15.00 per sq. mtr Charge External Development Charges 600.00 per sq. mtr on Plot Area*	Processing Fee Industrial 5000.09 (less than or equal to 1000sq.mt.) Processing Fee Industrial 20000.00 (more than 1000 sq.mt.) Processing Fee Commercial area 90.00 per sq. mtr On covered Processing Fee Institutional 85.00 per sq. mtr Inspection Charges 18.00 per sq. mtr Infrastructure Up-gradation 15.00 per sq. mtr Charge External Development Charges 600.00 per sq. mtr on Plot Area*	Processing Fee: Group 80.00 per sq. mtr Housing-On covered area Processing Fee Industrial 5000.00 (less than or equal to 1000sq.mt.) Processing Fee Industrial 20000.00 (more than 1000 sq.mt.) Processing Fee Commercial area 90.00 per sq. mtr On covered Processing Fee Institutional 85.00 per sq. mtr Inspection Charges 18.00 per sq. mtr Charge External Development Charges 600.00 per sq. mtr on Plot Area*	Processing Fee Residential 13.50 per sq. mt (more than 300 sq.mt.) Processing Fee: Group 80.00 per sq. mtr Housing-On covered area Processing Fee Industrial 5000.09 (less than or equal to 1000sq.mt.) Processing Fee Industrial 20000.00 (more than 1000 sq.mt.) Processing Fee Commercial area 90.00 per sq. mtr On covered Processing Fee Institutional 85.00 per sq. mtr Inspection Charges 18.00 per sq. mtr Infrastructure Up-gradation 15.00 per sq. mtr Charge External Development Charges 600.00 per sq. mtr on Plot Area*	Processing Fee Residential (less than or equal to 300 sq.mt.) Processing Fee Residential (13.50 per sq.mtr (more than 300 sq.mt.) Processing Fee Group Residential (more than 300 sq.mt.) Processing Fee Industrial S000.09 (less than or equal to 1000sq.mt.) Processing Fee Industrial 20000.00 (more than 1000 sq.mt.) Processing Fee Commercial area 90.00 per sq. mtr On covered Processing Fee Institutional Residential S1.00 per sq. mtr On covered Processing Fee Institutional Residential S1.00 per sq. mtr On covered Processing Fee Institutional Residential S1.00 per sq. mtr On covered Residential S1.00 per sq. mtr On Plot Area*

Iter two objection letters issued by Audionity it reclinication of an	in case even after two objection								
	area.								
Covered area on an mouts. For layout plan – Rs. 0.5/- per square metre plot area for first 4.0ha acres and Rs. 0.25 per square meter for balance	ii) For layou first 4.0h	-				`	/9		
For all type of buildings Rs 10/- per square metre of	ı)								
The applicant shall deposit completion certificate and occupancy certificate permit fees as follows:	The applicant shall deposit comple fees as follows:	The							
Certificate and Occupancy Certificate Permit Fee	(B) Completion Certificate and	· · · (B)							
The area covered in the basement, stilt, podium, services area and all other covered area as the case may be, shall be counted towards the covered area for purpose of calculation of permit fees.	The area covered in the basement, streament covered area as the case may be, shall purpose of calculation of permit fees.						(5		
#Temporary structure shall be allowed till completion of the building.	mporary structure shall be allow	T# Te							
***If the application is made within the period of validity of the building permit. The application is made after the validity period, then the revalidation fee shall be original building processing fee.	*If the application is made withir The application is made after the original building processing fee.							·	
Subject to the condition that the covered area of the building shall not increase. In case of increased covered area fresh processing fee will be charged.	** Subject to the condition that the In case of increased covered area	· · · · · · · · · · · · · · · · · · ·						<u>, , , , , , , , , , , , , , , , , , , </u>	
External Development Charges shall be payable only on bulk land/ undeveloped land parcels as marked in development plan.	External Development Charges shall be pay: land parcels as marked in development plan	*					5		
	e;-	Nóte:-			development plan.	developn			
25% of Processing Covered area fees	b) Other Uses	,,,,,,,	ole only on	es shall be payal els as marked ir	*External Development Charges shall be payable only on bulk land/ undeveloped land parcels as marked in	*Exter	•		
Rs 0.25 Covered area	a) Labour hutment		r Plot area	600.00 per sq. mtr	External Development Charges on Plot Area*	5-1 	···	:	
	Temporary structure# .	∞ ×		-	gradation Charge	cn)	/ +		
fees			Plot area	15,00 per sq. mtr	Infrastructure Up-	4			
10% of Processing	Revalidation fees***	-3	Covered	37.50 per sq. mtr	Material Stacking Charges				
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	FAR, Ground Coverage & Setback	poundal nces cribed ion 13.4	Without Sanction of plan but within	coverage, permissible FAR and Setback	permissible	tion		·	Nature of Construction	COMPOUNDING FEES			· · ·
			100			50	M5 .	MO	Ind ust rial	SEES.			
			50			25		존	Resi				
			400			200		R2	Residential				
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applicabl	per S.No. 3 &4 of this table	Addition al compou nding fee as	Rs. Per sqm of plot area			RsPer sqm of plot			Unit			÷	
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	within limit prescribed in clause 13,6 of this chapter	Within prescribed ground coverage as per chapter-VI of this regulation but with extra FAR	chapter for FAR, Ground Coverage & Setback	the limit of compoundable offences as prescribed in section 13.6 of this	Without Sanction of plan but within	ground coverage, permissible FAR and Setback	~~ ≒	Without Sanction	Nature of Construction	COMPOUNDING FEES	charge mentioned in these regulation.	(C) The Authority shall be competent to revise the amount/ rate of permit fees /	objections is not done then Rs. 500/- shall be levied towards site visit rees for each subsequent visit)
		Rap			100			M0-M5	Industr īai		in these	all be con	isit\
		R**	 		50		:	1000	Resi		regulation	npetent	s. 500/-
	-	2.5*R* P			400			. 1000 R2	Residential		on.	to revise	shall be
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		2.5* R*p·			400			000 37	3:			en Auno	wards s
		2.5* R*P			400		0	100 F3			:	ıte of p	ate visi
			of this table	Additional compounding fee as per	Rş. Per sqm of Builtup		of Builtup area	Rs. Per sam	Cent			ermit fees /	t rees for

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c) Rear R*P R* 2.5* 2.5* 2.5* 2.5* 2.5* S* S* S* R*P R*P R*P R*P R*P R*P R*P R*P R*P R*	k area b) Side Setbac	B. Extra Ground Coverage falling in setback area a) From R*P R* 2.5* 2.5* 2 setbac P R*P R*P 5	e not falling within Setback	A. Extra Ground Coverag	4 Extra Grouna Coverage whith compoundable FAR as per clause 13.6 subject to clause 13.8 of this compoundable FAR as per clause 13.6 subject.	1 - 6	FAR within limit prescribed in	chapter-VI of this regulation	Within prescribed ground grovernoe as per
R*P	R.**	nd Cov		₹ *	AR as				₽ ₹
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R*P R*P	2.5* R*p	alling in 2.5*		2.5* R*P	ISE 13.6	Commo			2.5* R*P
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cle ling at						it of			
fees / charge mentioned in these regulation	P=Compoundable covered area as per clause 13.6 of this chapter *= Multiply	R=lease premium rate for the industrial use zone or circle rate wherever lease premium rate not available prevailing at the time of application for compounding	Note:	revalidation	5 Construction 10 10 10 10 10 10 Rs. Per sqm of Builtup without area	f) Rear setback R*P R*P 2.5*R* 2.5*R* 2.5* 2.5* area	e) Side Setback R*P R*P 2.5*R* 2.5*R* 2.5* 2.5* area	D. Extra Ground Coverage talling in sections area d) Front R*P R*P 2.5*R* 2.5*R*P R*P R*P	C. Extra Ground R*P R*P 2.5*R* 2.5*R* 2.5* 2.5* 2.5* Coverage not phalling within Setback area

4 Extra Ground Coverage within compoundable limit and Within limit of compoundable FAR as per clause 13.6 subject to clause 13.8 of this chapter:

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plantation and Fire Tender movement.	Surface parking shall be allowed in setback after leaving clear space of 7.5 mtrs., and fulfilling the requirement of tree					4 Commercial Buildings		1(c) Guest house/ Hotel				*= Multiply	chapter	p=Compoundable covered area as per clause 13.6 of this	the time of application for compounding
			,	area	One parking space for 30 sq mtrs of Permissible FAR		square metres of permissible FAR area.		Too landing		:			e 13,6 of this	
	11-(i)							ָ ר נ	Table 5						
	allov requ					•	4		1(c)						
	In plots, having area equal to or more allowed in setback after leaving c requirement of tree plantation and Fi						Commercial Buildings as per clause 6.2.8 except 6.2.8 (h)		Guest house/ Hotel						
	after leaving clear space of 7.5 mtrs., and fulfilling the plantation and Fire Tender movement.	surface parking shall be					One parking space for 50 sq mtrs of Permissible FAR area	rooms.	01 ECS/parking space for every 2 guest		•				

/s